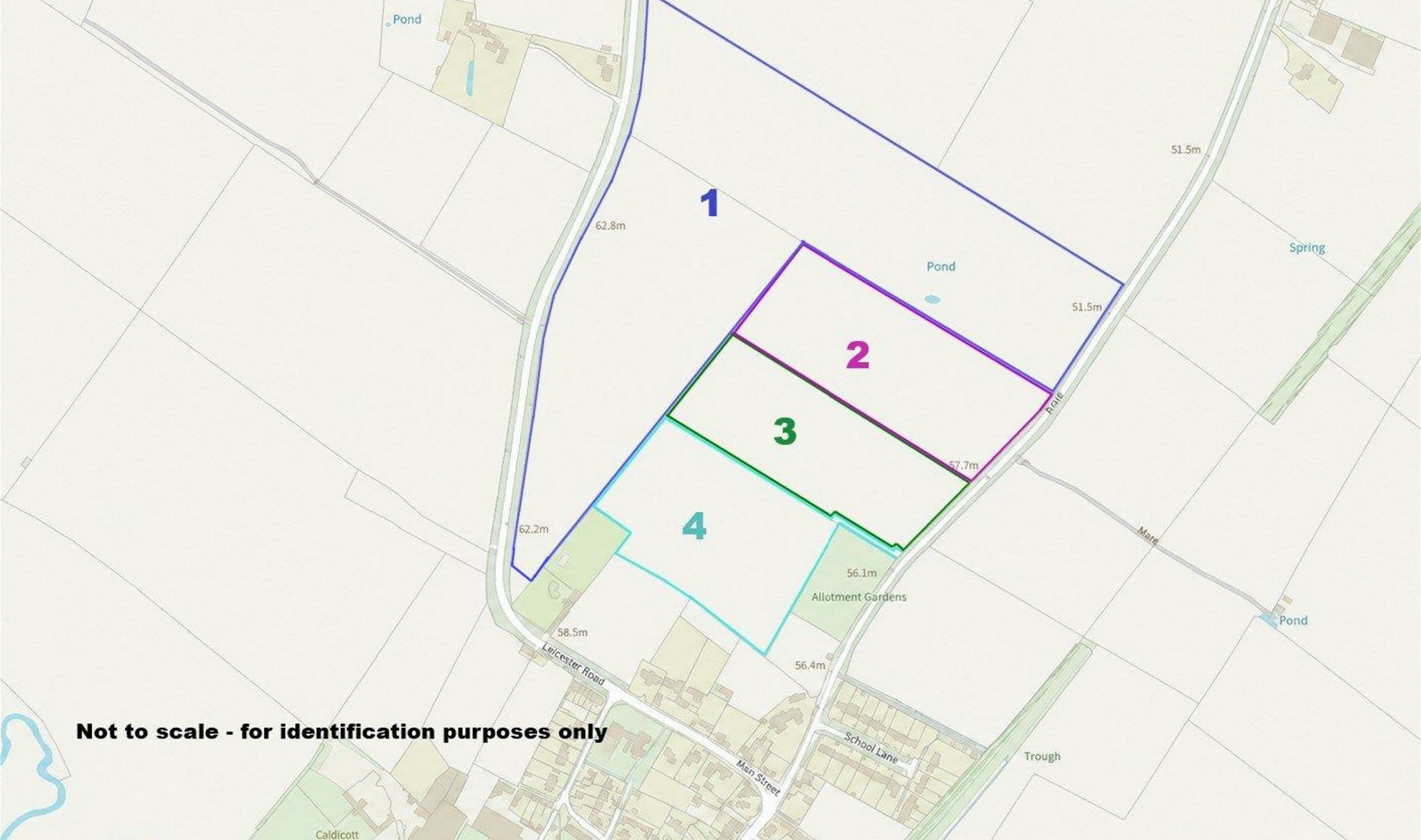




**Approx. 46.75 Acres of Arable and Pastureland, Lyddington Road, Caldecott, Leicestershire,
LE16 8TE
£550,000**



Approx. 46.75 Acres of Arable and Pastureland, Lyddington Road, Caldecott, Leicestershire, LE16 8TE

Tenure: Freehold

Council Tax Band: Exempt (Rutland County Council)



Chartered Surveyors & Estate Agents

GENERAL DESCRIPTION

LAND FOR SALE AS A WHOLE OR IN 4 LOTS:

Approximately 46.75 acres of Grass and Arable located to the north of the village of Caldecott, in the county of Leicestershire between the A6003 road and the Lyddington Road.

The land is detailed in the below schedule and can be seen on the plans contained herein.

METHOD OF SALE

The land is offered available for sale by private treaty as a whole or in four separate lots as follows:

As a whole:

Field No	Hectares	Acres	Crop	Field Name
SP 8794 / 0805	2.90	7.16	Pasture 2nd Close	
SP 8794 / 0520	5.94	14.70	Arable Fairchild's	
SP 8793 / 0195	2.53	6.25	Pasture 1st Close	
SP 8694 / 8307	4.95	12.23	Arable Cricket Field	
SP 8693 / 9388	2.60	6.42	Pasture Gymkhana	
TOTAL AREA: 18.92 Ha 46.75 A				

Guide Price: £550,000

Lot 1: approximately 27.03 acres of arable land.

SP 8794 / 0520 5.29 14.80 Arable Fairchild's
SP 8694 / 8307 4.95 12.23 Arable Cricket
10.24 Ha 27.03 A

Guide Price: £270,000

Lot 2: approximately 7.16 acres of grassland.

SP 8794 / 0805 2.90 Ha 7.16 A Pasture 2nd Close

Guide Price: £100,000

Lot 3: approximately 6.25 acres of grassland

SP 8793 / 0195 2.53 Ha 6.25 A Pasture 1st Close

Guide Price: £95,000

Lot 4: approximately 6.42 acres of grassland

SP 8693 / 9388 2.60 Ha 6.42 A Pasture Gymkhana

Guide Price: £95,000

SERVICES

A mains water supply is available on the public highway. All enquiries to Anglian Water
www.anglianwater.co.uk.

The land is being sold without a mains water supply connected to this land.

ACCESS TO LOT 4

There is a shared entrance area directly off the highway which provides gated access to both Lot 3 and 4. This field access area belongs to Lot 4, subject to a right of way providing access to Lot 3.

The field entrance area is approximately 10m x 10m with a gated access to both Lots 3 and 4. The access to Lot 4 measures approximately 5.0 m x 75 m. Please see the attached plan.

Assuming that Lots 3 and 4 are sold separately, the Vendor will erect a post and sheep netting boundary with gates as shown on the attached plan prior to completion.

GUIDE PRICE

The land is offered available for sale by private treaty at the following Guide Prices:

As a whole: Guide Price of £550,000

Lot 1: Guide Price of £270,000

Lot 2: Guide Price of £100,000

Lot 3: Guide Price of £95,000

Lot 4: Guide Price of £95,000

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TENURE

The land is being offered available for sale with vacant possession being given on completion.

It is expected that contracts will exchange quickly with the sale of this land having to complete after 31st December 2026.

SPORTING, TIMBER & MINERAL RIGHTS

All sporting, timber and mineral rights, where owned, are included in the sale.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

There is a Mains Gas Wayleave which runs across the arable field "Fairchilds" SP 8794 / 0520. Further details are available on request.

The agents are not aware of any other rights of way, wayleaves or easements across the land. However, the property is sold subject to any other wayleaves, public or private rights of way, easements, covenants and all outgoing, whether mentioned in the sales particulars or not.

DEVELOPMENT UPLIFT / OVERAGE CLAUSE

The property will be sold subject to a development uplift clause whereby 30% of any increase in value arising from development, implementation or the sale with the benefit of planning consent (excluding uses

for agriculture and personal equestrian purposes), will be payable to the vendor for a period of 20 years from the date of completion.

ENVIRONMENTAL SCHEMES

The grassland is currently under the Countryside Stewardship Scheme Capital Grant for a period of five years. There is approximately 4.5 years remaining on this scheme and any purchaser would be contracted to maintain any fencing erected under this capital scheme by the Vendor for the remaining term. Further details are available on request.

VAT

In the event that any part of the land is subject to VAT, this will be payable by the purchaser in addition to the purchase price.

RATES & OUTGOINGS

The property is sold subject to any other rates and outgoing which the purchaser will be liable for.

VIEWING

Strictly through the Selling Agents Murray, Market Street, Oakham, Rutland. LE15 6DY Tel. No: 01572 755555

PLAN

The land is shown delineated on the attached plan.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 12.00

DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

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4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

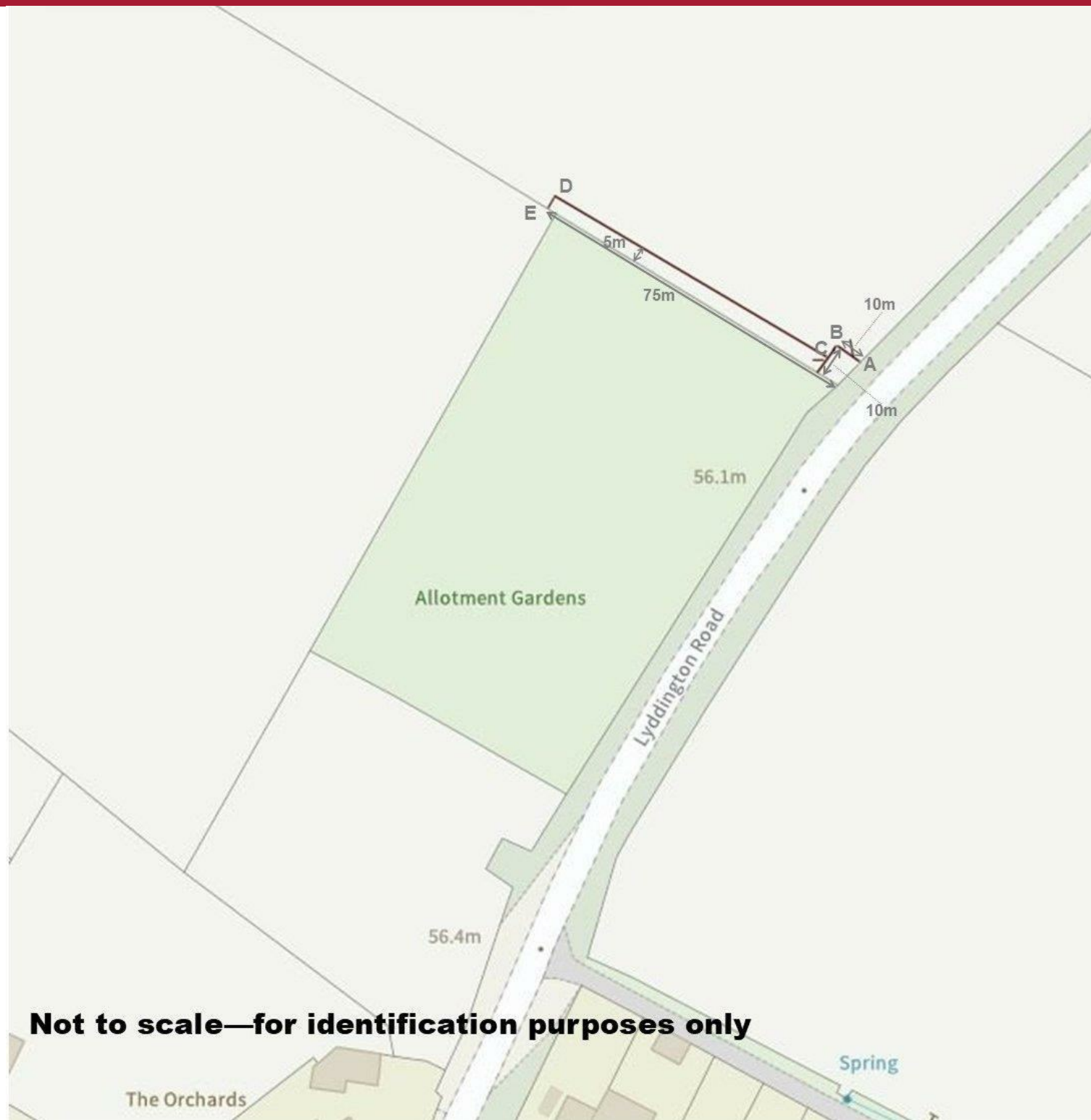
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003
Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.



Not to scale - for identification
purposes only



Not to scale—for identification purposes only