



Approximately 3.80 Acres of Grassland off Seaton Road, Uppingham, Rutland, LE15 9QX
Guide Price £60,000



Chartered Surveyors & Estate Agents

Sales • Lettings • Country Homes • Commercial • Surveys • Agricultural Management • Planning & Development

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Tenure: Freehold
Council Tax Band: Exempt (Rutland County Council)



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LOCATION

The land is located within the Welland Valley, being situated between the villages of Lyddington and Bisbrooke and approximately 1 mile to the south east of Uppingham in the county of Rutland.

GENERAL DESCRIPTION

The land is in permanent pasture and extends to approximately 3.80 acres (1.54 hectares). The land has direct gated access onto Main Street (the road from Seaton Road to Lyddington) and is a single field.

METHOD OF SALE

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

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights, including existing Rights of Way, both public and private, light, support, drainage, water and other obligations, easements and wayleaves whether referred to or not in these sales particulars.

SPORTING, TIMBER AND MINERAL RIGHTS

All Sporting, Timber and Mineral Rights are included within the sale insofar as they are owned.

ENVIRONMENTAL SCHEMES

There are no Countryside Stewardship or SFI schemes affecting the property. The land is to be sold free of any management restrictions or obligations.

VAT

The Sale price is not subject to Vat.

LOCAL AUTHORITY

Rutland County Council, Catmose, Oakham, Rutland, LE15 6HP. Tel. 01572 722577.

GUIDE PRICE

Guide Price of £60,000.00.

PLAN

The location of this land is shown delineated red on the attached plans. Please note this plan is for illustrative purposes only and is not to scale.

SERVICES

There is currently a metered main water supply to this land.

VIEWINGS

Viewing by appointment only please through the Selling Agent, Murray, 5 Market Street, Oakham, Rutland, LE15 6DY Tel: 01572 755555 or email grant@murray.co.uk.

Please do take care when accessing and viewing this land and also be aware that this land is part of a working farm and there may be potential hazards. Please ensure that all gates are secured closed when leaving this land.

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

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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.

agents, there will be requirement that Murray's confirm the identity of its seller and buyers.

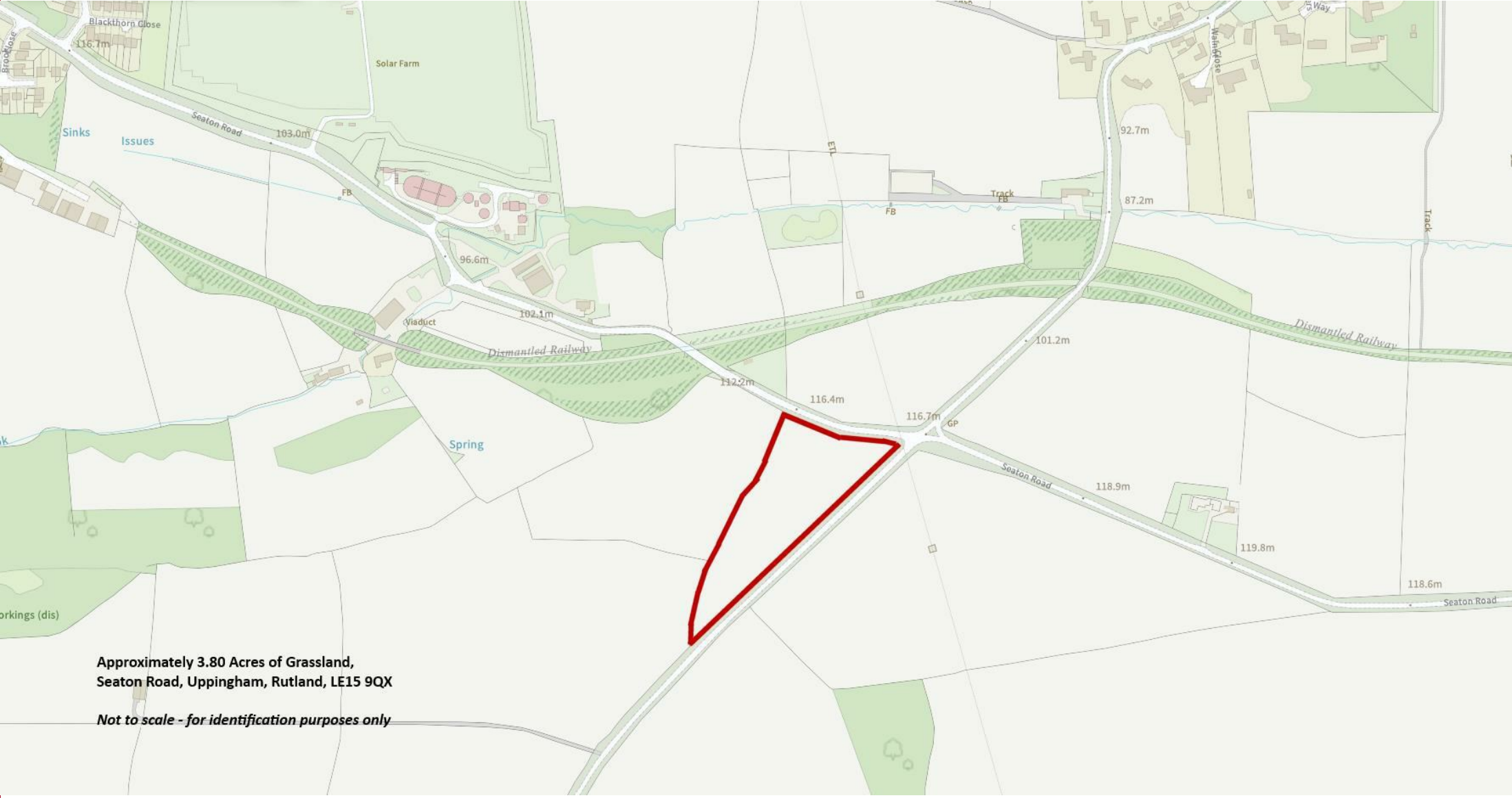
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

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



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