



20.89 acres (8.45ha) Land to Rent - Whitwell, Oakham
Guide Rent: £3,000 per annum



Property Description

Description

An opportunity to rent approximately 20.89 acres (8.5 Ha) of land near Rutland Water. The land is split in two parcels; 12.01 acres of arable and 8.88 acres of permanent pasture, both benefitting from separate gated roadside access.

Location and Situation

The land is located to the south west of the village of Whitwell which is approximately 4 miles east of Oakham and 7 miles west of Stamford.

The land is situated off Bull Brig Lane, which leads to Rutland Water Whitwell Car Park.

What3Words:/// notice.learn.confining (access to arable)
contain.regretted.baffle (access to pastureland)

Land Classification and Soil Type

The land is predominantly classified as grade 3 with some grade 2 (DEFRA)

Soilscares describes the soil as mainly shallow lime-rich soils over chalk or limestone with a loamy texture, freely draining and lime rich medium fertility (soilscape 3), with some slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils, with a loamy and clayey texture, impeded drainage and moderate fertility (soilscares 18).

Tenure

The land is offered to let on a Farm Business Tenancy for an initial term of 2 years and will commence on 29th September 2024.

Services

The agent is not aware that the land is connected to any services.

Boundaries

Both parcels of land are bounded by mature hedges and trees.





Environmental Schemes

The land has been under a ELS/HLS scheme but will not be a condition of the letting.

Wayleaves/Easements/Rights of Way

The land is subject to two public rights of way, a footpath that crosses the the larger land parcel and a bridleway that crosses both.

There are telegraph poles and overhead lines present.

Guide Rent

The rent is guided at £3000/annum (£144/acre).

Method of Letting

The land is offered by informal tender as follows:

Tenderers must complete a Form of Tender and return it by 12 NOON on Monday 2nd September 2024 to:

Andrew Granger and Co Ltd
44 - 46 Forest Road
Loughborough
Leicestershire
LE11 3NP

or via email to: rebecca.falder@sheldonbosleyknight.co.uk or
ruralag@sheldonbosleyknight.co.uk

Plan

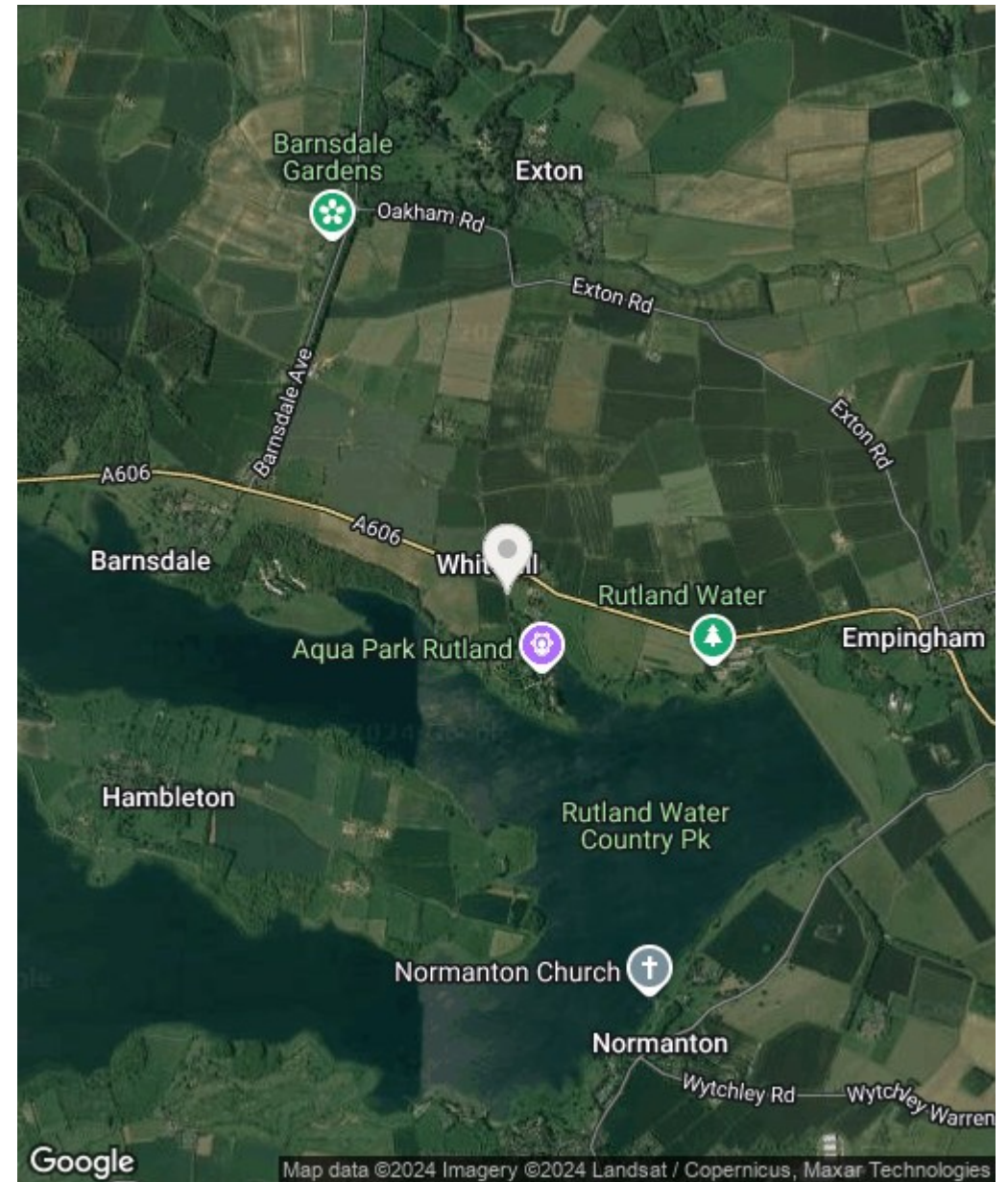
The plan and red lines are provided for identification purposes only.

Viewing

The land may be viewed on foot at any reasonable daylight hours by persons in possession of a copy of these particulars.

Further Information

For any further information please contact Rebecca Falder
Tel: 01509 243720
E-mail: rebecca.falder@sheldonbosleyknight.co.uk



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