



LANGHAM, RUTLAND

Clonmel Farm, Cold Overton Road
LE15 7JG

Pasture Land

10.6 acres or thereabouts

Guide Price

£195,000

FOR SALE BY PRIVATE TREATY

Viewing is strictly by appointment with
the sole agents

Tel: 01664 560181

www.shoulers.co.uk

 **Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers



General Information

LOCATION: The land is situated $\frac{3}{4}$ of a mile to the west of Langham in Rutland, approximately 2 miles north west of Oakham, 7 miles north of Uppingham and 7 miles south east of Melton Mowbray.

DESCRIPTION: The land is shown edged red on the plan below and consists of three former paddocks, which have been joined together to make one field. The land is bisected in part by a post and rail fence, with a recently established apple orchard on the eastern side. The land on the western side is bounded by stock fencing. All boundaries will require attention before placing livestock on the land.

TENURE: Freehold with vacant possession on completion.

ACCESS: There are two points of gated access directly off Cold Overton Road.

RIGHTS OF WAY: There are no known rights of way over the land.

SERVICES: Single phase electricity via a transformer. Water is currently by agreement with neighbour.

EASEMENTS & WAYLEAVES: The land is sold subject to any existing wayleaves and easements.

BASIC PAYMENT SCHEME: The land is not registered for the Basic Payment Scheme.

SPORTING, TIMBER & MINERAL RIGHTS: All mineral, timber and sporting rights are believed to belong and if so are included in the sale.

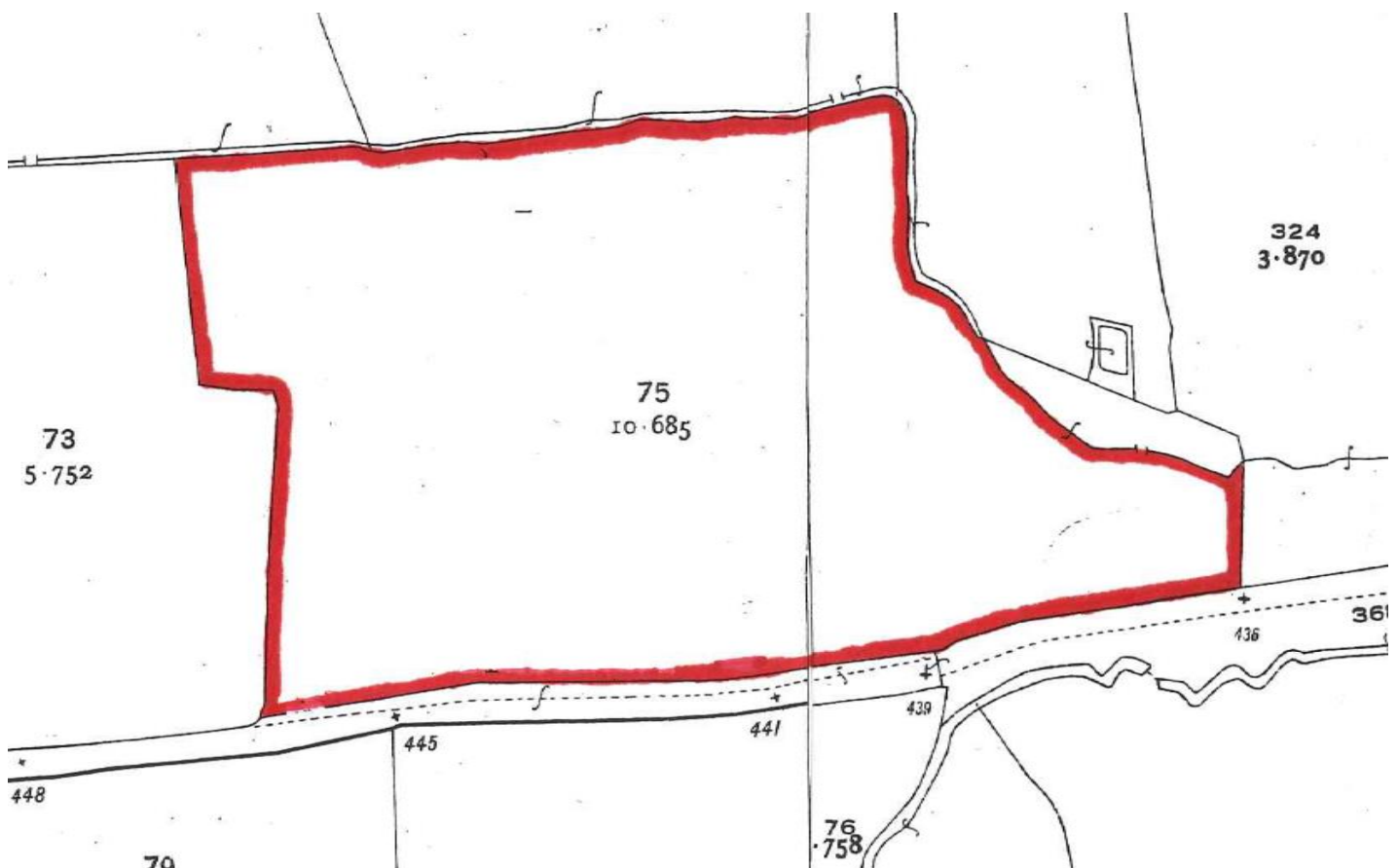
PLANNING: The Rutland County Council Core Strategy Development Plan was adopted in 2011 and the current Local Plan sets out the policies to 2026. The Local Plan is currently under review to extend the period to 2036, and to create a single document. Interested parties are advised to make their own enquiries with Rutland County Council.

OVERAGE & COVENANTS: We are not aware of any overage or covenants over the land.

VIEWING: Strictly by appointment with the selling agent.

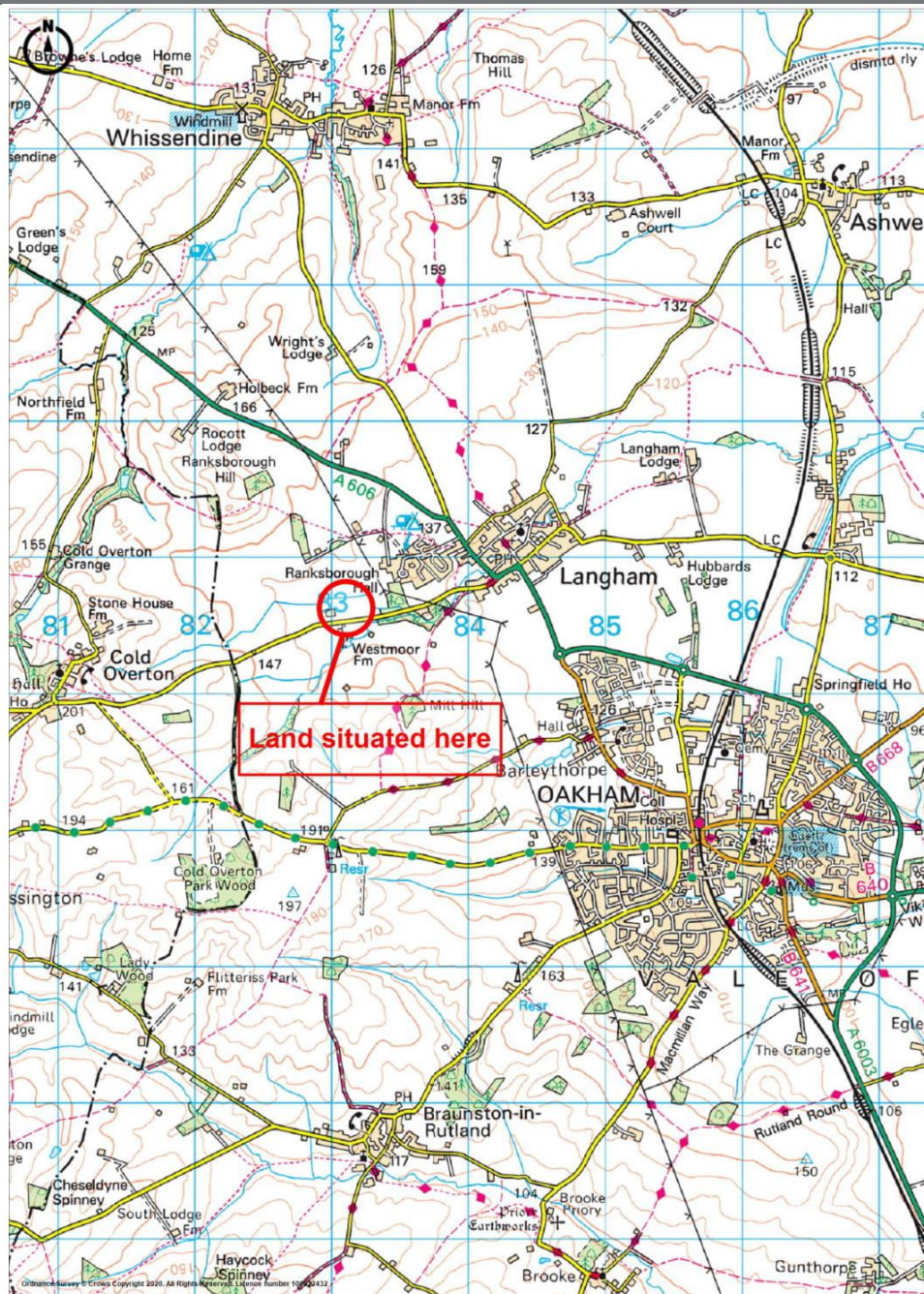
PLAN: The plan is Crown Copyright and for identification purposes only.

VAT: VAT is not payable on the purchase price.



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