



OAKHAM, RUTLAND

Cold Overton Road, LE15 6NF

Amenity Land & Dilapidated Building - about
1.77 Acres

Guide Price

£75,000

FOR SALE BY PRIVATE TREATY

Tel: 01664 560181

www.shoulers.co.uk

 **Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers



GENERAL INFORMATION

LOCATION: The land is situated on the edge of town on the Cold Overton Road.

DESCRIPTION: Approximately 1.77 acres of amenity land plus a dilapidated building. Suitable for grazing horses and other livestock with potential for other uses subject to any necessary consents.

TENURE: Freehold with vacant possession on completion.

ACCESS: Vehicular access is directly off the public highway. A hard track is present to the building.

RIGHTS OF WAY: We are not aware of any.

SERVICES: None connected. Previous mains water supply is capped off and could potentially be reconnected.

EASEMENTS, COVENANTS & WAYLEAVES: We are not aware of any easements, covenants or wayleaves, apart from overhead electricity lines on pylons and poles. The land is sold subject to any others that may exist.

SPORTING, TIMBER & MINERAL RIGHTS: All timber and sporting rights are believed to belong and if so are included in the sale. Mineral rights are excepted by a previous owner.

BASIC PAYMENT SCHEME: The land is not registered on the Rural Land Register. Entitlements are not available.

OVERAGE & COVENANTS: There are currently no known covenants over the land.

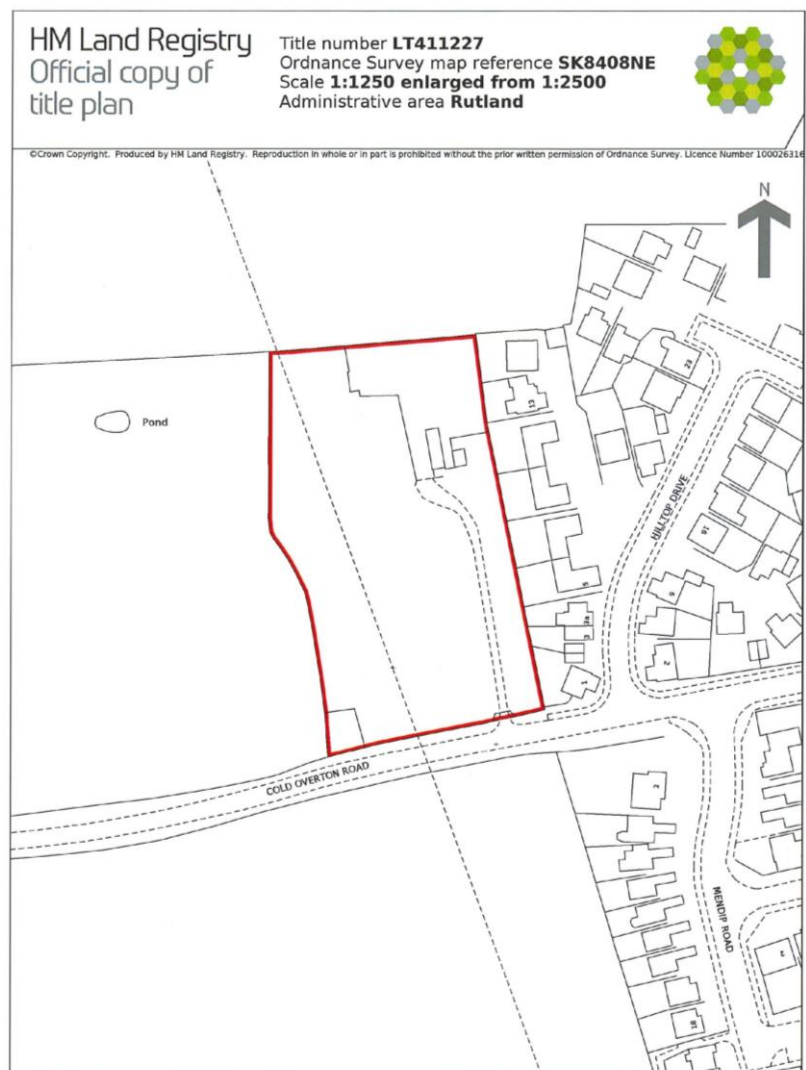
The land will be sold with an overage for any development (other than agricultural or equestrian buildings) and this will apply to any residential development (including but not limited to any residential element linked to agricultural or equestrian uses) or commercial development. The rate will be 40% for 50 years from the completion date.

VIEWING: Strictly by prior appointment with the selling agents.

PLANS: The plans are Crown Copyright and for identification purposes only.

VAT: VAT is not payable on the purchase price.

TITLE NUMBER: LT411227



LOCATION PLAN



Promap
LANDMARK INFORMATION

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Plotted Scale - 1:250000. Paper Size - A4

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