



Land at Lyddington, Rutland – about 4.44 acres

Land at Lyddington, Rutland

A parcel of mature ridge and furrow grassland with mains water connection, offering immediate use for agricultural or equestrian purposes.

Uppingham 2 miles, Corby 7 miles, Oakham 8 miles

About 4.44 acres

For sale as a whole by Private Treaty

Guide Price £90,000

Situation

The land is located to the north of the village of Lyddington in Rutland, with gated vehicular access directly off the road from Lyddington to Bisbrooke.

The Land

The land extends to approximately 4.44 acres of grassland with ridge and furrow topography, making it particularly appealing to equine buyers.

Method of Sale

The freehold land is offered for sale as a whole by private treaty with vacant possession on completion.

Services

The land has one water trough with mains connection.

Easements, Covenants & Wayleaves

We are not aware of any easements, covenants, or wayleaves; however, the land is sold subject to any that may exist.

Basic Payment

There are no delinked payments available to the Buyer.

Environmental Schemes

The land has not been entered into any environmental land management schemes.

Sporting, Timber and Mineral Rights

All sporting and timber rights are included in the freehold sale, in so far as they are owned. The mines and minerals are excepted.

Local Authority

Rutland County Council (unitary authority)
www.rutland.gov.uk

VAT

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the land, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Viewings

The land may be viewed at any reasonable time with a copy of these particulars to hand subject to prior notification to one of the Seller's Agents. Viewing is at your own risk and neither Shouler & Son, Chater Advisory Ltd nor the vendor take any responsibility for any losses or damages incurred during inspection.

What3Words Access Point

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AGENT'S NOTE

Any reference to the use or alterations of any part of the property does not imply that the necessary planning, building regulations or other consents have been obtained. It is the responsibility of a purchaser or lessee to confirm that these have been dealt with properly and that all information is correct.

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