



Land off Thistleton Road Thistleton, LE15 7RQ

ANDREW  
GRANGER & CO

Part of

SHELDON  
BOSLEY  
KNIGHT

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

An exciting opportunity to purchase approximately 92.16 Acres (37.30 ha) of pastureland to the west of the village of Thistleton, Rutland. The land divided into two blocks to the north and south of Thistleton Road. The property is surrounded by mature hedges.

## LOTTING

The land is available as a whole or in upto two lots.

## LOT 1

Lot 1 extends to 78.82 acres (31.90 hectares) or thereabouts of predominately arable land and according to the Agricultural Land Classification Map the land is Grade 3 (being good to moderate). Soilscape defines the soil type as being part: Soilscape 3: Shallow lime-rich soils over chalk or limestone and Soilscape 18: Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils. The land is split into five separate enclosures surrounded by mature hedges and is relatively flat lying with gentle undulations. Small area of mature woodland is located to the southern part of the lot extending to approximately 4.75 acres. A small timber frame barn is located within a small yard area to halfway down access track.

## LOT 2

Lot 2 extends to 13.36 acres (5.41 hectares) or thereabouts, of predominately arable land and according to the Agricultural Land Classification Map the land is Grade 3 (being good to moderate). Soilscape defines the soil type as being part: Soilscape 3: Shallow lime-rich soils over chalk or limestone and Soilscape 18: Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils. The land comprises of a single field of relatively flat with gentle undulations and a small area of woodland is located to the north east corner of the lot.

**Guide Price £950,000**





#### LOCATION

The land parcel is accessed off Thistleton Road, on the edge of the village of Thistleton. Thistleton is approximately 7 miles to the North East of the Town of Oakham and approximately 10 miles to the East of the Market town of Stamford.

The land will be clearly identifiable by our 'For Sale' board at the gateway.

What3Words:///parkway.hurricane.ticket

#### GUIDE PRICE

As a whole 92.17 acres – Guide Price £950,000

Lot 1: 78.82 acres (red) - Guide Price of £800,000

Lot 2: 13.36 acres (blue) - Guide Price of £150,000

#### METHOD OF SALE

Offers are to be submitted in writing by 12 noon on Friday 7th August 2026.

Offers should include the following information:

1. All offers are to be expressed in pounds sterling
2. Offers should not be made by reference to any other offers
3. Offers should state whether offers are for cash or dependent on borrowing/funding.
4. The vendors and selling agents advise all offers be received via email to the following email address [james.holgate@sheldonbosleyknight.co.uk](mailto:james.holgate@sheldonbosleyknight.co.uk) - a confirmation of receipt will be sent.

#### TENURE

The land is let on an Agricultural Holding Act tenancy with vacant possession available from 10th October 2026.

#### LOCAL AUTHORITY

Rutland County Council  
Catmose  
Oakham  
LE15 6HP

#### SPORTING, TIMBER & MINERAL RIGHTS

All sporting, timber and mineral rights, where owned, are included in the sale.

#### WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The agents are not aware of any rights of way, wayleaves or easements across the land.

However, the property is sold subject to any other wayleaves, public or private rights of way, easements, covenants and all outgoing, whether mentioned in the sales particulars or not.

## FLOOD ZONE

All of the land is located within Flood Zone 1 (Low Probability).

## SERVICES

The land does not benefit from any mains services.

## DEVELOPMENT UPLIFT CLAUSE

The property will be sold subject to an uplift clause whereby 30% of any increase in value arising from development or the sale with the benefit of planning (excluding uses for agriculture and equestrian purposes) will be payable to the vendor for a period of 50 years from the date of completion.

## ENVIRONMENTAL SCHEMES

The agent is not aware that the land is subject to any environmental schemes.

## LAND REGISTRY

The land is registered with the Land Registry and its title number LT420714.

## VAT

In the event that any part of the land is subject to VAT, this will be payable by the purchaser in addition to the purchase price.

## RATES AND OTHER OUTGOINGS

The property is sold subject to any other rates and outgoings which the purchaser will be liable for.

## VIEWINGS

The land may be viewed by prior appointment with the Selling Agent. Please contact us to arrange a viewing.

## PLAN

The plan with red lines are based on Ordnance Survey data and provided for reference purposes only. The vendor not the Vendor's agent are responsible for defining the boundaries or the ownership.

## FURTHER INFORMATION

For any further information, please contact James Holgate BSc (Hons)

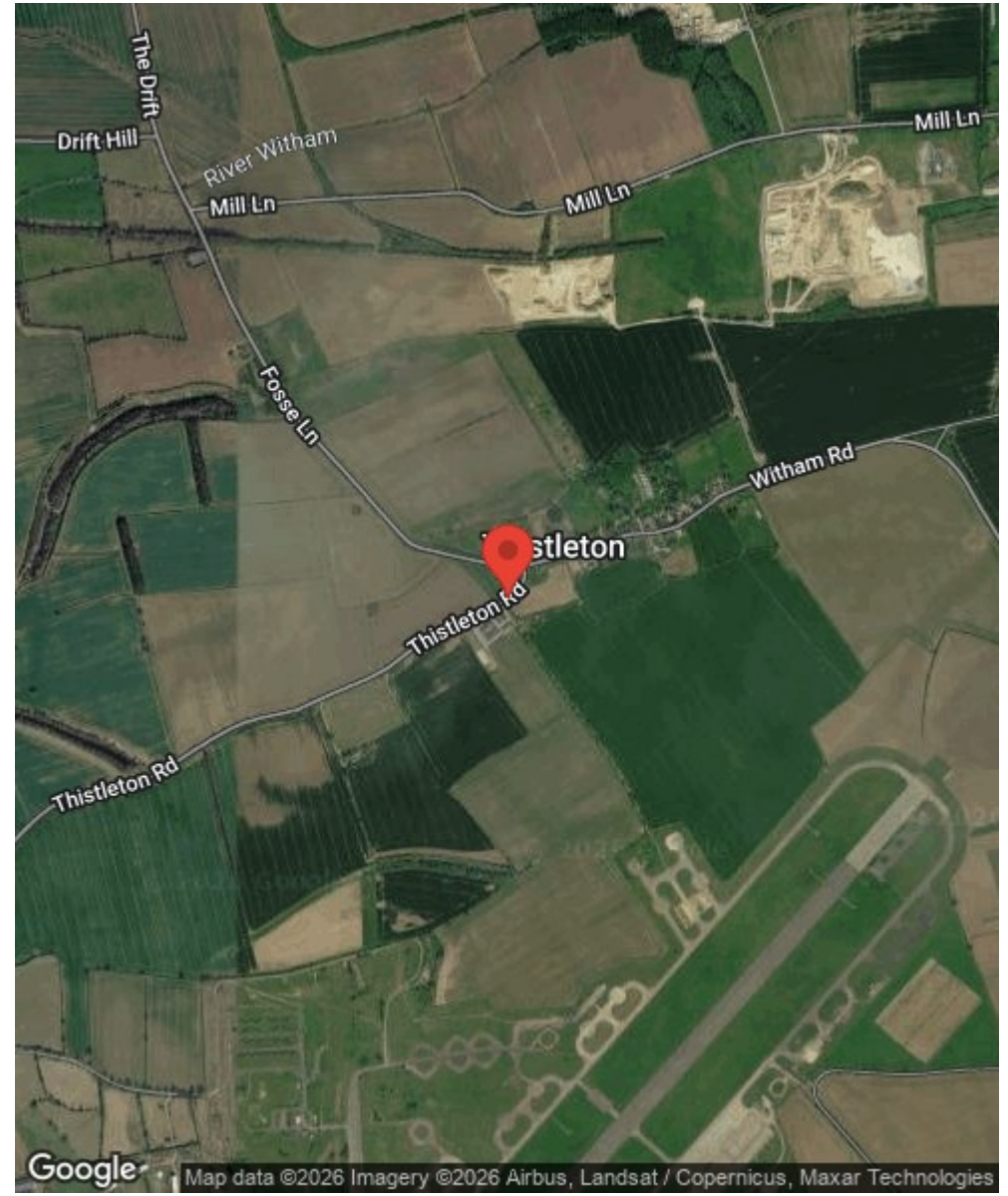
Tel: 01509 243720

Email: [james.holgate@sheldonbosleyknight.co.uk](mailto:james.holgate@sheldonbosleyknight.co.uk)



# PLAN

# MAP





Andrew Granger & Co is the trading name of SBK Professional Services Ltd. Registration No. 13179151. Registered office: 1 Bridge Street, Evesham, Worcestershire, WR11 4SQ. Andrew Granger & Co for themselves and the vendors/lessors of this property whose agents they are give notice that:- 1. Prospective purchasers/tenants should note that no statement in these details is to be relied upon as representation of fact and prospective purchasers/tenants should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained. These particulars do not form part of any contract. 2. Please note that no appliances, services or installations have been tested and no guarantee as to condition or suitability is confirmed or implied. Prospective purchasers/tenants are advised to obtain verification from their surveyor or solicitor. Contents, fixtures & fittings are excluded, unless specially mentioned within these sales particulars. 3. All measurements mentioned within these particulars are approximate. Photographs are also provided for guidance purposes only. 4. No person in the employment of Andrew Granger & Co has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendors/lessors. 5. Site plans and floor plans are for guidance purposes only and are not to scale and should not be relied upon as a statement of fact. If Ordnance Survey maps are provided, it has the permission of the controller of H.M.S.O. Crown Copyright reserved, Licence No. 100003828. 6. 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.