



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT
IN STAMFORD



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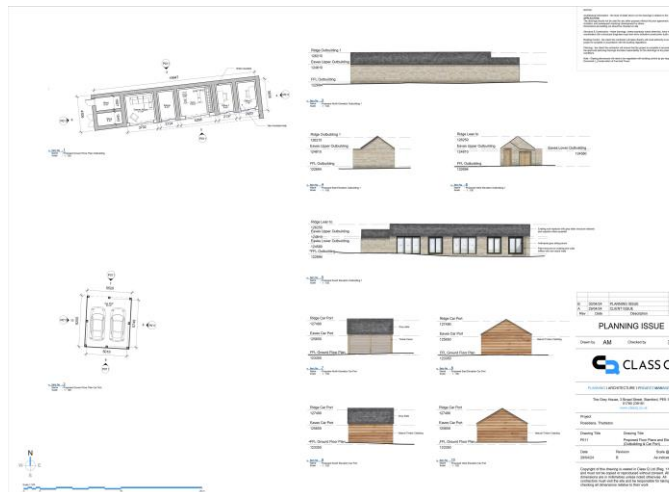
Main Street, Thistleton

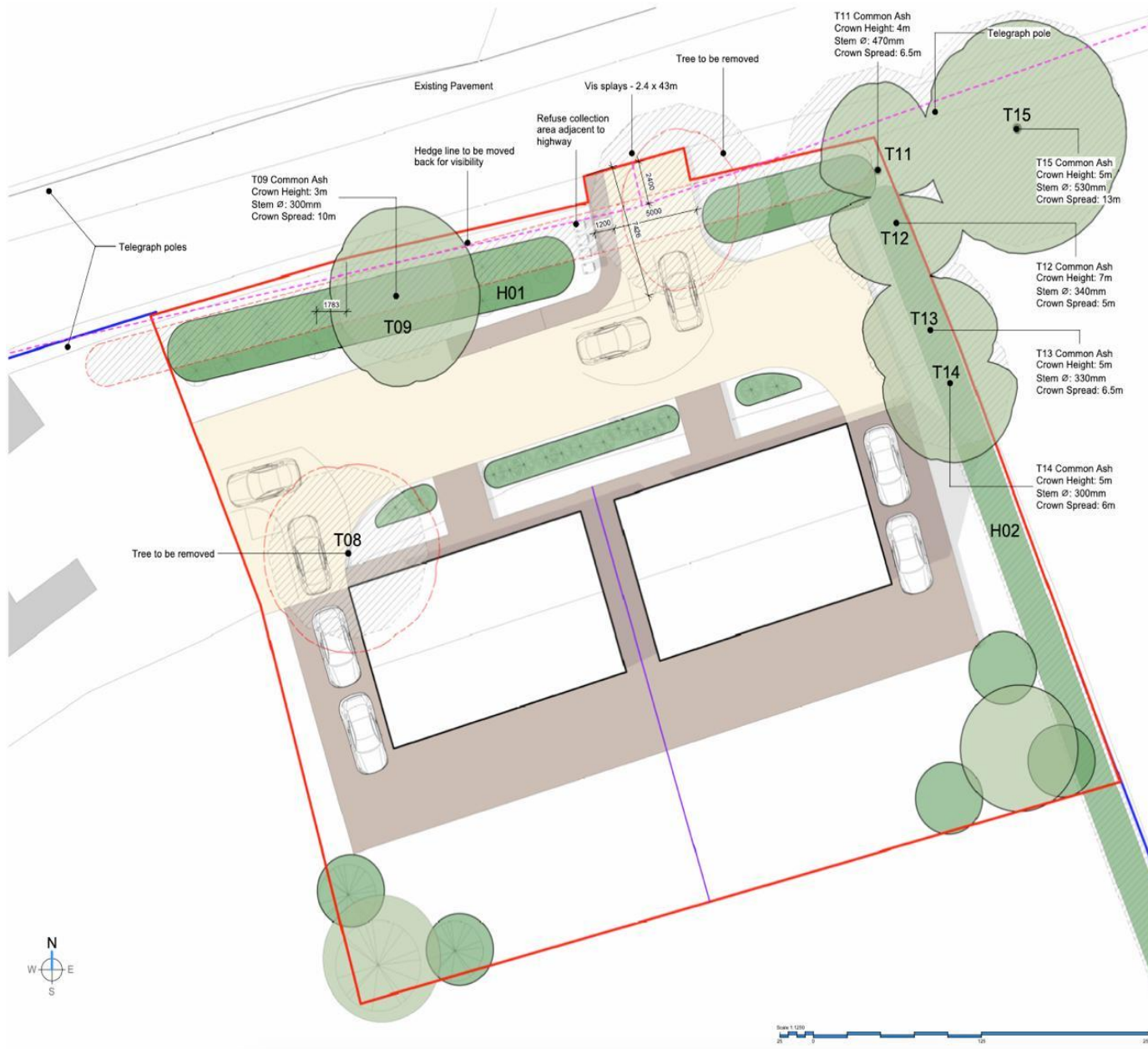
Oakham, LE15 7RE

£875,000

SUMMARY

- Farmhouse for Renovation & Extension (with planning)
- 2 x Building Plot for 2 detached substantial houses
- 3 acres of land in total
- See other listings for individual lots





WHOLE SITE LOTExceptional development opportunity – idyllic farmhouse with land & planning permission. A rare and exciting opportunity to acquire a charming four-bedroom detached farmhouse set on approximately 3 acres of land, including two prime building plots with outline planning permission. The main residence sits within its own private setting and benefits from approved planning for extensions and alterations (Rutland County Council Ref: 2024/0816/FUL), offering huge potential to create your dream countryside home. The site includes two 0.5-acre building plots, each with planning permission granted for detached homes, perfect for development, resale, or multigenerational living. In addition to the main house and building plots, the property also features a versatile outbuilding, ideal for storage, workshops, or conversion. Set in a desirable rural location with expansive views and excellent access to local amenities, this is a unique chance to create a bespoke residential retreat or development project in the heart of Rutland.

Tenure: Freehold

EPC Rating: **N/A**

Council Tax Band: n/a

Local Authority: Rutland

Services: unknown

DISCLAIMER

Money Laundering Regulation: People who intend to purchase will be asked to show us documents to prove their identity. This will allow us to agree the sale and move forward with your purchase as quickly as possible. 2. We do our best to make sure our sales particulars are as accurate and reliable as we can. However, they are a general guide to the property and if something is particularly important to you, we will be happy to check information for you. As regards measurements, the approximate room sizes are intended as a general guide. You must verify dimensions of rooms yourself before ordering any carpets or furniture. 3. As regards services, we have not tested the services or any equipment including appliances in this property. We advise prospective buyers to carry out their own survey, service report before making their final offer to purchase. 4. This sales information has been issued in good faith. However, it does not constitute representation of fact or form part of any offer or contract. The information referred to in these particulars should be independently verified by any prospective buyer or tenant. Neither Nest Estates nor any of its employees has the authority to make or give any representation or warranty whatever in relation to this property.



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