



## LOCATION

Braunston-in-Rutland is an attractive Conservation Village within rolling countryside, between the market towns of Oakham (two and a half miles) and Uppingham (five miles), with The Blue Ball country pub & kitchen and 12th Century All Saints Church, with the remains of medieval wall paintings.

Oakham, Uppingham and Stamford (13 miles) all offer renowned schooling and excellent day to day facilities and shopping, whilst Oakham railway station also has services to Leicester, Stamford, Peterborough and Cambridge.

Rutland Water lies just to the east of Oakham, with sailing and fishing clubs, along with picturesque walks and cycle routes, whilst the area's rural lanes and footpaths around the village offer fabulous cycling and walking opportunities and, for golfers, there are several courses within a 10 mile radius, including Luffenham Heath.

## DESCRIPTION

The site comprises an irregular shaped parcel of land at the junction of Oakham Road and Church Street on the edge of the village. It is currently occupied by the former Old Plough Inn and the site has the benefit of a detailed planning permission for the conversion of the existing buildings into two dwellings and the construction of two new dwellings on the adjoining car park.

Plot 1	203m <sup>2</sup>
Plot 2	139m <sup>2</sup>
Plot 3	95m <sup>2</sup>
Plot 4	126m <sup>2</sup>

## PLANNING

The site lies within the jurisdiction of Rutland County Council.

Planning permission was granted under reference 2021/1421/FUL on the 22<sup>nd</sup> December 2022. The description of development is as follows:

*“Change of use and conversion of The Old Plough to create a 1 no.4 bed dwelling and 1 no. 3 bed dwelling together with the erection of 2 no. dwellings in the car park with landscaping and related infrastructure works”*

An information pack with plans and related information is available upon request from the sole selling agents. This includes a copy of a s.106 agreement relating to the provision and ongoing maintenance of a 5m “wildlife corridor” alongside the watercourse and a CIL Liability notice in the sum of £16,233.82.

## TENURE

The property is freehold and will be sold with the benefit of vacant possession.

## **RATEABLE VALUE**

We have made an application seeking the removal the property from the Valuation List whilst redevelopment is pending. The proposed dwellings will be assessed for Council Tax in due course.

## **SERVICES**

We understand that mains water, electricity and drainage are available to the premises. Interested parties should make their own enquiries of the relevant statutory providers.

## **LEGAL COSTS**

Each party will be responsible for their own costs.

## **GUIDE PRICE**

Offers are invited over £750,000. We are advised that the purchase price will be subject to VAT. The vendors reserve the right to set a date for the submission of bids.

## **VIEWINGS**

Viewings by appointment only. All enquiries to First City 'The Property Consultancy' on 01902 710999 quoting reference 5076. Ask for Christopher Bywater [chris@firstcity.co.uk](mailto:chris@firstcity.co.uk)

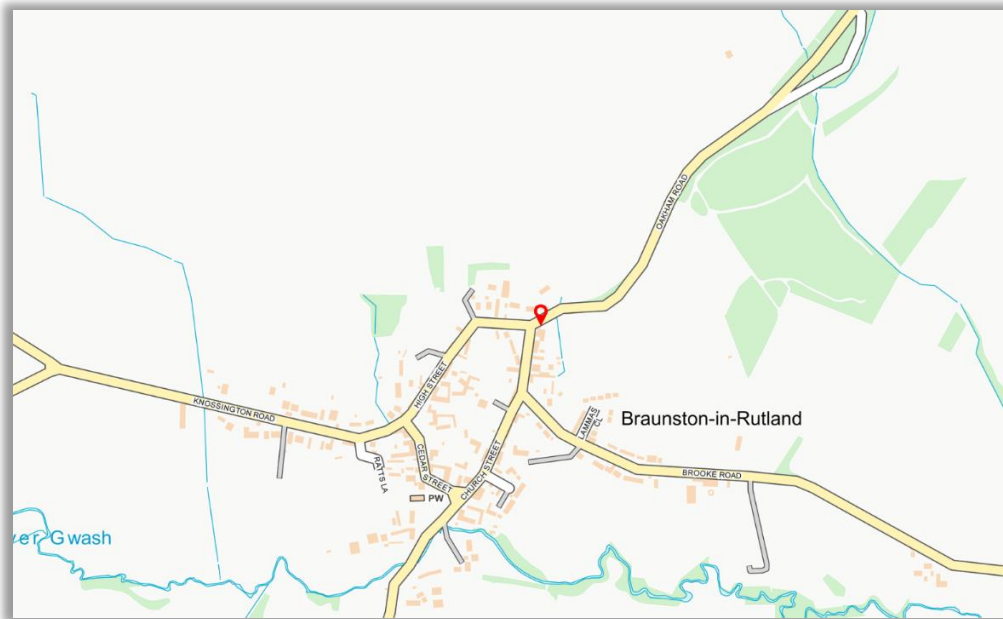
## **SUBJECT TO CONTRACT**



## SITE PLAN



## LOCATION PLAN



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