



**Uppingham, RUTLAND**

Seaton Road, LE15 9HH

Amenity Land - about 0.25 of an Acre

Guide Price

**£25,000**

**FOR SALE BY PRIVATE TREATY**

Tel: 01664 560181

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**Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers



# GENERAL INFORMATION

**LOCATION:** The land is situated on the southeast edge of the town of Uppingham, on the Seaton Road.

**DESCRIPTION:** Approximately 0.25 of an acre of amenity land.

**TENURE:** Freehold with vacant possession on completion.

**ACCESS:** Vehicular access is directly off the public highway, refer to registered title regarding a statutory declaration.

**RIGHTS OF WAY:** None.

**SERVICES:** None.

**EASEMENTS, COVENANTS & WAYLEAVES:** Other than two sewer pipes crossing the land to the adjoining treatment works we are not aware of any easements, covenants, or wayleaves, and the land is sold subject to any that may exist.

**SPORTING, TIMBER & MINERAL RIGHTS:** All mineral, timber and sporting rights are believed to belong and if so, are included in the sale.

**BASIC PAYMENT SCHEME:** The land is not registered on the Rural Land Register and no entitlements are available.

**OVERAGE & COVENANTS:** There are currently no known restrictive covenants over the land, and none are to be imposed by the vendors.

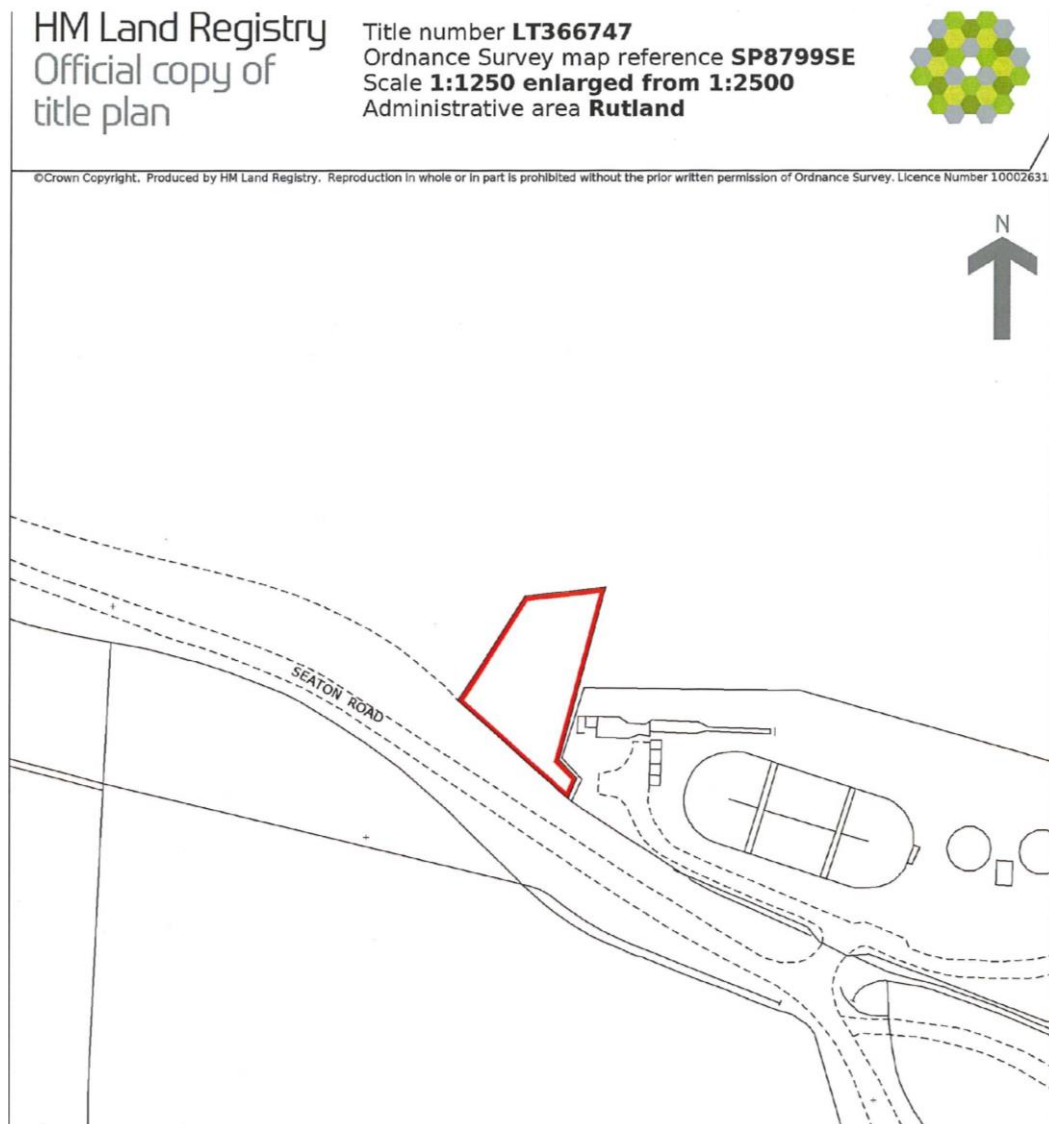
**VIEWING:** Strictly by prior appointment with the selling agents.

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

**VAT:** VAT is not payable on the purchase price.

**TITLE NUMBER:** LT366747

**SPECIAL CONDITION OF SALE:** None.



## LOCATION PLAN



County Chambers, Kings Road,  
Melton Mowbray, Leicestershire LE13 1QF

**Tel: 01664 560181**

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