



13 - 15 The Leas, Cottesmore, Rutland, LE15 7DG


**ANDREW
GRANGER & CO**


Part of

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Description

Andrew Granger & Co are pleased to offer this unique opportunity to acquire a property located in the centre of the sought after village of Cottesmore, situated at the end of the quiet lane. The property presents an opportunity to acquire a blank canvas renovation project. With a garden extending to 0.23 acres.

Accommodation

Ground floor

Kitchen 3.20m x 3.07m stairs to upstairs

Living Room 4.13m x 3.98m , stairs to upstairs

Dining Room 4.20m x 3.98m

Kitchen 3.20m x 3.07m (accessed via an exterior door)

Upstairs

Bedroom 4.09m x 3.22m

Bedroom 4.09m x 2.16m

Bedroom 3.24m x 2.10m

Bathroom 3.31m x 1.89m

Bedroom 4.07m x 3.08m

Bedroom 4.08m x 2.15m

Bedroom 3.05m x 2.31m

Bathroom 3.35m x 2.31m

There is a mixture of single and double glazed windows.

Outside

The spacious garden that surrounds the property and bordered by hedges and mature trees with two outdoor stores which lie at both ends of the property one benefits from a sink.

Services

Mains electricity, water and drainage.
Heating via Radiators from the solid fuel stove.

Planning

The property is located within Cottesmore settlement boundary and conservation area.





Development Uplift Clause

The property will be sold subject to a development uplift clause of 30% over 30 years of any uplift in value arising from development or the grant of planning permission in excess of the current dwelling and is payable to the vendor. The Vendors would consider offers not subject to the overage.

Local Authority

Rutland County Council
Catmose House, Catmos Street, Oakham, Rutland LE15 6HP

Council Tax

Band E with Rutland County Council

Energy Performance Certificate

The property has been assessed with an EPC rating 'G' (2)

Tenure

The property is freehold with vacant possession

Wayleaves Rights & Easement

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

Boundaries Roads & Fencing

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

Viewings

Strictly by appointment only through Andrew Granger & Co, Tel: 01509 243720.

Method of Sale

Offers are to be submitted in writing by 12 noon on Friday 9th May 2025.

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 dependant 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– a confirmation of receipt will be sent.

Further Information

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

Tel: 01509 243720

Email: james.holgate@sheldonbosleyknight.co.uk

Offers in Excess of £275,000



Plans

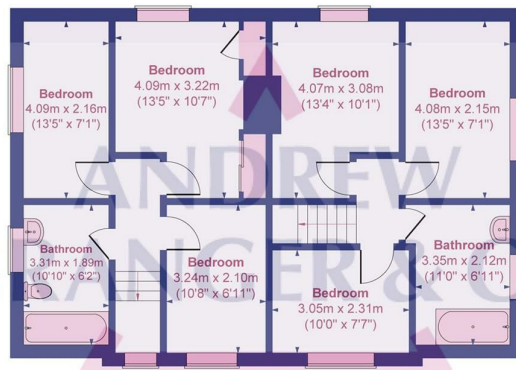
Approximate Gross Internal Area
178.4 sq. m. (1920 sq. ft.)



Ground Floor
Floor area 97.5 sq.m. (1049 sq.ft.) approx

Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk

Approximate Gross Internal Area
178.4 sq. m. (1920 sq. ft.)



First Floor
Floor area 80.9 sq.m. (871 sq.ft.) approx

Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk





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