

**Richardson**

**CHARTERED SURVEYORS**

**0.69 Acres Pasture Land  
Chapel Lane, Lyddington  
Oakham, LE15 9LQ**

**FOR SALE**

**GUIDE PRICE £32,500**



- Approx 0.69 Acres (0.28 Hectares)
- For Sale by Private Treaty
- Vacant Possession
- Freehold
- Registered Title
- Permanent Pasture

**Sheep Market House, Stamford, PE9 2RB**



[www.richardsonstateagents.co.uk](http://www.richardsonstateagents.co.uk)

**01780 762433**

## **DESCRIPTION**

Comprising an attractive paddock of permanent pasture in a central position in this quiet Rutland village. The property extends to approximately 0.69 acres (0.28 hectares). The property is offered as a whole and is for sale by Private Treaty.

## **LOCATION**

From Main Street in Lyddington village travel along Chapel Lane and the land is situated at the end of the lane on the right hand side. Lyddington lies in the south corner of Rutland, 2 miles south of Uppingham.

## **METHOD OF SALE**

The land is for sale by Private Treaty with a guide price of £32,500.

## **WAYLEAVES, EASEMENTS & RIGHTS OF WAY**

The land is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, whether public or private, and any other rights, obligations, easements and quasi easements, whether specifically mentioned or not. The land is crossed by a footpath which has recently been altered.

## **SPORTING, MINERAL & TIMBER**

The sporting, mineral and timber rights are included in the freehold sale, to the extent as they are owned.

## **SERVICES**

There are no mains services connected to the land.

## **TENURE**

The land is offered for sale with the benefit of vacant possession.

## **BOUNDARIES**

The successful purchaser shall be deemed to have full knowledge of all boundary responsibilities.

## **LOCAL AUTHORITY**

The land is located in the administrative boundaries of Rutland County Council.

## **HISTORIC DESIGNATION**

We understand the land is not affected or restricted by any Ancient Monument Designation.

## **HEALTH & SAFETY**

Please be as vigilant as possible when making your inspection. Please observe any specific signage of the property.

## **PLANS**

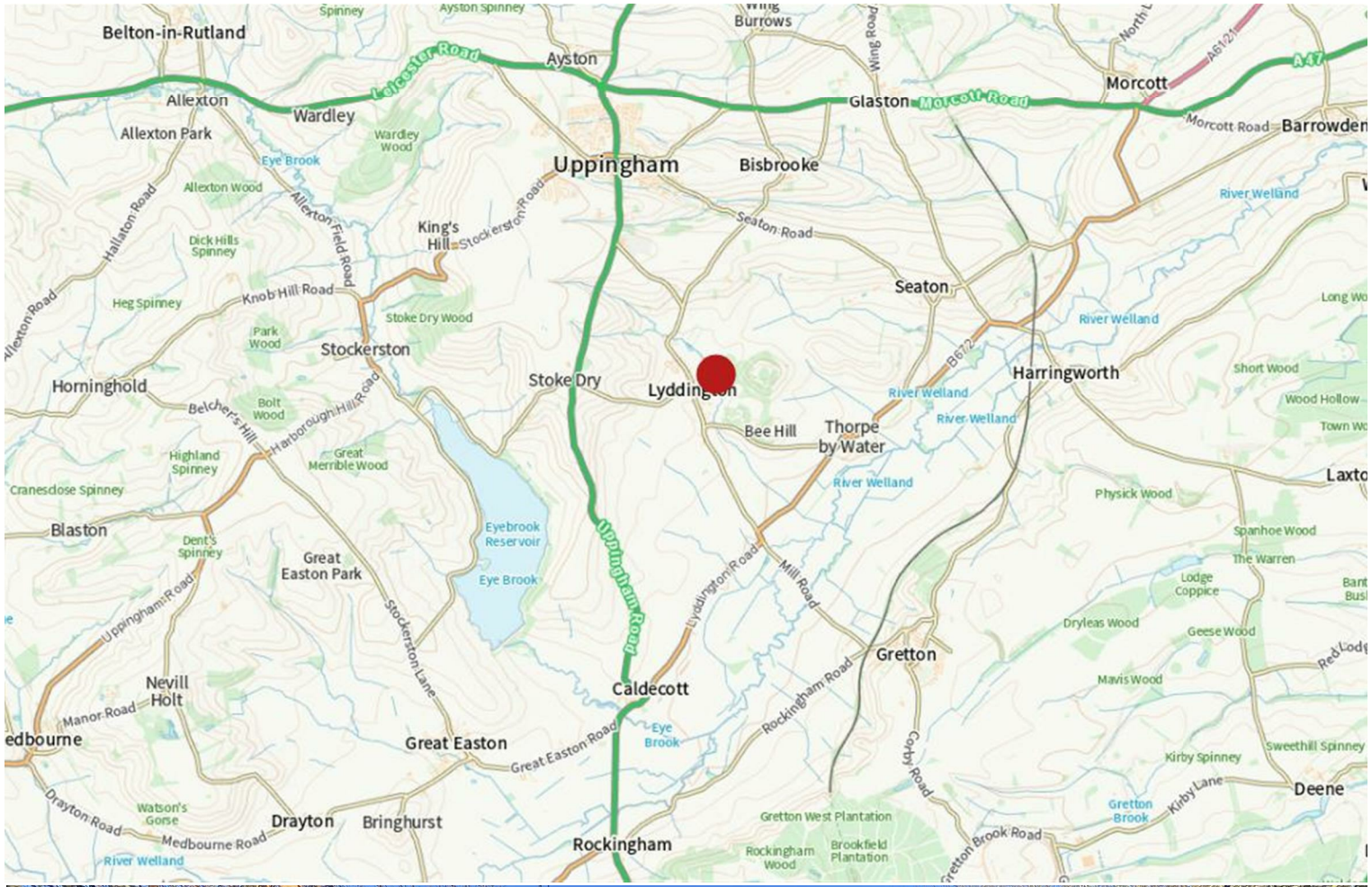
The plan enclosed is for identifications purposes only.

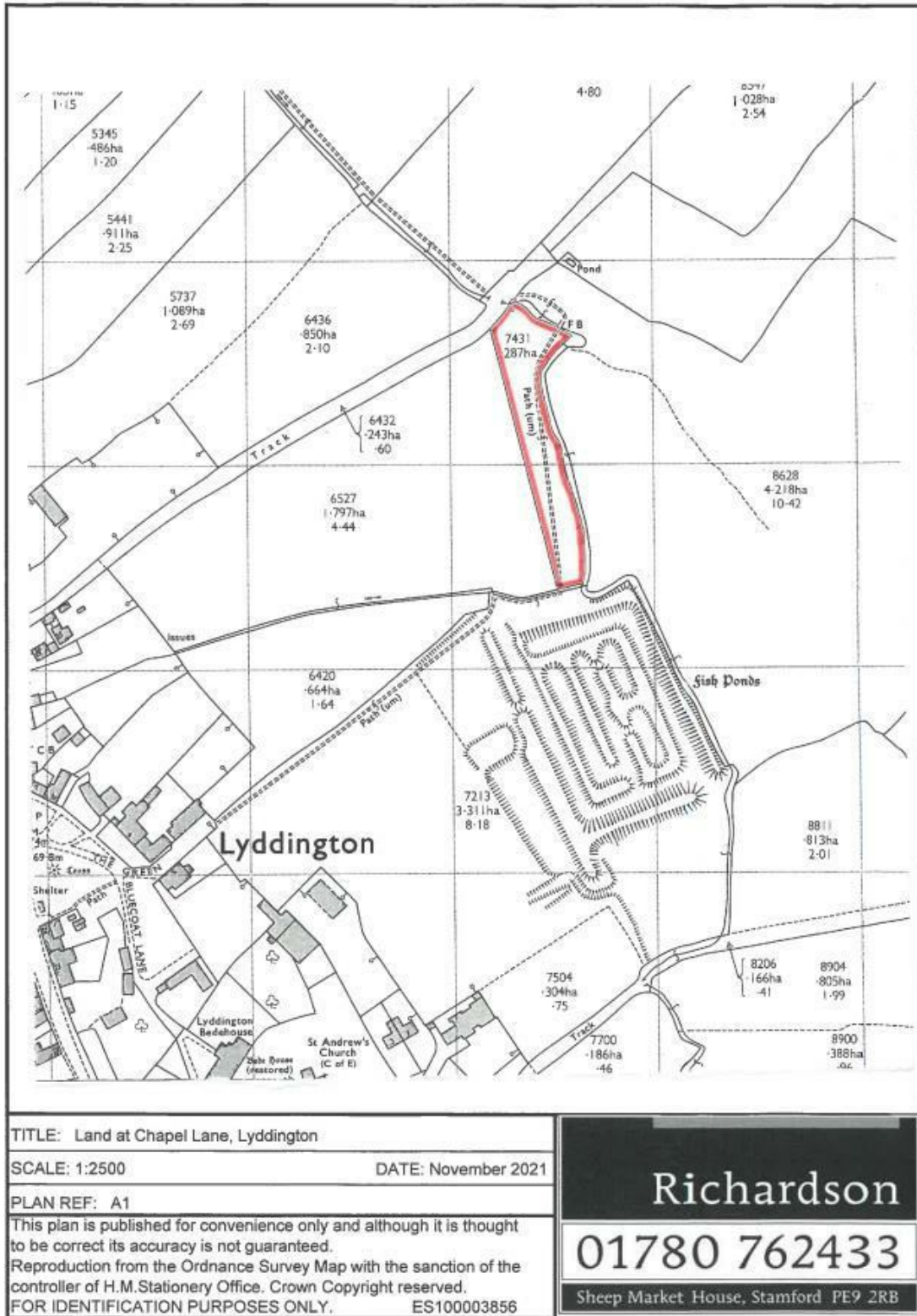
## **VIEWINGS**

At any daylight hour, on foot, with a set of these particulars to hand.

## **FURTHER INFORMATION**

For further information please contact Jamie Richardson direct line 01780 761651 or email [jrichardson@richardsonsurveyors.co.uk](mailto:jrichardson@richardsonsurveyors.co.uk)





**TITLE:** Land at Chapel Lane, Lyddington

**SCALE:** 1:2500      **DATE:** November 2021

**PLAN REF:** A1

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- IMPORTANT NOTICE** - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:
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**MEASUREMENTS AND OTHER INFORMATION** - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

**MONEY LAUNDERING REGULATIONS** - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

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