

**Richardson**

**CHARTERED SURVEYORS**

The Windmill, Station Road  
South Luffenham  
Rutland, LE15 8NG

**FOR SALE**

**GUIDE PRICE £200,000**



- Grade 2 Listed Windmill
- For Sale by Private Treaty
- 1.00 Acre (0.40 Hectares)
- Direct Access to Public Highway

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



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

**01780 762433**

## **DESCRIPTION**

The Windmill is one of the finest undeveloped landmark properties in the area and provides an extremely rare and unmissable opportunity to acquire a piece of local history dating back to 1832. The building has panoramic countryside views of the Chater Valley and is offered for sale on a plot of land extending to 1 acre.

The land area sold with The Windmill will include direct access onto the public highway at Station Road, South Luffenham and will encompass the route of the original cart track to The Windmill.

The Windmill is Grade 2 Listed with the List Entry Number: 1361478. This describes the structure as originally having 4 storeys and being of coursed rubble stone with red brick dentilled eaves and cambered lintels. Some of the original tie beams remain inside.

## **BOUNDARY**

The successful purchaser will be required to erect and forever maintain a boundary fence around the perimeter of the property upon completion of the sale.

## **SITE AREA**

The Windmill is offered for sale within a site area of 1 acre. As part of the negotiation process, interested parties are invited to submit offers to include a larger area of ground if this would enhance and facilitate future long-term plans for the structure. Additionally, further land may be made available to the successful purchaser at a later date, by separate negotiation.

## **UTILITIES**

There are currently no mains services to The Windmill. The area surrounding the property enjoys “standard” broadband coverage as defined by OFCOM.

## **PLANNING**

The Windmill does not have any Planning Consent attaching itself to the property. No historic Planning Applications have been submitted to Rutland Council and the building is therefore sold free of any planning history.

## **OVERAGE PROVISION**

The property is sold subject to an overage provision in the event of any planning permission being granted for Residential or Commercial development of The Windmill. The overage provision shall be for a period of 21 years from the date of completion and the seller shall be entitled to 25% of any uplift in value resulting from the granting of planning consent.

## **ANTI-MONEY LAUNDERING**

In line with Anti-Money Laundering Legislative requirements the successful purchaser will be required to provide Proof of Identity, Proof of Funds and a full address to the selling agents upon acceptance of a satisfactory offer, prior to the Solicitors being instructed.

## **VIEWING**

The property may be viewed on foot at any reasonable daylight hour with a set of sales particulars to hand. Please respect the standing crop currently growing and endeavour to cause as little damage as possible.

## **LOCAL AUTHORITY**

Rutland County Council, Catmose House, Oakham, Rutland, LE15 6HP. Tel: 01572 722577

## **HEALTH & SAFETY**

Please be as vigilant as possible when making your inspection.

## **PLANS**

The plan enclosed is for identification purposes only.

## **FURTHER INFORMATION**

For further information please contact Mark Thomas direct line on 01780 758009 or [mthomas@richardsonsurveyors.co.uk](mailto:mthomas@richardsonsurveyors.co.uk).









**IMPORTANT NOTICE** - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

**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.

**PLANS** - The plans included are based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (ES100003856). The plans are published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.