

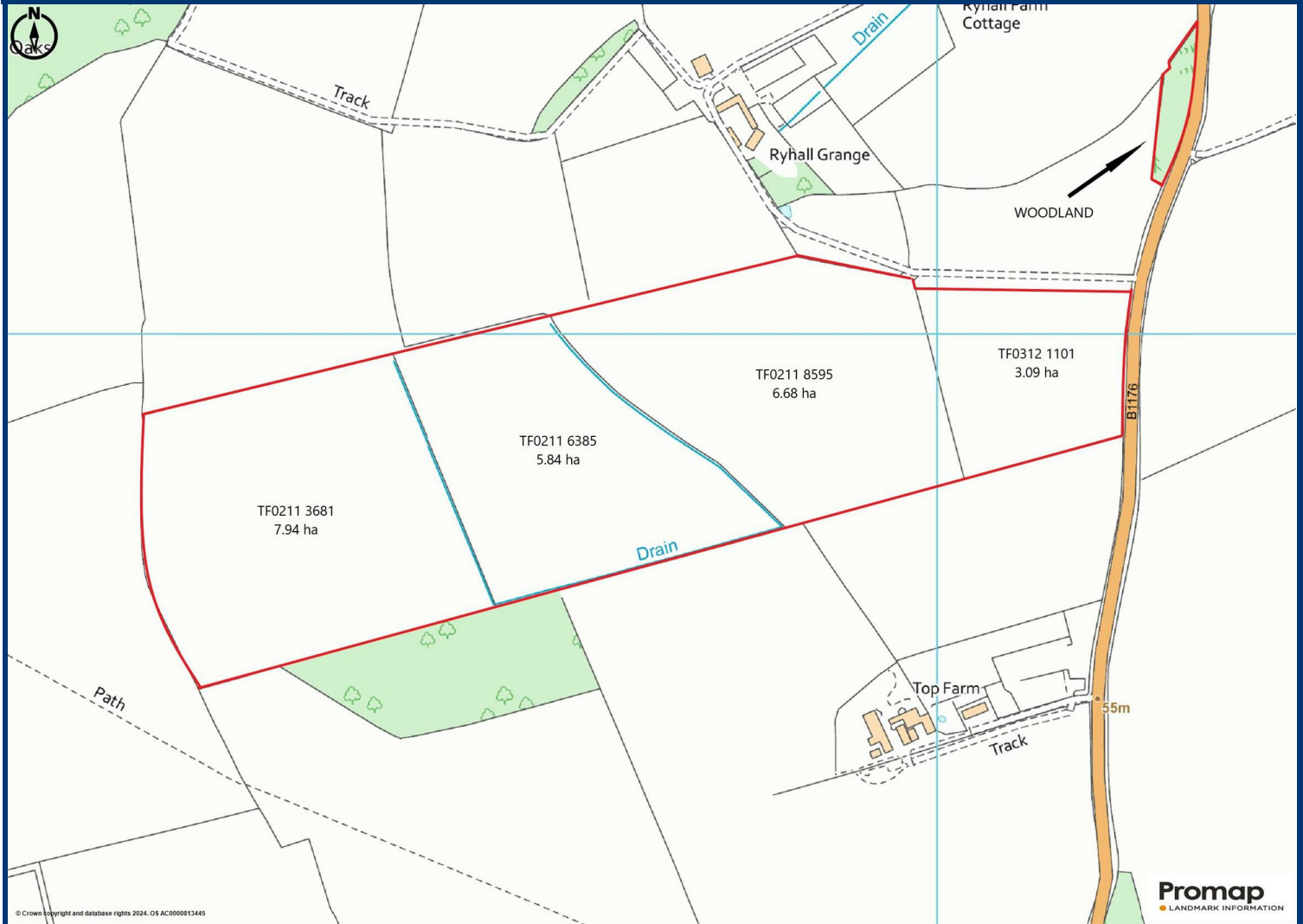
Richardson

CHARTERED SURVEYORS

Land at Ryhall
Ryhall
Rutland, PE9 4EU

FOR SALE

GUIDE PRICE £475,000



- 58.94 Acres (23.85 Hectares)
- Agricultural Land plus Woodland
- Vacant Possession 30th September
- For Sale by Private Treaty

Sheep Market House, Stamford, PE9 2RB



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INTRODUCTION

Introducing a good sized block of agricultural land extending to 58.19 acres capable of conversion back to an arable rotation or retention as productive grass, along with a mixed woodland extending to 0.75 acres.

LOCATION

The land is located in the Parish of Ryhall in the county of Rutland. Abutting the B1176 the fields lie 1/2 mile to the north of Ryhall village.

DESCRIPTION

The land was in an arable rotation up to and including the 2016 BPS scheme year. In 2017 it was all declared as Temporary Grass, which has remained its cropping status since. The farmland comprises four parcels, with good road frontage to the B1176 public highway. The fields are of a good size and bounded by Hawthorn hedging making them ideal for livestock production or conversion back to an arable rotation.

The woodland area comprises a mix of soft wood pine and native broadleaf trees.

The land is defined as Grade 3 by the Agricultural Land Classification of England and Wales. It is all described as being from the Elnton 3 soil association by the Soil Survey of England and Wales. The Elnton 3 series is described as "Shallow well drained brashy calcareous fine loamy soils over Limestone".

METHOD OF SALE

The land is offered for sale by Private Treaty, either as a whole or in two lots. Then owners will consider splitting the woodland away from the grass as a separate lot and interested parties should detail their preference when making an offer.

TENURE AND POSSESSION

The farmland is currently subject to a Seasonal Grazing Licence which is due to expire on 30th September 2024.

OVERAGE PROVISION

The property is sold subject to an Overage provision in the event of any planning permission being granted for any non-agricultural use of the land. The overage provision shall be for a period of 21 years from the date of completion and the seller shall be entitled to 30% of any uplift in value resulting from the granting of planning consent.

ENVIRONMENTAL SCHEMES

The land is currently included within a Lowland Grazing Offer which commenced on 1st January 2023 and ends on 31st December 2026. The management options across all four fields are GS4 Legume & Herb-Rich Sward with BE3 Hedgerow Management applicable to the boundary hedges.

RPA DELINKED PAYMENTS

The land is sold without the benefit of any Historic Reference Amount associated with Delinked Payments.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights, including existing Rights of Way, both public and private, light, support, drainage, water and other obligations, easements, quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to or not in these particulars.

Field TF0312 1101 is crossed by a Public Footpath as well as electricity poles and overhead wires.

SPORTING, TIMBER AND MINERAL RIGHTS

All timber and mineral rights are to be included within the sale insofar as they are owned.

ACCESS AND BOUNDARIES

The land is predominately bounded by hawthorn hedging. The successful purchaser shall be deemed to have full knowledge of all boundary responsibilities.

STATUTORY DESIGNATION

The property is within a Nitrate Vulnerable Zone.

OUTGOINGS

The land is subject to the Environment Agency General Drainage Charge.

SERVICES

There are no mains services attached to the land.

VAT

In the event that the sale becomes subject to VAT this will be payable by the purchaser in addition to the purchase price. It is however the selling agents understanding that the farm has not opted to VAT.

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.

LOCAL AUTHORITY

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

HEALTH AND SAFETY

Given the potential hazards associated with a working farm, we ask that all persons viewing the land be vigilant when making your inspection for your own personal safety. Please respect the standing hay crop or grazing livestock and endeavour to cause as little damage as possible.

VIEWING

The land may be viewed at any reasonable daylight hour with a set of sales particulars to hand.

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.