

Richardson

CHARTERED SURVEYORS

6 Wheel Lane
Barrowden
Barrowden, LE15 8ER

FOR SALE

GUIDE PRICE £40,000



- For Sale by Private Treaty
- Approx 231 sq/m
- Garden Land
- Road Frontage

Sheep Market House, Stamford, PE9 2RB



www.richardsonsurveyors.co.uk

01780 762433

DESCRIPTION

A unique opportunity to purchase Garden Land in the village of Barrowden, Rutland. The land has a dwarf stone wall to the south with a wooden fence to the east and west and is currently used as garden ground. The land extends to approximately 231 sq/m.

LOCATION

The land is located on Wheel Lane, Barrowden, Rutland. what3words: holly.unhappily.foiled

METHOD OF SALE

The land is for sale by Private Treaty with Vacant Possession with a guide price of £40,000.

PLANNING

No enquiries have been made to the local authority.

CLAWBACK

The land is sold without a clawback.

SERVICES

There are no services connected to the land. Buyers will have to make their own enquiries as to the positioning and the cost of connection.

COMMUNICATIONS

Superfast Broadband is available to the plot according to Openreach. Mobile availability via EE, Three, 02 and Vodafone are available at the plot according to Ofcom.

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.

DESIGNATION

We understand the land is not affected or restricted by any Ancient Monument Designation but is located within the Planned Limits of Development, Historic Core and Conservation Area of Barrowden.

ACCESS

The land has road frontage with access to the land taken directly off Wheel Lane. No access will be granted over retained land.

POST PURCHASE

The successful purchaser will be required to erect a 6ft panel fence to the northern boundary to an agreed specification.

BOUNDARIES

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

TENURE & POSSESSION

The site is offered for sale Freehold, with the benefit of Vacant Possession upon completion.

LOCAL AUTHORITY

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

VIEWINGS

Strictly by appointment with Richardson Surveyors.

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 identification purposes only.

FURTHER INFORMATION

Please contact Jamie Richardson direct line on 01780 761651 or email jrichardson@richardsonsurveyors.co.uk

VAT

Guide prices provided are exclusive of VAT. In the event that the sale of the property or any part or right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable.





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.
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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.