



Land to the South of 1, Pond Lane

Greetham, Oakham, LE15 7NW

Price Guide £175,000

Richardson

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A rare opportunity to acquire an individual building plot within the conservation area of this Rutland village with Full Planning Permission for a cottage style detached home. Ideal for those looking to develop a comfortable modern detached home for themselves or for a developer to build out.

The Site

Tucked away off a no through road, the plot extends to approximately 0.12 acre and slopes from south east to north west and has a mature tree backdrop. The Full Planning Permission is for a single detached dwelling in a cottage style extending to approximately 132 sqm (1420 sqft), with associated parking. Positioned within the conservation area of this Rutland village of Greetham, which is situated 10 miles to the north of Stamford providing easy access to the A1, both north & southbound and 6 1/2 miles to the north east of Oakham the county town Rutland. The village itself has two pubs, The Wheatsheaf and The Plough, and on the outskirts of the village is the Greetham Valley golf club.

Planning Permission

Full Planning Permission was granted by Rutland County Council, subject to conditions, under reference 2024/0259/FUL for the Erection of detached dwelling including access and parking dated 25th June 2024. Full details of the decision, approved drawings and associated documents can be found on Rutland County Council planning portal. The successful purchaser shall be deemed to have full knowledge of the conditions attached to the planning approval.

Information Pack

A comprehensive information pack is available from Richardson which includes: Archaeological Report, Tree survey report, utilities search and Community Infrastructure Levy liability.

Proposed dwelling

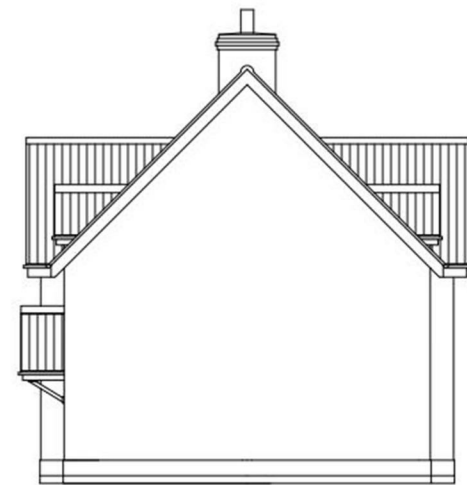
A detached cottage style property with the proposed accommodation comprising: reception hall, cloakroom, separate utility, kitchen dining room, lounge. To the first floor the agreed planning shows master bedroom with wardrobes and ensuite shower room, further 2 bedrooms and a study/bedroom 4 and a 4 piece bathroom. Externally, private driveway opening to provide off road parking for at least 3 vehicles and split level gardens.



REAR (WEST) ELEVATION



FRONT (EAST) ELEVATION

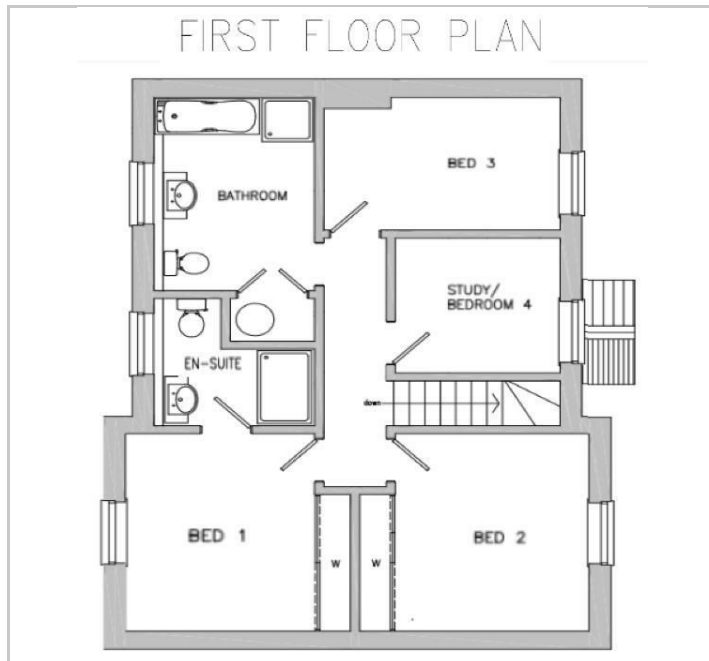
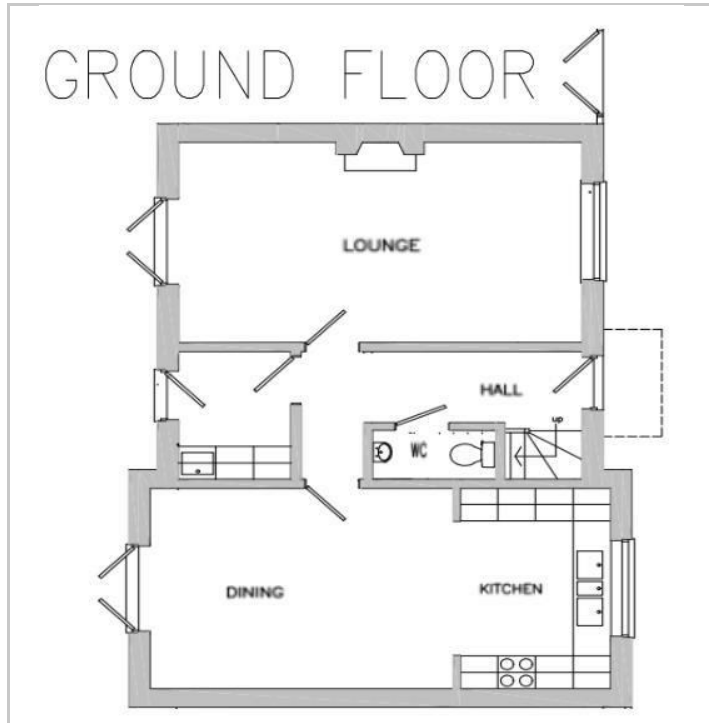


SIDE (NORTH) ELEVATION



SIDE (SOUTH) ELEVATION AND SITE SECTION

Floor Plans



Location Plan



LOCATION PLAN
SCALE 1:1250

Services

We understand that mains services are available in the public highway. Buyers should make their own investigation to the location and cost of connection.

Method of sale

Freehold by private treaty with the existing approved planning permission.

Communication

According to Openreach Ultra fast full fibre broadband is not yet available

According to Ofcom mobile coverage is likely outdoor with EE, Three, Vodafone and O2. (these results are taken from No. 1 Pond Lane as the land is not listed on Ofcom website).

Agents notes

All sizes are provided or taken from the architects drawings. Rutland District Council have notified that the site is subject to a Community Infrastructure Levy, details of which are available in the information pack.

Additional Development

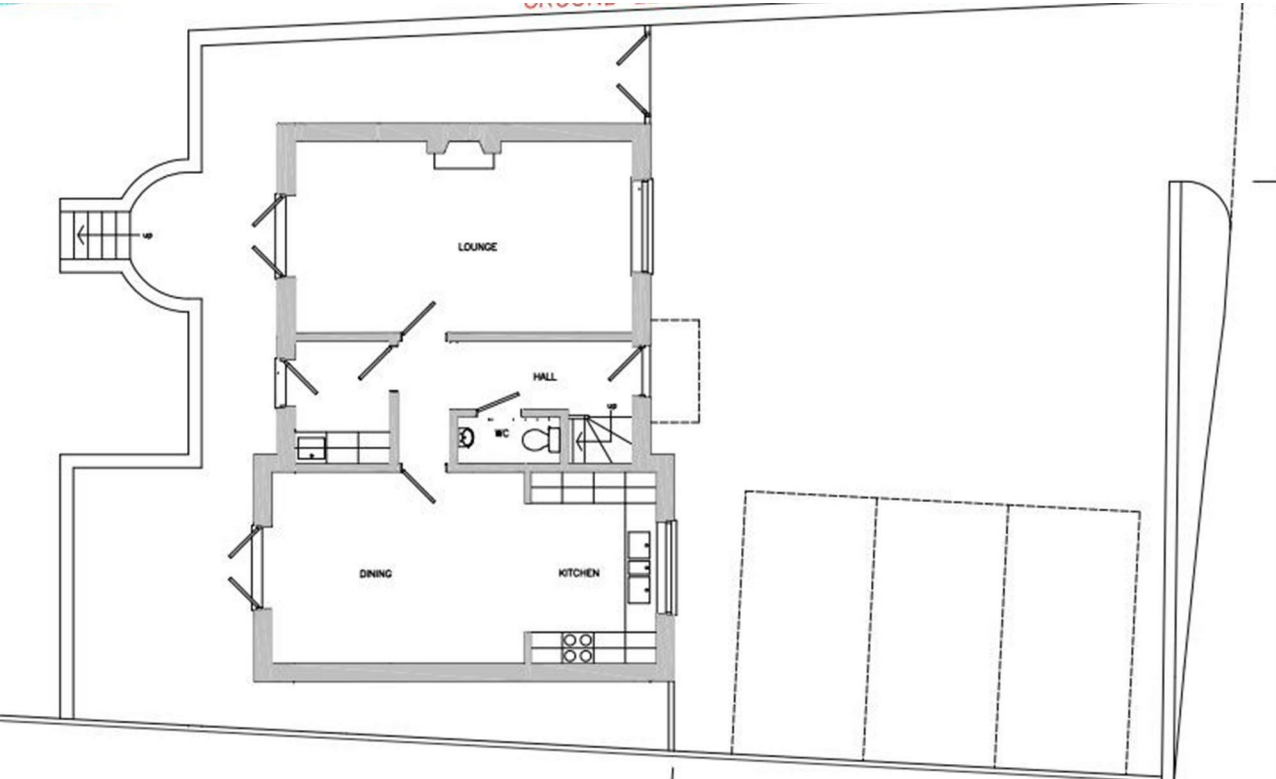
The same vendor is currently marketing a larger development with Full Planning Permission to the south of this plot for the conversion of an existing property to 5 individual properties forming a courtyard development. Full details from Richardson.

Viewing

By appointment with Richardson 01780 762433
post@richardsonsurveyors.co.uk

Parking Information

Area Map



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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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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