



BISBROOKE, RUTLAND
Village Farmyard
Main Street, LE15 9EP

Guide Price
£1,000,000

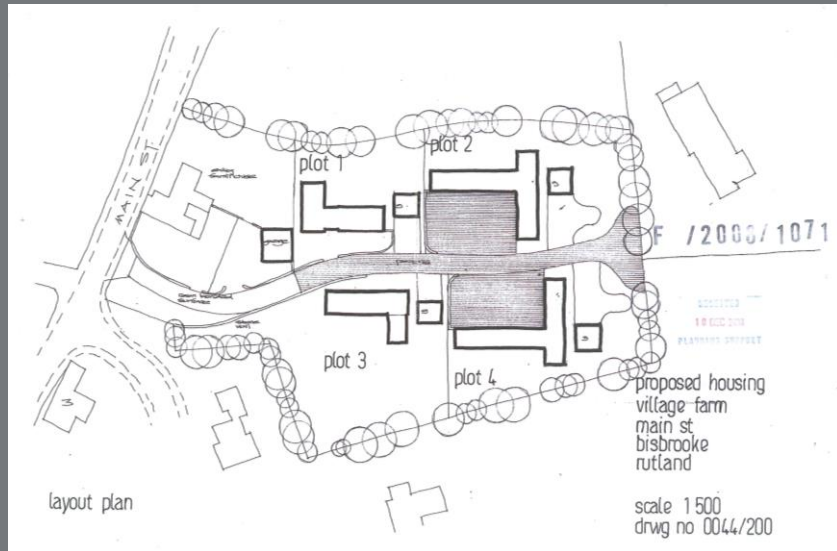
FOR SALE BY PRIVATE TREATY

AN OUTSTANDING RESIDENTIAL DEVELOPMENT SITE IN THE
CENTRE OF THE VILLAGE

FULL ACTIVATED PLANNING PERMISSION DATING FROM 2008
FOR FOUR DWELLINGS WITH POTENTIAL FOR REDESIGN

Tel: 01664 560181
www.shoulers.co.uk

 **Shouler & Son**
Land & Estate Agents, Valuers & Auctioneers



General Information

LOCATION: Village Farmyard is situated in the centre of the village of Bisbrooke in Rutland, approximately 1 mile east of the market town of Uppingham and ½ mile south of the A47 as shown edged red on the site sale plan included with these particulars.

DESCRIPTION: A prime Rutland village development site with good views.

PLANNING PERMISSION: Planning Permission was granted by Rutland County Council District Council in 2008 under reference FUL-2008-0617 for demolition of all existing buildings and erection of four detached dwellings. The consent was activated by construction of the access and discharge of all conditions. Documentation is available from the selling agents or online at Rutland District Country Council.

COMMUNITY INFRASTRUCTURE LEVY (CIL): Purchasers are advised to make enquiries to Rutland County Council District Council.

TENURE: Freehold with vacant possession on completion.

ACCESS: There is direct vehicular access to the site off Main Street.

RIGHTS OF WAY: There are no known rights of way over the land.

SERVICES: Mains three-phase electricity. Mains water. The village of Bisbrooke has connection for gas, water, sewerage and fibre optic broadband.

EASEMENTS & WAYLEAVES: The land is sold subject to any existing wayleaves and easements. The Vendor will reserve a right of way to retained farmland east of the site for which there is no other access. The right of way will be in perpetuity along a mutually agreed route a minimum of four metres wide from the public highway to point A on the plan included in these particulars.

COVENANTS & OVERAGE: We are not aware of any covenants over the land.

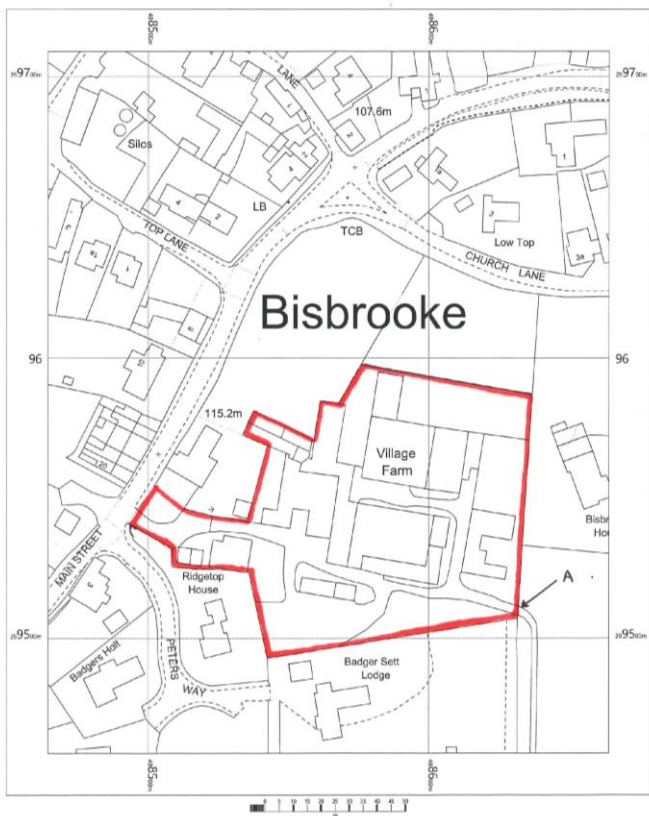
VIEWING: Strictly by appointment with Shouler & Son, Country Chambers, Kings Road, Melton Mowbray, Leicestershire, LE13 1QF

SOLICITORS: Chattertons Solicitors, 9 Broad Street, Stamford, Lincolnshire PE9 1PY

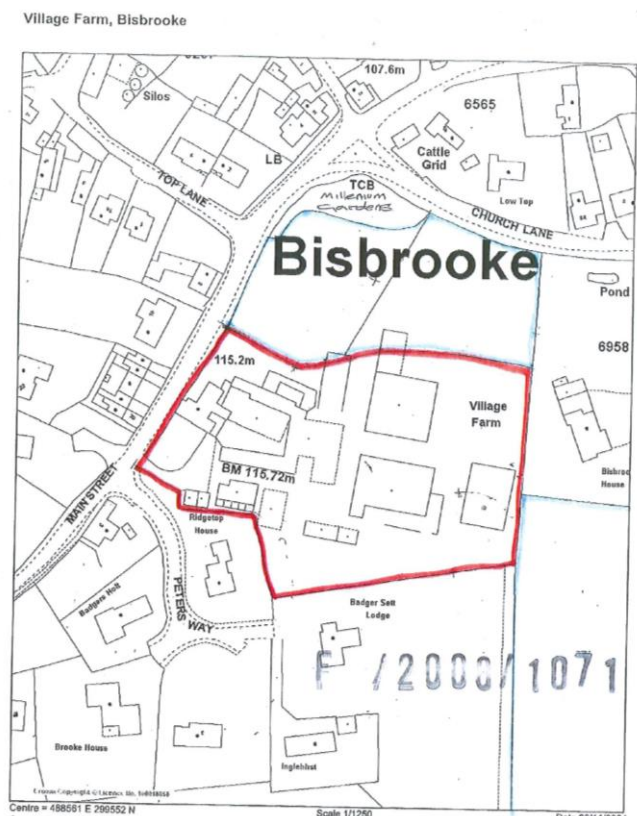
PLAN: The plan is Crown Copyright and for identification purposes only.

VAT: VAT is not payable on the purchase price.

Site Sale Plan



Planning Consent



OS MasterMap 1:250/2500/10000 scale
Thursday, May 5, 2011, 10:10:32
maps@johnwright.com
1:1250 scale print at A4, Centre: 488561 E, 299584 N
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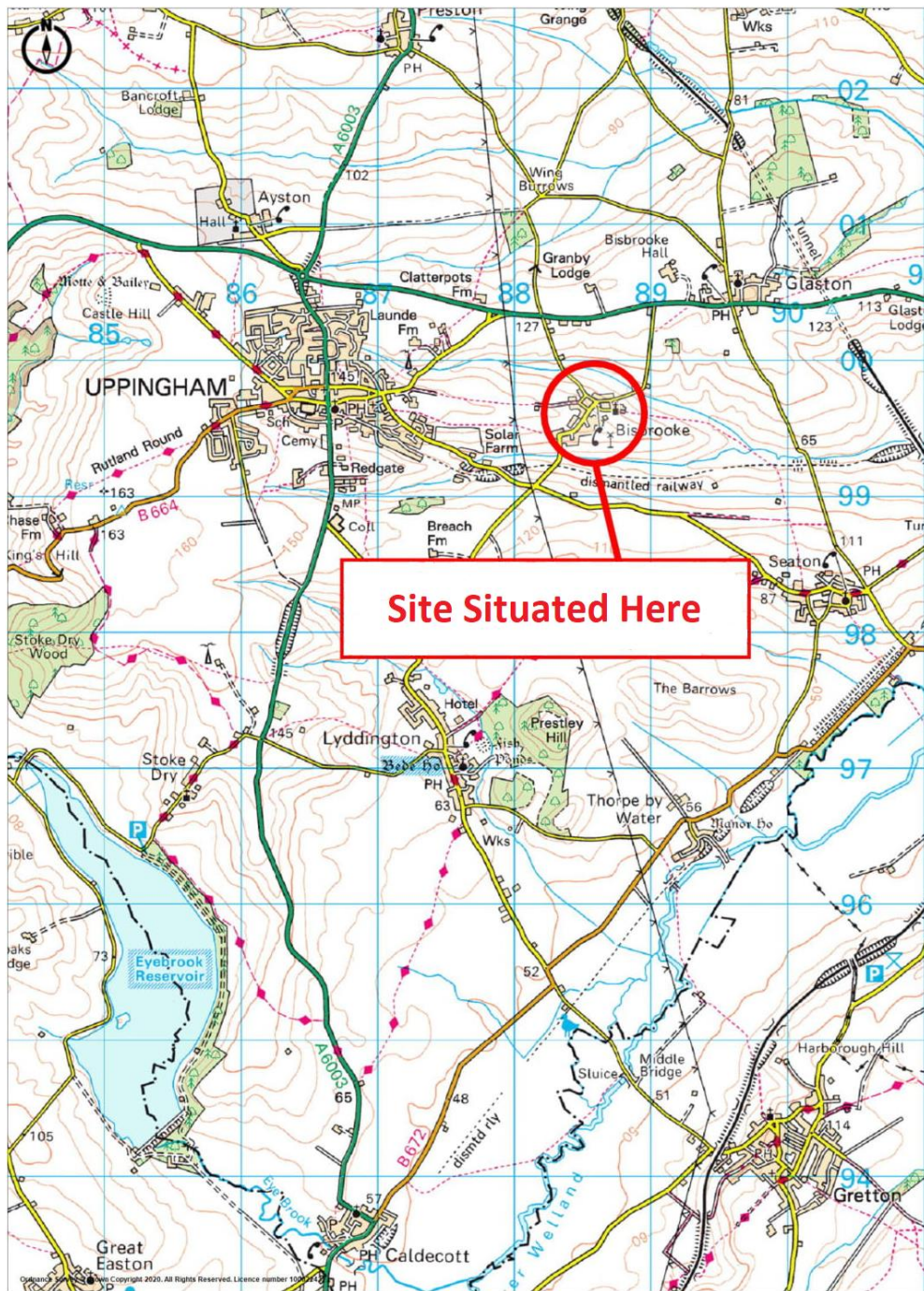
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Photography Dates: 23-25/07/09, 10/08/09, 25/08/00

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10 DEC 2009
PLANNING SUPPORT

Shouler & Son

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