



Land at Barrow, Rutland

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A parcel of mature ridge and furrow grassland situated to the west of Barrow village.

Oakham 5½ miles, Stamford 12 miles, Melton Mowbray 12 miles

About 37.26 acres (15.08 hectares) in total

For sale as a whole

Guide Price £300,000

Situation

The land is located to the west of the village of Barrow in Rutland and has vehicular access directly off Teigh Lane, Barrow / Barrow Lane, Market Overton.

The Land

The land extends to approximately 37.26 acres (15.08 hectares) of grassland with ridge and furrow topography.

Method of Sale

The freehold land is offered for sale as a whole by private treaty with vacant possession on completion.

The land is currently subject to a Farm Business Tenancy, which is due to terminate on the 31st December 2025.

Services

There are no services connected to the land.

Wayleaves, Easements and Rights of Way

The land is sold subject to any existing easements, covenants and wayleaves.

A public footpath runs through the land from Teigh Lane, Barrow towards Ashwell.

Basic Payment

There are no delinked payments available to the Buyer.



Environmental Schemes

The land has not been entered into any environmental land management schemes.

Sporting, Timber and Mineral Rights

All mineral, timber and sporting rights are included in the freehold sale, in so far as they are owned.

Overage

The property will be sold subject to an overage for development for renewable energy purposes or natural capital schemes that enable development elsewhere, such as

Biodiversity Net Gain. The grant of planning permission or a conservation covenant/ Section 106 agreement will be a trigger event for overage. The rate will be 20% for 20 years from the completion date.

Local Authority

Rutland County Council (unitary authority)
www.rutland.gov.uk

VAT

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the land, or any part of it, or any right attached to it,

becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Viewings

The land may be viewed at any reasonable time with a copy of these particulars to hand. Viewing is at your own risk and neither Shouler & Son nor the vendor take any responsibility for any losses or damages incurred during inspection.

What3Words Access Point

[sniff.droplet.revamping](https://www.what3words.com/sniff.droplet.revamping)



County Chambers, Kings Road, Melton
Mowbray, Leicestershire LE13 1Q

Tim Harris

01664 786365 | t.harris@shoulers.co.uk

Harry Baines

01664 502953 | h.baines@shoulers.co.uk

www.shoulers.co.uk

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**Shouler & Son for themselves and the vendors/lessors of
this property whose agents they are give notice that:-**

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5. Site plans and floor plans are for guidance purposes only and are not to scale.

AGENT'S NOTE

Any reference to the use or alterations of any part of the property does not imply that the necessary planning, building regulations or other consents have been obtained. It is the responsibility of a purchaser or lessee to confirm that these have been dealt with properly and that all information is correct.

Photographs are also provided for guidance purposes only. Contents, fixtures & fittings are excluded, unless specifically mentioned within these sales particulars.

