



Greetham Lodge Farm
Greetham Road, Stretton, Oakham LE15 7QY



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Oakham LE15 7QY

A ring-fenced livestock farm set in approximately 58 acres (23 hectares) of pasture land. Well-positioned close to the A1 with two bungalows and a versatile range of agricultural buildings that may be suitable for conversion and alternative use subject to any required planning or other consents.

Oakham 7 miles, Stamford 10 miles

For sale as a whole
Guide Price £1,600,000

Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

Situation

Greetham Lodge Farm is superbly located between the A1 and the village of Greetham in Rutland, with vehicular access directly off Stretton Road (B668).

The Farmland

The land comprises of 7 separate fields of pasture, which total approximately 58 acres (23 hectares). This land encircles both the bungalows and farm buildings at Greetham Lodge Farm and is accessed (along with the farm buildings) via the main farm track, which leads to and from the public highway.

The land has an Agricultural Land Classification of Grade 3 (Good to Moderate) and all fields have a mains water connection. The soil is of the Ragdale Association, made up of slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils mostly suited to grass production for dairying or beef.

Viewings

Strictly by confirmed appointment with the vendor’s agent, Shouler & Son of Melton Mowbray. To arrange a viewing please telephone Tim Harris on 01664 786386. Please note, viewing is at your own risk and neither Shouler & Son nor the vendor take any responsibility for any losses or damages incurred during inspection.

Method of Sale

The freehold property is offered for sale by private treaty.

Please note, Greetham Lodge Farm Cottage is currently occupied by tenants under a periodic assured shorthold tenancy (AST). Further details are available from the vendor’s agent upon request.

Services

Private drainage system, mains electricity (single-phase and three-phase), mains water and oil-fired central heating.

Wayleaves, Easements and Rights of Way

The land and buildings are sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and 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 in these particulars or not.

There are five telegraph poles with overhead electricity lines situated within the land. The telegraph pole nearest the main farm track has a transformer.

Agricultural Occupancy Condition

The planning permissions for each bungalow contain an occupancy condition, such that occupation of both dwellings is limited to a person employed, or last employed, locally in agriculture or in forestry, or a dependant of such a person residing with them (including a widow or widower of such a person).

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.

Designations

The land is situated in a Nitrate Vulnerable Zone (NVZ).



Overage

The property will be sold subject to an overage on future non-agricultural development, which will also apply to the future use of the land for natural capital schemes that enable development elsewhere, such as Biodiversity Net Gain. The overage will not apply to any planning permissions granted or development or use in connection with agriculture. The rate will be 30% for 40 years from the completion date. The grant of planning permission or a conservation covenant agreement/planning agreement will be a trigger event for overage.

Sporting, Timber and Mineral Rights

All timber and sporting rights are included in the freehold sale in so far as they are owned. The mines and minerals together with ancillary powers of working are excepted.

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.

Health and Safety

Given the potential hazards of a working farm, we ask you be as vigilant as possible when making your inspection for your own personal safety, particularly around farm buildings and machinery.

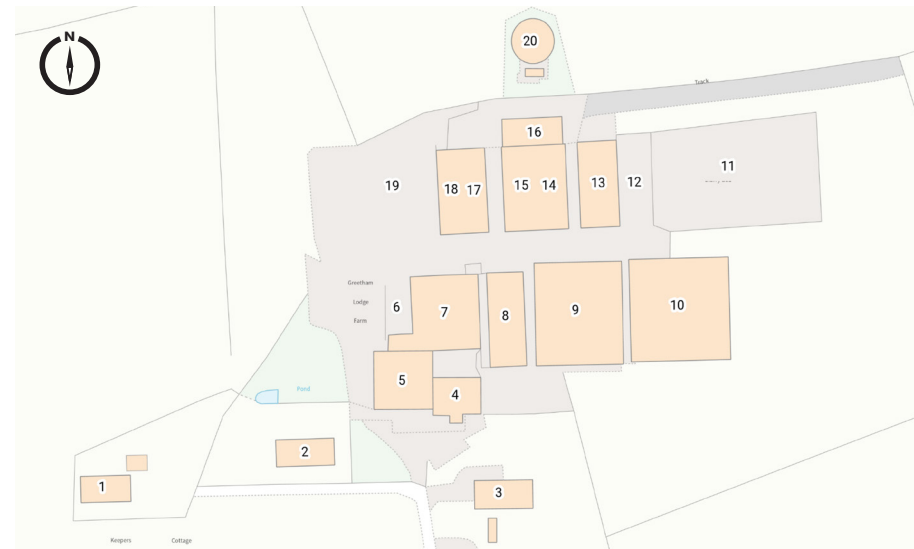
What3Words Access Point

[marching.stall.dragon](#)





Greetham Lodge Farm Buildings and Yard



1. **Keepers Cottage** - see floorplan and description on page 8.
2. **Greetham Lodge Farm Cottage** - see floorplan and description on page 10.
3. **Agricultural Building** - steel portal frame with insulated box section roof, approximately 60ft x 30ft.
4. **Dairy / Milking Parlour** - milking parlour, steel frame with breeze block walling and fibre cement roof, approximately 60ft x 45ft.
5. **Calf Shed / Corn Store** - steel frame with breeze block walling, concrete floor, fibre cement roof and cladding, approximately 60ft x 60ft.
6. **Vegetable Clamp** - sleeper wall with concrete floor, approximately 60ft x 30ft.
7. **Calf Place / Loose Yard** - concrete frame with breeze block walling, part concrete floor, asbestos roof and Yorkshire boarding to one side, approximately 75ft x 65ft.
8. **Cubicle Building** - a FARMPACK building with 45 cubicles, fibre cement roof, concrete floor, one open side and one with corrugated metal sheeting, approximately 100ft x 40ft.
9. **Loose Housing / Straw Yard / Cattle Shed** - 50 cubicles, open sided steel portal frame, part concrete floor, fibre cement roof, Yorkshire boarding to gable ends, approximately 105ft x 100ft.
10. **Cubicle Shed** - steel portal frame, part concrete floor and fibre cement roof, approximately 105ft x 100ft.
11. **Slurry Pit** - Holds 5,500m³ of slurry, earth walled with concrete floor.
12. **Slurry/Muck Collecting Clamp** - approximately 90ft x 30ft.
13. **Agricultural Building** - steel portal frame, part concrete floor, fibre cement roof sheets with breeze block walling to three sides, approximately 90ft x 40ft.
14. **Agricultural Building** - steel portal frame, part concrete floor, fibre cement roof sheets and roof lights with breeze block walling, approximately 90ft x 30ft.
15. **Agricultural Building** - same construction and materials as 14 above.
16. **Pole Barn** - part concrete floor with box profile roof sheeting, approximately 60ft x 30ft.
17. **Calving Shed / Cattle Yard** - steel portal frame, concrete floor, fibre cement roof sheets, breeze block walling clad with corrugated box profile sheeting on gable ends and Yorkshire boarding to one side, approximately 90ft x 30ft.
18. **Lean to** - steel portal frame, concrete floor, with breeze block walling to gable ends and sleeper wall to part, approximately 90ft x 28ft.
19. **Silage Clamp** - earth bank and sleeper wall, approximately 100ft x 100ft
20. **Biodigester (50kw)** - currently not in use due to water ingress to electric cabling.

Keepers Cottage



A detached red brick bungalow, approximately 117 sq. metres (1,259 sq. feet) with separate red brick garage, approximately 28 sq. metres (301 sq. feet). Set apart from the main farm with its own driveway and surrounded by garden with views of open fields.

EPC energy rating: D

Council Tax band: Band C – 2025/26 payment £2,372.46.

The property is entered via a half glazed UPVC door and briefly comprises: -

Entrance Hall with stone tiled floor.

Kitchen with stone tiled floor, base units, kitchen island, quartz work surfaces, butler sink, electric AGA, radiator and UPVC windows.

Utility Room with stone tiled floor, oil boiler, radiator and UPVC windows. There is also a separately accessed wc, with stone tiled floor, hand wash basin, radiator and extractor.

Hallway with airing cupboard, storage cupboard, radiator and glazed door to front.

Sitting Room with tiled fireplace, wood burning stove, radiator, glazed UPVC French doors and UPVC windows.

Study with radiator and UPVC windows.

Bathroom with hand wash basin, wc, bath with shower over, extractor, radiator and UPVC windows.

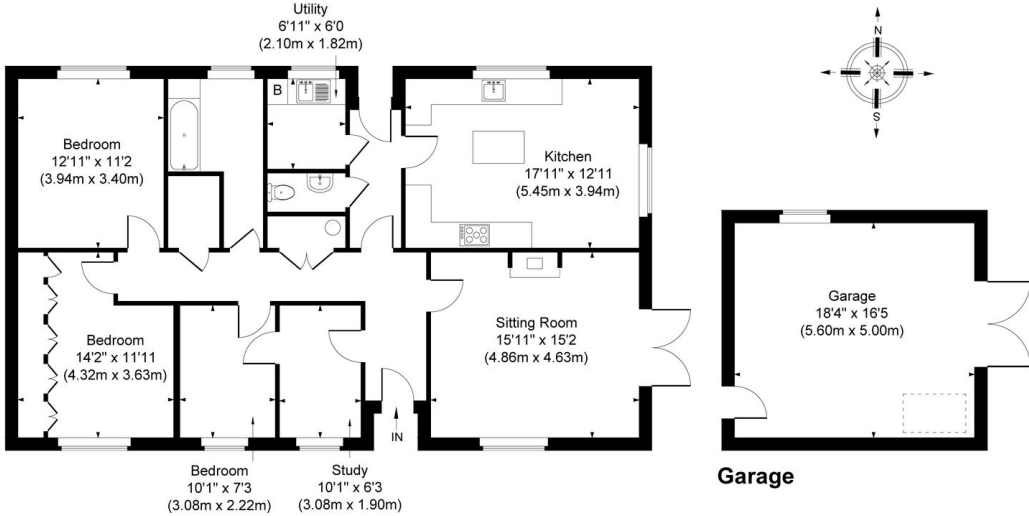
Bedroom 1 with internal door to study, radiator and UPVC windows.

Bedroom 2 with radiator and UPVC windows.

Bedroom 3 with built in wardrobes, radiator and UPVC windows.



Keepers Cottage Stretton
Approximate Gross Internal Area = 117 sq.m/1259 sq.ft
Garage = 28 sq.m/301 sq.ft
Total = 145 sq.m/1560 sq.ft



Greetham Lodge Farm Cottage



A detached brick bungalow, approximately 132 sq. metres (1,416 sq. feet), surrounded by an established garden with driveway parking for two vehicles.

EPC energy rating: E

Council Tax band: Band C – 2025/26 payment £2,372.46.

The property is entered via a half glazed UPVC door and briefly comprises: -

Kitchen with base units, work surfaces, sink, oil-fired Rayburn oven and UPVC windows.

Utility Room with sink, wc, storage cupboard and UPVC windows.

Hallway with glazed door to front.

Open Plan Dining Room & Living Room with brick fireplace, radiators and UPVC windows.

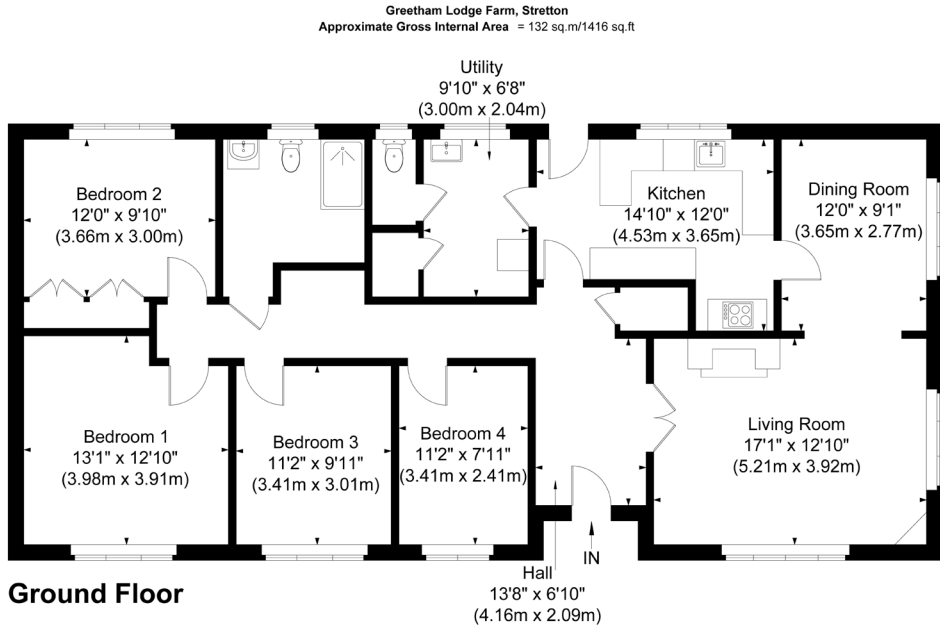
Bathroom/Wet Room with tiled walls, hand wash basin, wc, shower, extractor and UPVC windows.

Bedroom 1 with radiator and UPVC windows.

Bedroom 2 with radiator and UPVC windows.

Bedroom 3 with built in wardrobes, radiator and UPVC windows.

Bedroom 4 with radiator and UPVC windows



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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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2. Please note that no appliances, services or installations have been tested and no guarantee as to condition or suitability is confirmed or implied. Prospective purchasers/tenants are advised to obtain verification from their surveyor or solicitor.
3. All measurements mentioned within these particulars are approximate.
4. No person in the employment of Shouler & Son has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendors/lessors.
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.

