



**Redevelopment Site (formerly The Noel Arms), 2 Bridge Street, Langham,
Rutland, LE15 7HU
Guide Price £400,000**



Chartered Surveyors & Estate Agents

Sales • Lettings • Country Homes • Commercial • Surveys • Agricultural Management • Planning & Development



Chartered Surveyors & Estate Agents

Redevelopment Site (formerly The Noel Arms), 2 Bridge Street, Langham, Rutland, LE15 7HU

GENERAL DESCRIPTION

The property is a detached, two storey building being of brick and stone construction with painted elevations and single storey additions to the side, all of which sits under a number of pitched tile roofs.

The property stands on a site of approximately 0.242 acres and is located in a prominent position in the centre of this popular Rutland village, approximately two miles north west of Oakham, with a population of circa 1,371 residents. The surrounding area includes two village churches, a camp site, nursery and a number of countryside walks. The village is located only a few miles away from Rutland Water which attracts a high level of tourism. The property fronts Bridge Street, it is predominantly surrounded by private residential dwellings and is opposite the only other public house in the village. Externally, there are car parking facilities with space for up to 13 vehicles. The Ground Floor Gross External Area is approximately 4,000 square feet.

PLANNING PERMISSION

Full Planning Permission was granted by Rutland County Council on the 9th July 2024 for the

conversion of the former Public House into five residential apartments. Planning Ref: 2023/1233/FUL. Full details are available to view at www.rutland.gov.uk.

ACCOMMODATION

Apartment One

Ground floor two bedroom apartment extending to approximately 667 sq ft (62 sq m)

Living Kitchen, Two Bedrooms, en suite Shower Room and Family Shower Room, Outside Garden area and two parking spaces.

Apartment Two

Ground floor two bedroom apartment extending to approximately 861 (80 sq m)

Living Kitchen, Two Bedrooms, en suite Shower Room and Family Shower Room, Outside Terrace area and two parking spaces.

Apartment Three

Ground floor two bedroom apartment extending to approximately 850 sq ft (79 sq m)

Living Kitchen, Two Bedrooms, en suite Shower Room and Family Shower Room, Outside Terrace area and two parking spaces.

Apartment Four

Ground floor one bedroom apartment extending to approximately 484 sq ft (45 sq m)

Living Kitchen, One Bedroom with en suite Shower Room, Outside Terrace area and two parking spaces.

Apartment Five

First floor two bedroom apartment extending to approximately 1,054 sq ft (98 sq m)

Living Kitchen, Two Bedrooms, en suite Shower Room and Family Shower Room, Outside Balcony / Terrace area and two parking spaces.

TENURE

Freehold

SERVICES

Mains electricity and gas, mains drainage & water supply are all available to the building.



Chartered Surveyors & Estate Agents

Redevelopment Site (formerly The Noel Arms), 2 Bridge Street, Langham, Rutland, LE15 7HU

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

METHOD OF SALE

The property is to be offered available for sale freehold, with vacant possession being given on completion.

GUIDE PRICE

Offers in the region of £400,000.00.

VIEWING

Strictly through the Sole Selling Agents: Murray, Market Street, Oakham, Rutland. LE15 6DY Tel. No: 01572 755555. Email: grant@murray.co.uk

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30
Saturday 9.00 - 12.00

DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not

constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

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.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning

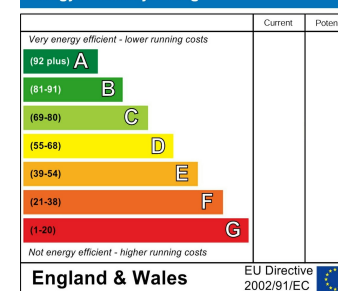
permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

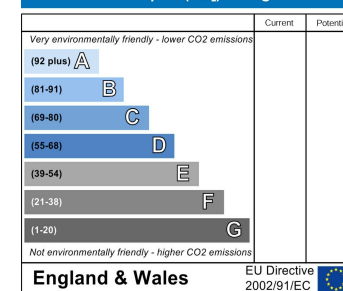
Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.

Energy Efficiency Rating

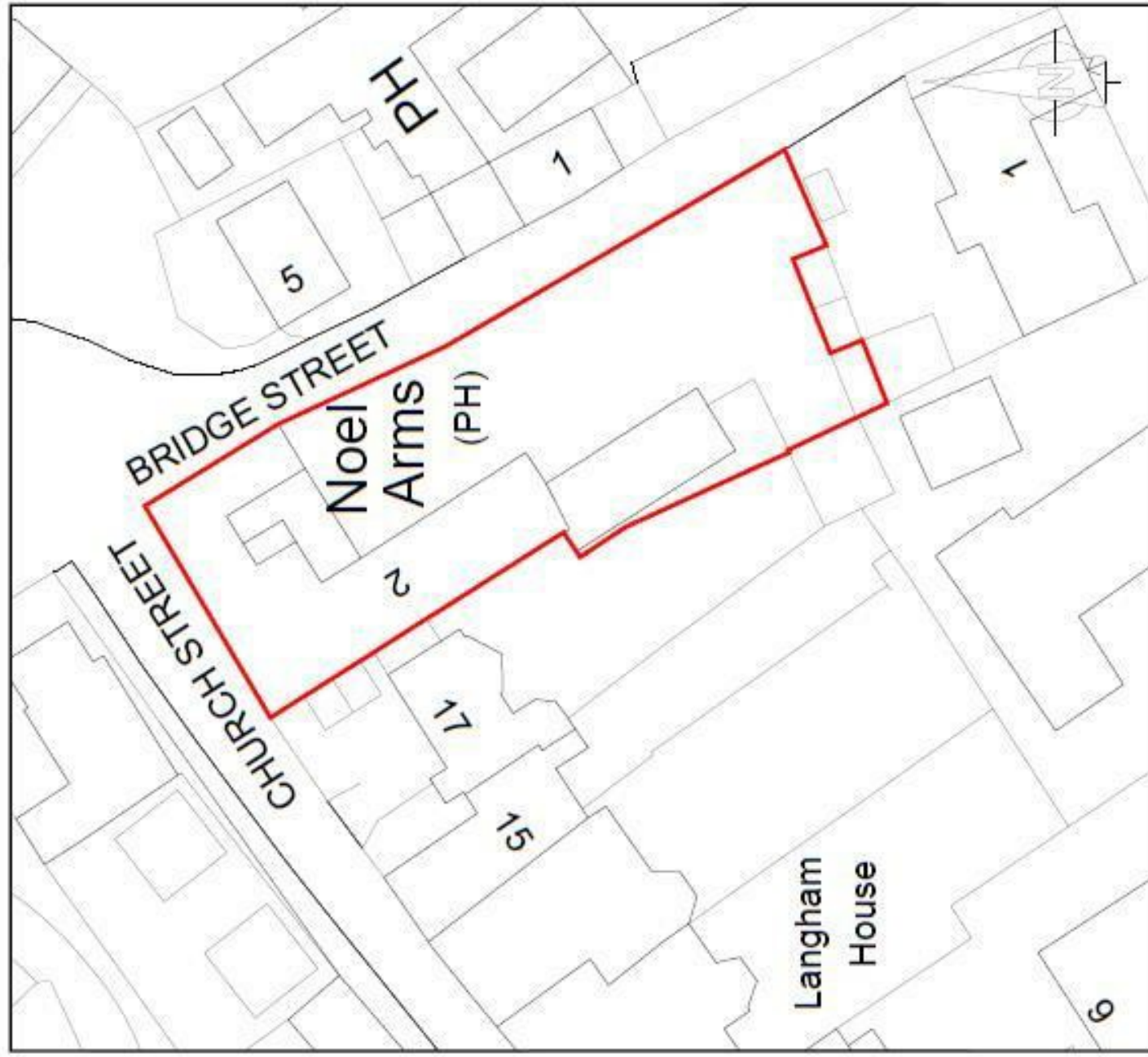


Environmental Impact (CO₂) Rating





The Noel Arms Site, 2 Bridge Street, Langham, Oakham Rutland, LE15 7HU



Not to scale - for identification purposes only