



Land at 2 CHURCH LANE

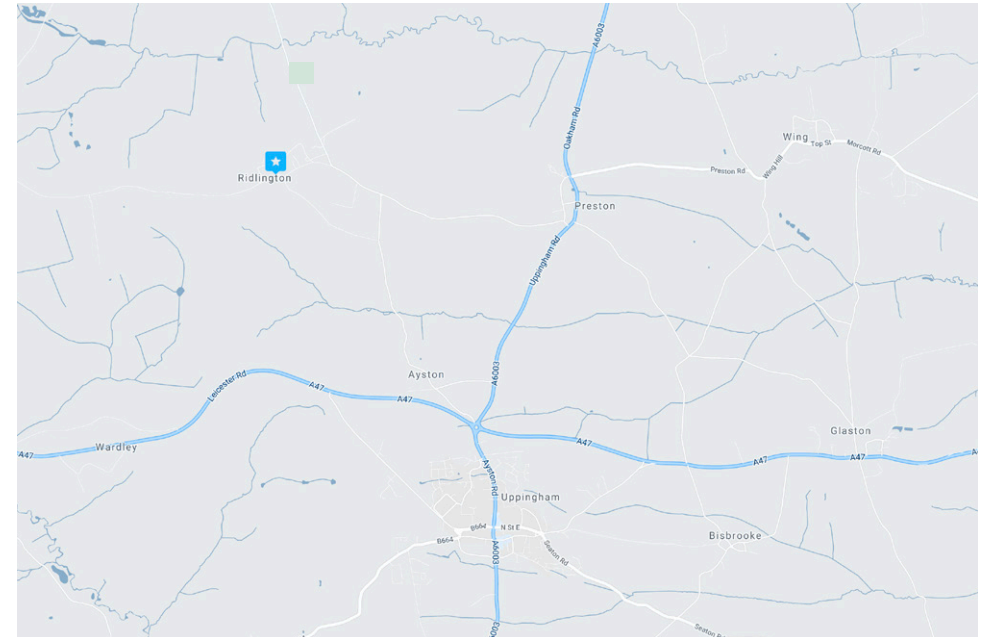
RIDLINGTON, LE15 9AL

The SITE

An opportunity to acquire a freehold property with full planning permission for the development of a detached family home, in the Rutland village of Ridlington.

Located in the charming village of Ridlington in the south-west of Rutland, the site has a detailed planning permission for the development of a luxury six-bedroom, three-storey, family home. Rutland County Council granted planning permission in February 2022 (2021/0083/FUL). Ridlington benefits from a church, village hall and playing field. The village is approximately 2.5

miles north-west of the historic market town of Uppingham, home to the prestigious Uppingham School. Nearby, Rutland Water offers a wealth of waterside walks, cycle trails, and opportunities for fishing and sailing. The site offers excellent access to the A47, facilitating travel to the cities of Peterborough and Leicester, both within approximately 40 minutes.



Luxury
LIVING

BESPOKE, EXCLUSIVE, TRANQUIL



Exclusive
DESIGN

CONTEMPORARY, ELEGANT & UNIQUE



Site and FLOOR PLANS

House:

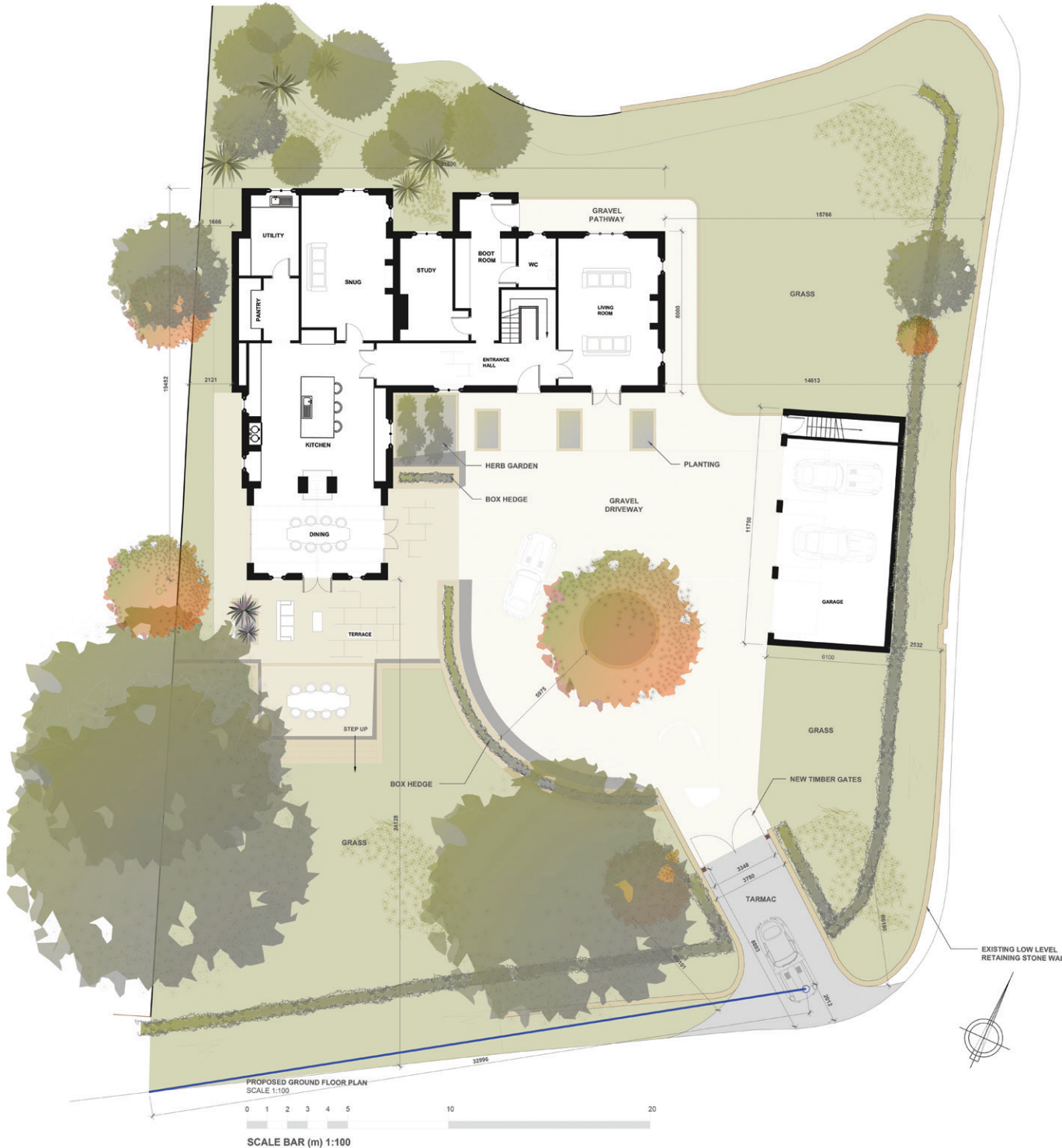
Ground floor: approx. 214sq metres
 First floor: approx. 176sq metres
 Second floor: approx. 60sq metres
 Total: approx. 450sq metres / 4,840sq ft

Garage:

Ground floor: approx. 61sq metres
 First floor: approx. 36sq metres
 Total: approx. 97sq metres / 1,045sq ft

Total Gross Internal Area:

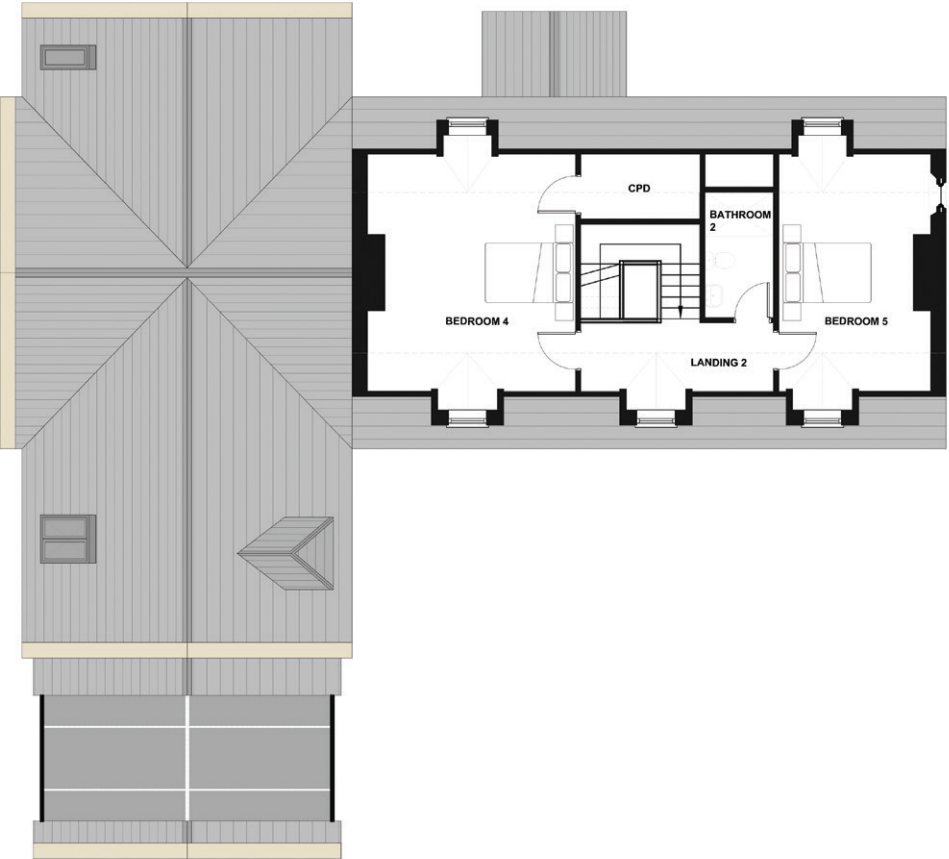
approx. 547sq metres / 5,885sq ft



Site and FLOOR PLANS



PROPOSED FIRST FLOOR PLAN
SCALE 1:100



PROPOSED SECOND FLOOR PLAN
SCALE 1:100

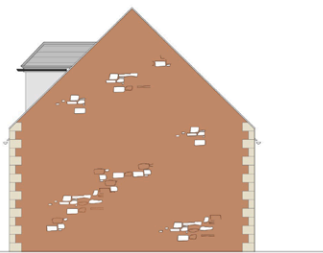
ELEVATIONS



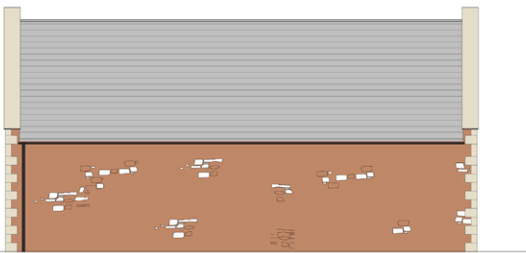
ELEVATIONS



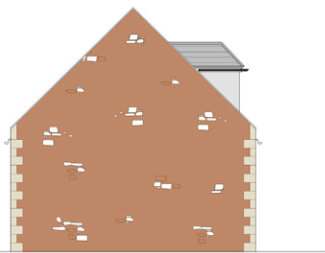
SOUTH WEST ELEVATION
SCALE 1:100



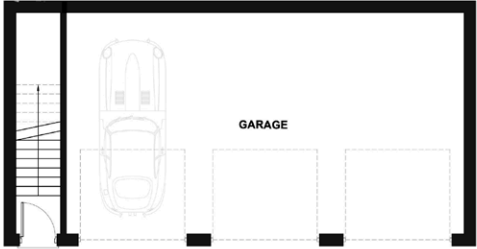
SOUTH EAST ELEVATION
SCALE 1:100



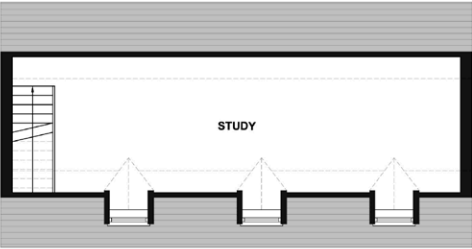
NORTH EAST ELEVATION
SCALE 1:100



NORTH WEST ELEVATION
SCALE 1:100



PROPOSED GROUND FLOORPLAN
SCALE 1:100



PROPOSED FIRST FLOORPLAN
SCALE 1:100

Agent DETAILS



For details contact Pelham James on 01572 497070, or email team@pelhamjames.co.uk
www.pelhamjames.co.uk

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