

Not to scale—for identification purposes only



West Elevation



East Elevation



Two Building Plots, Oakham Road, Ashwell, Rutland, LE15 7LW
Guide Price £550,000



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Two Building Plots, Oakham Road, Ashwell, Rutland, LE15 7LW

Tenure: Freehold

Council Tax Band: (Rutland County Council)

DESCRIPTION

An opportunity has arisen to acquire two residential building plots with full planning permission in a premium Rutland village approximately 2 miles to the west of the market town of Oakham in the county of Rutland.

The land extends in total to approximately 0.75 acres and is located directly off the Oakham Road on the edge of the village with rural views to the front and rear.

Each property has an internal floor area of approximately 2,680 sq ft (249 sq m) with a detached garage of 420 sq ft (39 sq m).

PLANNING

Full Planning Permission was granted by Rutland County on the 27th February 2026 for the "Erection of 2 no. dwellings and new access onto Oakham Road. Land to the east of Oakham Road, Ashwell, Rutland, LE15 7LW". Planning Ref: 2025/1252/FUL. A copy of this planning consent is included within this brochure.

Full details of this planning consent can be found at www.rutland.gov.uk

COMMUNITY INFRASTRUCTURE LEVY (CIL)

The purchaser is to be responsible to pay any Community Infrastructure Levy which becomes to be

paid on the development of this land. Please address any enquiries relating to the CIL directly with Rutland County Council.

GUIDE PRICE

£550,000.00

METHOD OF SALE

The land is offered available for sale as a whole, with vacant possession being given on completion.

ASHWELL

Ashwell is situated 3 miles from Oakham which is a small market town having many shopping and recreational facilities. It is well situated for easy access to many other work centres including Uppingham, Corby, Kettering, Stamford, Peterborough, Leicester, Melton Mowbray and Nottingham. Rutland Water with its extensive leisure pursuits including fishing, sailing and walking is only a few miles away.

For shopping there is a good range of shops in Oakham, together with a produce market every Wednesday and Saturday, and other facilities in the town include doctors, dentists, opticians, chemists, library etc.

Sporting facilities in the area are many and varied including cricket, rugby, football, tennis, bowls and

golf, with a number of eighteen-hole courses. In addition there are a number of leisure pursuits which can be enjoyed on Rutland Water including fishing, sailing and windsurfing.

Rutland and Leicestershire are renowned for hunting and there are some good Hunts locally including the Cottesmore, the Quorn, the Fernie and the Belvoir.

For education, in addition to a wide range of Local Authority schools there are the well known public schools at Oakham, Uppingham and Stamford.

SERVICES

There is currently no mains water supply to this land.

COUNCIL TAX

Enquiries to Rutland County Council, Oakham 01572-722577

VIEWING

By appointment to be made strictly through the Sole Selling Agents please.

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



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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.

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Swallows Dene

Brook Dene

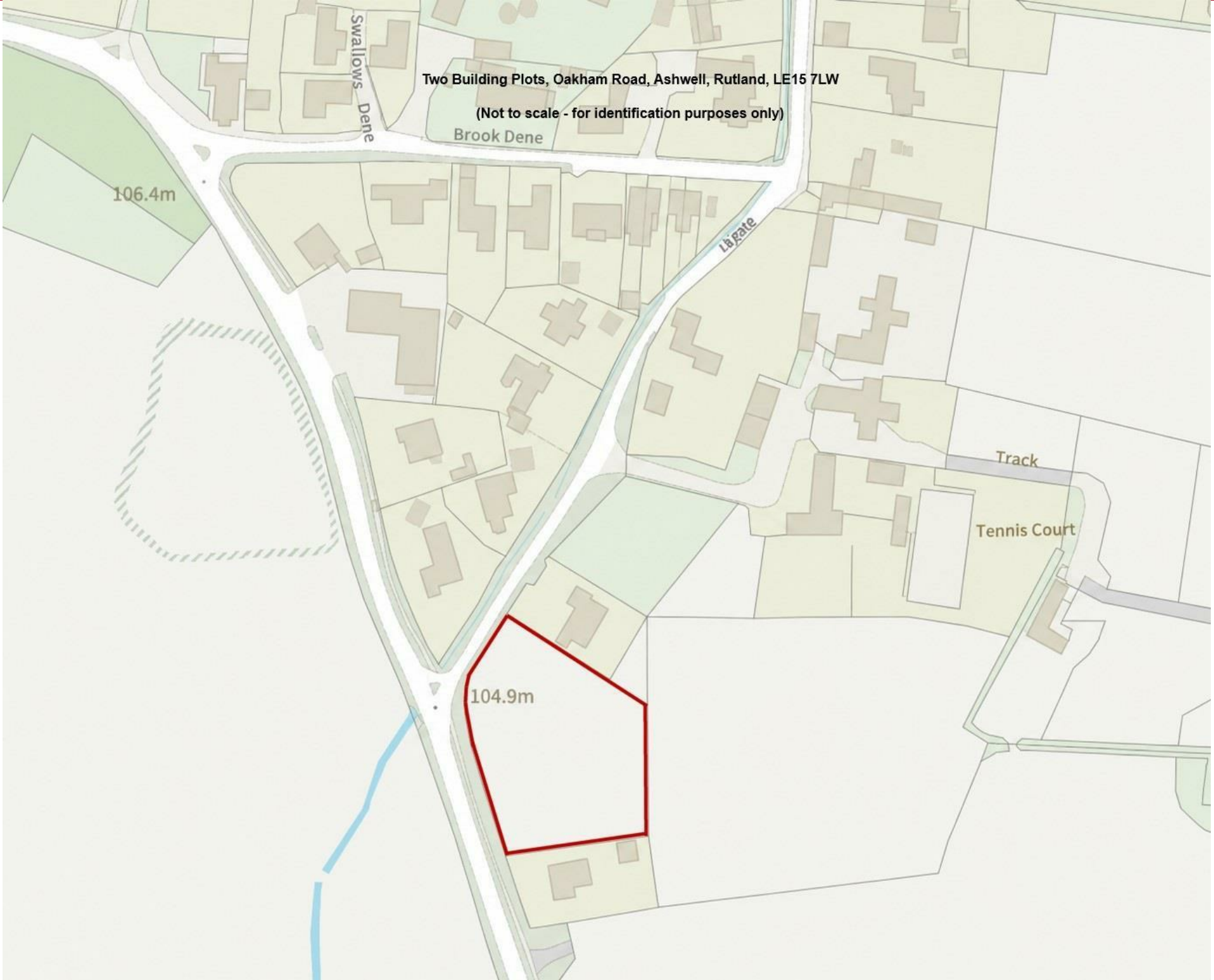
Ligate

106.4m

Track

Tennis Court

104.9m



Two Building Plots, Oakham Road, Ashwell, Rutland, LE15 7LW

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FULL PLANNING PERMISSION

Applicant Name and Address

Agent Name and Address

Date of Validation
7 October 2025

Application Number:
2025/1252/FUL

PROPOSAL: Erection of 2 no. dwellings and new access onto Oakham Road.
LOCATION: Land To The East Of Oakham Road Ashwell Rutland

GRANT PLANNING PERMISSION in accordance with the application and plans submitted subject to the following conditions:

- 1 The development shall be begun before the expiration of three years from the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans numbers
E001 (existing),
Proposed Plans (Block Plan Plots 1 and 2, Floorplans Elevations P001, P010, P011
Tree plans nos. TS-25-12001(tree survey), TCP-25-12-001
Tree Constraints and Tree Protection Plans including the materials specified therein.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 No development above ground level shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard and soft landscaping works for the site, which shall include any proposed changes in ground levels, boundary treatments and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication "BS 5837: 2012 Trees in Relation to Construction."

Reason: To ensure that the landscaping is designed in a manner appropriate to the locality and to enhance the appearance of the development.

- 4 All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved landscaping details shall be carried out during the first planting and seeding season (October - March inclusive) following the commencement of the development or in such other phased arrangement as may be agreed in writing by the Local Planning Authority. Any trees or shrubs which, within a period of 5 years of being planted die are

removed or seriously damaged or seriously diseased shall be replaced in the next planting season with others of similar size and species.

REASON: To ensure that the landscaping is carried out at the appropriate time and is properly maintained

5 No development shall commence until details of existing and proposed levels of the site, finished floor levels and identifying all areas of cut or fill, have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the agreed scheme before any dwelling is first occupied.

Reason: To ensure that the relationship of the proposed dwellings to each other and to adjacent dwellings is acceptable, in the interests of residential amenity.

6 No development shall commence until the existing trees on the site, agreed with the Local Planning Authority for inclusion in the scheme of landscaping / shown to be retained on the approved plan, have been protected by the erection of temporary protective fences in accordance with BS5837:2012 and of a height, size and in positions which shall previously have been agreed, in writing, with the Local Planning Authority. The protective fences shall be retained throughout the duration of building and engineering works within the approved development in the vicinity of the trees to be protected. Within the areas agreed to be protected, the existing ground level shall be neither raised nor lowered, and no materials or temporary building or surplus soil shall be placed or stored there. If any trenches for services are required in the protected areas, they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 5cm or more shall be left unsevered.

Reason: The trees are important features in the area and this condition is imposed to make sure that they are properly protected while building works take place on the site, in accordance with Policy SP15.

7 The development hereby permitted will be restricted to a maximum discharge rate of 5l/s for the whole site in accordance with a Flood Risk Drainage Strategy to be submitted and approved by the Local Planning Authority.

Reason: To ensure that there is no flood risk off the site resulting from the proposed development.

8 The development hereby permitted shall not commence until full details of the design, implementation, maintenance and management have been submitted to and approved in writing by the local planning authority. Those details shall include:

- a) information about the temporary storage facilities, means of access for maintenance, the methods employed to delay and control surface water discharged from the receiving groundwater and/or surface waters;
- b) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts and ditch clearance where relevant);
- c) Flood water exceedance routes, both on and off site;
- d) A full capacity and condition assessment of the existing ditches from the discharge point, upstream to nearby Brook;
- e) A timetable for implementation;
- f) Site investigation and test results to confirm infiltrations rates and
- g) A detailed management and maintenance plan for the lifetime of the development which shall include the arrangements for the adoption by an appropriate public body

or statutory undertaker, management and maintenance by a Residents' Company or any other arrangement to secure the operation of the surface water drainage scheme throughout its lifetime.

Reason: To ensure the proposed development can be adequately drained whilst ensuring there is no flood risk on or off the site resulting from the proposed development.

- 9 Prior to first occupation of any dwelling, vehicle to vehicle visibility splays shall be provided in accordance with the details shown on Plan number B-25-0070/HY01 and kept free of any obstructions over 600mm in height above ground level.

Reason: In the interest of highway safety in accordance with Policy SP15 in the Adopted Rutland Local Plan Site Allocations & Policies DPD 2014, Design Guidelines for Rutland (SPD), The National Design Guide (2021) and Paragraph 115 of the National Planning Policy Framework(2024).

- 10 Prior to occupation of the development a 2 metre x 2 metre pedestrian visibility splay, as measured from and along the highway boundary, shall be provided on both sides of the vehicular access. Such visibility splays shall be retained free of any obstruction in perpetuity.

Reason: To provide adequate inter-visibility between the users of the access and pedestrians in the adjoining public highway in the interest of highway safety in accordance with Policy SP15 in the Adopted Rutland Local Plan Site Allocations & Policies DPD 2014, Design Guidelines for Rutland (SPD), The National Design Guide (2021) and Paragraph 116 of the National Planning Policy Framework (2024).

- 11 An access of 5.5m wide for a minimum distance of 10m from the back edge of the public highway together with the dropped vehicular crossing shall be fully implemented to surface course and be designed and constructed to ensure no private surface water can flow on to the public highway prior to occupation and thereafter maintained in perpetuity.

Reason: In the interests of highway safety

- 12 No unbound material shall be used in the surface treatment of the vehicular access within 10 metres of the highway boundary and the design and construction will ensure that no private surface water can flow on to the public highway.

Reason: To avoid displacement of loose material onto the highway in the interests of highway safety and to ensure that drainage is sustainable. in accordance with Policy SP15 in the Adopted Rutland Local Plan Site Allocations & Policies DPD 2014, Design Guidelines for Rutland (SPD), The National Design Guide (2021) and Paragraph 116 of the National Planning Policy Framework(2024).

- 13 The existing access on the corner of Water Lane and Oakham Road as shown on the site layout plan shall be permanently closed, incorporating the reinstatement to full height of the highway verge and kerbing, within 7 days of the proposed new access being brought into use.

Reason: To ensure the removal of unnecessary points of traffic conflict in the highway in the interests of highway safety in accordance with Policy SP15 in the Adopted Rutland Local Plan Site Allocations & Policies DPD 2014, Design Guidelines for Rutland (SPD), The National Design Guide (2021) and Paragraph 115 of the National Planning Policy Framework (2024).

- 14 Car parking including garages and turning shall be provided in accordance with the approved layout plans prior to the first occupation of the dwellings to which it relates. It shall thereafter be retained and not used for any other purpose other than the parking and turning of vehicles.
- Reason: In order to ensure that sufficient car parking and turning remains available on site in the interests of highway safety in accordance with Policy SP15 in the Adopted Rutland Local Plan Site Allocations & Policies DPD 2014, Design Guidelines for Rutland (SPD), The National Design Guide (2021) and Paragraph 116 of the National Planning Policy Framework (2024).
- 15 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
- (i) The parking of vehicles of site operatives and visitors
 - (ii) Loading and unloading of plant and materials
 - (iii) Storage of plant and materials used in constructing the development
 - (iv) Times of deliveries and hours for working on site.
 - (v) Measures to control the emission of dust and dirt during construction
 - (vi) A scheme for recycling/disposing of waste resulting from demolition and construction works
 - (vii) Residents liaison
- Reason: To ensure that the development can be carried out safely without unacceptable risks to other highway users, works and neighbours.
- 16 Prior to commencement of development the developer must carry out and submit to the Local Planning Authority for approval in writing a pre-condition full width public highway survey of Oakham Road and Water Lane along the site frontage and 50m in either direction. The results of the inspection will be provided by way of a numbered photographic survey together will block plans showing the locations of each photo. A joint inspection with the Local Highway Authority covering the same area will take place on completion of the development to identify any damage and determine any remedial work required, the costs of which will be borne by the developer.
- Reason: In the interests of highway safety in accordance with Policy SP15 in the Adopted Rutland Local Plan Site Allocations & Policies DPD 2014.
- 17 The development hereby approved shall be implemented in strict accordance with the measures stated in section 6 of the Ecological Appraisal (Allied Ecology, Jan 2025). No development shall take place until a biodiversity enhancement scheme has been submitted to and approved in writing by the LPA. Enhancements shall include (but is not limited to) at least two integrated bat boxes, two integrated bird boxes, two hedgehog domes along with the make/model and their locations. Any enhancement measures need to be shown on all relevant submitted plans. All works are to proceed strictly in accordance with the approved scheme.
- Reason: To ensure suitable wildlife mitigation
- 18 No development shall take place until a detailed design and associated management and maintenance plan of surface water drainage for the site using sustainable drainage methods has been submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved detailed design prior to the use of the building commencing.
- Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal.

INFORMATIVES:

Proactive Statement – This decision has been reached taking into account paragraph 39 of the National Planning Policy Framework.

Rutland County Council became a Community Infrastructure Levy (CIL) Charging Authority on 1st March 2016. Full details of CIL are available on the Council's website www.rutland.gov.uk.

This development is subject to a Community Infrastructure Levy (CIL) liability. This will be assessed once permission is granted.

Street Naming & Numbering - Section 17 - 18 Public Health Act 1925

The development will result in the creation of new street(s) and/or new dwelling(s) and/or allocate appropriate street names and property numbers. This procedure is applicable to the sub-division of premises, which will provide multiple occupancy for both residential and commercial buildings. Before development is commenced an application should be made, allowing 8 weeks to complete. Details are available on our website at the following link:- <https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/street-name-and-numbering/>
Should you require assistance please email snn@rutland.gov.uk. Please note this is not a function covered by your planning application but is a statutory obligation of the Local Authority and must be dealt with as a separate matter following planning approval.

Utility Services - Section 50 NRSWA 1991

The development is likely to involve works within the public highway in order to provide services to the site or which will affect existing services. Such works must be licenced under the New Roads and Street Works Act 1991. It is essential that, prior to the commencement of such works, adequate time be allowed in the development programme for, the issue of the appropriate licence, approval of temporary traffic management and booking of road space. Further details can be obtained from our website and any queries can be emailed to highways@rutland.gov.uk.

Off-site Highway Works - Section 278 Highways Act 1980

The development involves extensive works within the public highway. Such works must be the subject of a legal agreement under Section 278 of the Highways Act 1980. It is essential that prior to the commencement of the highway works, adequate time is allowed in the development programme for, approval by the council of the design, contractors, technical vetting, safety audits, approval of temporary traffic management, booking of road space for off-site highway and service works and the completion of the legal agreement. Works must not commence until the legal agreement is in place and road space booked. Please email highways@rutland.gov.uk for further details.

Penalty for Depositing on the Highway - Section 148, Sub-Sec C Highways Act 1980

It is an offence to deposit anything including building materials or debris on a highway which may cause interruption to any user of the highway (including footways and verges). In the event that a person is found guilty of this offence, a penalty may be imposed in the form of a fine. It is the responsibility of the developer and contractor(s) to ensure that no building materials or debris are placed on or remain within the highway during or after the construction period.

Removal of Deposits on the Highway - Section 149 Highways Act 1980

If anything is so deposited on a highway as to constitute a nuisance, the Local Highway Authority may by notice require the person who deposited it there to remove it forthwith and if he fails to comply the Local Highway Authority may make a complaint to a Magistrates Court for a Removal and Disposal Order. In the event that the deposit is considered to constitute a danger, the Local Highway Authority may remove the deposit forthwith and recover reasonable expenses from the person who made the deposit. It is the responsibility of the developer and contractor(s) to ensure that no building materials or debris are placed on or remain within the highway during or after the construction period.

The applicant's attention is drawn to the consultation comments and recommendations received from the Designing out Crime Officer & Architectural Liaison Officer at Leicestershire Police that should be incorporated into the application.

Culvert/LLFA Approval- The development requires the need for a ditch to be culverted. The applicant will need to apply to the LLFA to seek approval prior to the commencement of the development. The culvert detail should be submitted to the LHA and the LLFA as part of the Section 278 review. The applicant should ensure that a minimum verge width is provided of 1m from the edge of the proposed access carriageway to the back to the headwall detail each side of the access.

The Local Planning Authority encourages the incorporation of renewable energy technologies and sustainable design measures in new developments to reduce carbon emissions and improve energy efficiency. The applicant is advised to consider the installation of solar photovoltaic panels, air-source or ground-source heat pumps and other renewable technologies where feasible, in accordance with Policy CS20 (Energy Efficiency and Low Carbon Energy Generation) and the principles of the National Planning Policy Framework. These measures should be explored at the building design stage or through subsequent retrofitting to enhance the long-term sustainability of the development.

Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Rutland County Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

However based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Irreplaceable Habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

You are advised that this proposal may require separate consent under the Building Regulations and that no works should be undertaken until all necessary consents have been obtained. Advice on the requirements of the Building Regulations can be obtained from the Building Control Section, Places Directorate, Rutland County Council.

Decision Date: 27 February 2026

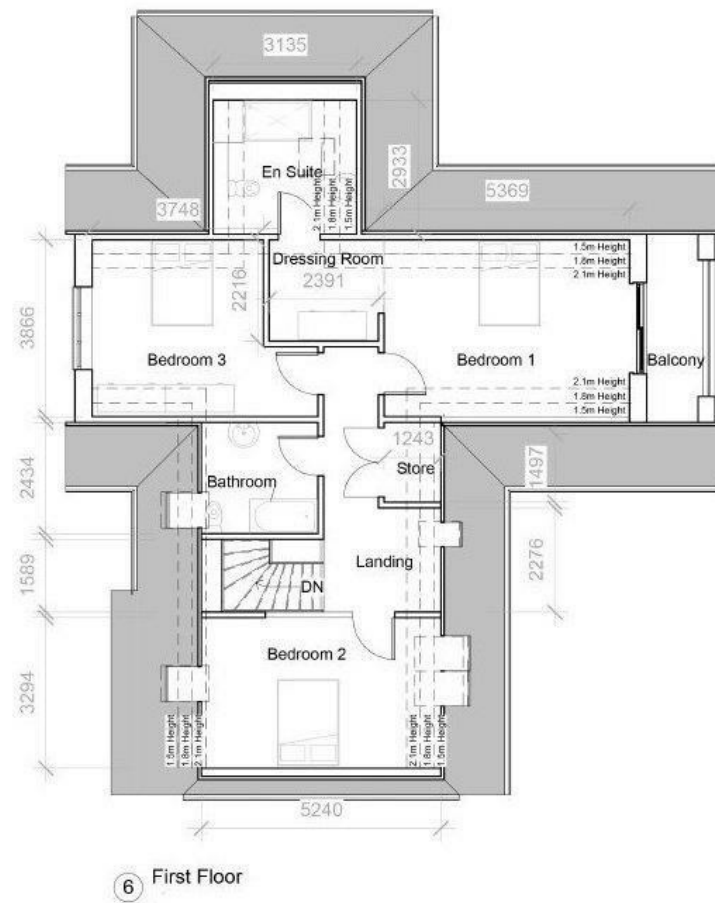
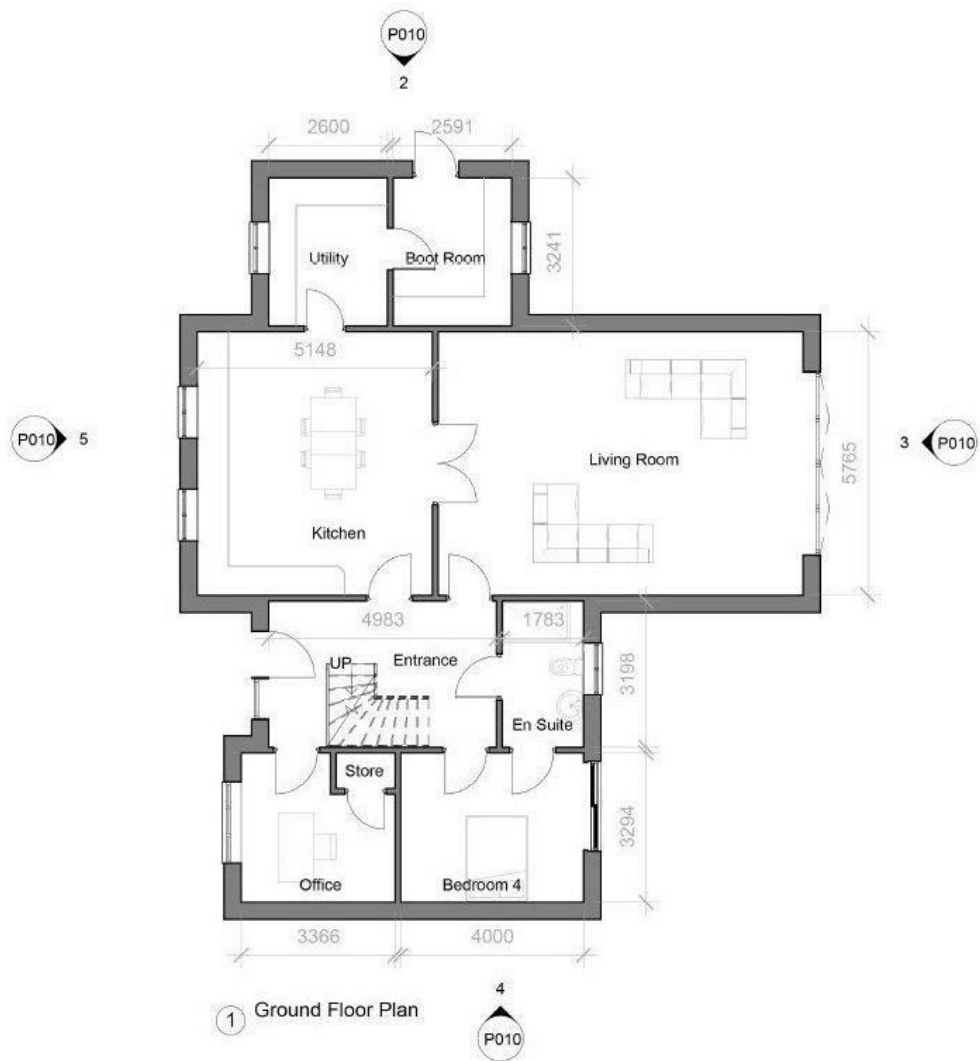


Proper Officer of the Council

PLANNING PERMISSION

IMPORTANT NOTES

1. Please quote your application reference number (2025/1252/FUL) in all relevant correspondence.
2. **Appeals to the Secretary of State**
 - If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
 - If you want to appeal against your local planning authority's decision then you must do so within **6 months** of the date of this notice.
 - Appeals should be made online via [Appeal a planning decision](#). If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.
 - Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at [Make an appeal to the Planning Inspectorate and associated guidance](#).
 - The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
 - The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.



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