

Richardson

CHARTERED SURVEYORS

**9.59 Acres of Amenity Woodland
Burley Road
Oakham
LE15 7LG**

FOR SALE

GUIDE PRICE £100,000



- For Sale by Private Treaty
- Tranquil Rural Location
- 9.59 Acres (3.88 ha)
- Registered Title
- Available as a Whole or in 2 Lots
- Freehold

Sheep Market House, Stamford, PE9 2RB



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DESCRIPTION

On behalf of The Hospital of St John the Evangelist and St Anne in Okeham. Charity Number 218931. Two parcels of woodland extending to 9.59 acres (3.88 ha) available as a whole or as 2 separate lots. The property runs alongside the Oakham Canal. Opened in 1802, the canal closed 45 years later but now presents as a green corridor for wildlife and the local community. Title Number LT379442.

LOCATION

The woodland is located on Burley Road, Oakham in the county of Rutland.

Lot 1 - what3words: sprays.regarding.dwell

Lot 2 - what3words: roosters.builder.jukebox

LOT 1 - GUIDE PRICE £50,000

Lot 1 lies south of Burley Road and extends to 5.02 acres (2.03 ha). It has direct access off Burley Road and is outlined red on the attached plan.

LOT 2 - GUIDE PRICE £50,000

Lot 2 lies north of Burley Road and extends to 4.57 acres (1.85 ha). It has direct access off Burley Road and is outlined blue on the attached plan.

METHOD OF SALE

The land is for sale by Private Treaty with Vacant Possession.

The land is available as a whole or in 2 lots.

CLAWBACK

The property is subject to an existing clawback in favour of a previous owner. The vendors will be implementing restrictive covenants to maintain the woodlands amenity use for the community. Further details from the selling agents.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The land is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, whether public or private, and any other rights, obligations, easements and quasi easements, whether specifically mentioned or not. Lot 2 is crossed by an electric line.

A permissive footpath is currently in place over both lots.

SPORTING, MINERAL & TIMBER

The sporting, mineral and timber rights are included in the freehold sale, to the extent that they are owned. The fishing rights are reserved to a previous owner.

HISTORIC DESIGNATION

We understand the land is not affected or restricted by any Ancient Monument Designation.

ACCESS

Lot 1 is accessed directly off Burley Road. Lot 2 is accessed directly off Burley Road and Ashwell Road.

BOUNDARIES

The successful purchaser shall be deemed to have full knowledge of all boundary responsibilities.

SERVICES

There are currently no mains services available.

TENURE & POSSESSION

The land is offered for sale Freehold, with the benefit of Vacant Possession.

LOCAL AUTHORITY

The land is located within the administrative boundaries of Rutland County Council.

VIEWINGS

At any daylight hour, on foot, with a set of particulars to hand.

HEALTH & SAFETY

Please be as vigilant as possible when making your inspection. Please observe any specific signage on the property.

PLANS

The plan enclosed is for identification purposes only.

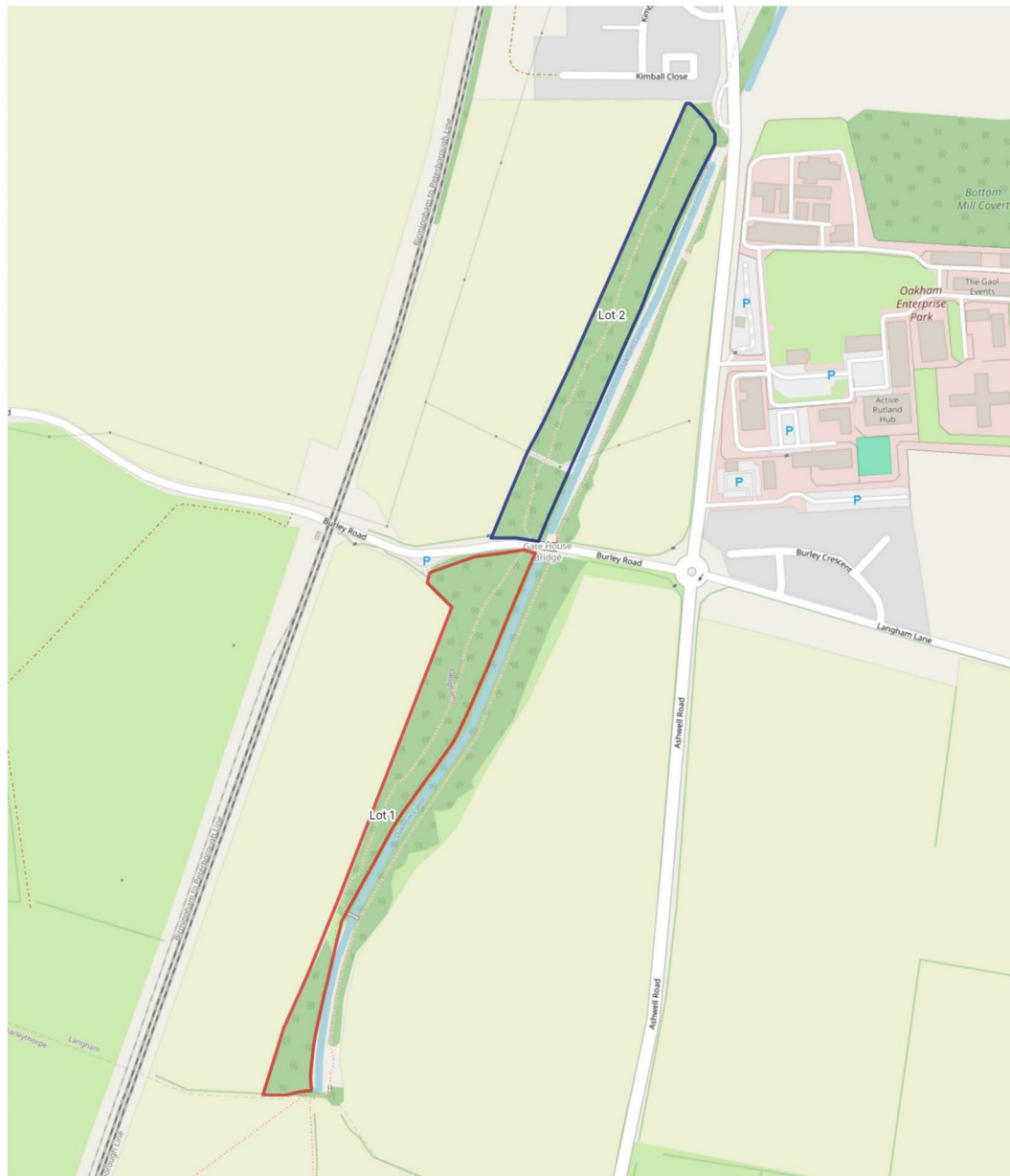
FURTHER INFORMATION

For further information please contact Jamie Richardson on his direct line 01780 761651 or email jrichardson@richardsonsurveyors.co.uk or contact Charles Richardson on 01780 758008 or email crichardson@richardsonsurveyors.co.uk

VAT

Guide prices provided are exclusive of VAT. In the event that the sale of the property, or any part or right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.





Produced on Land App, May 18, 2026.
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100 m
Scale 1:4891 (at A4)
N

IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract 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.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

PLANS - The plans included are based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (ES100003856). The plans are published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.