



# 34 Main Road, Barleythorpe

## Material Information Pack

34 Main Road Barleythorpe, Oakham, LE15 7EE

Kotini has gathered this property information and the sellers have confirmed it to be accurate as of:

**24/06/2026 17:03**

# Introduction

Estate agents are required to provide consumers with 'material information' in property listings to ensure they can make an informed decision when buying a property. Material information is information that the average person needs in order to make an informed transactional decision basically, whether a person decides to enquire further, view, or buy /rent a property.

The estate agent you're buying from is dedicated to helping people find the right property for them and, as such, is providing this information so that you can make an informed decision.

If you have any questions about the information contained in this report, please contact your estate agent.

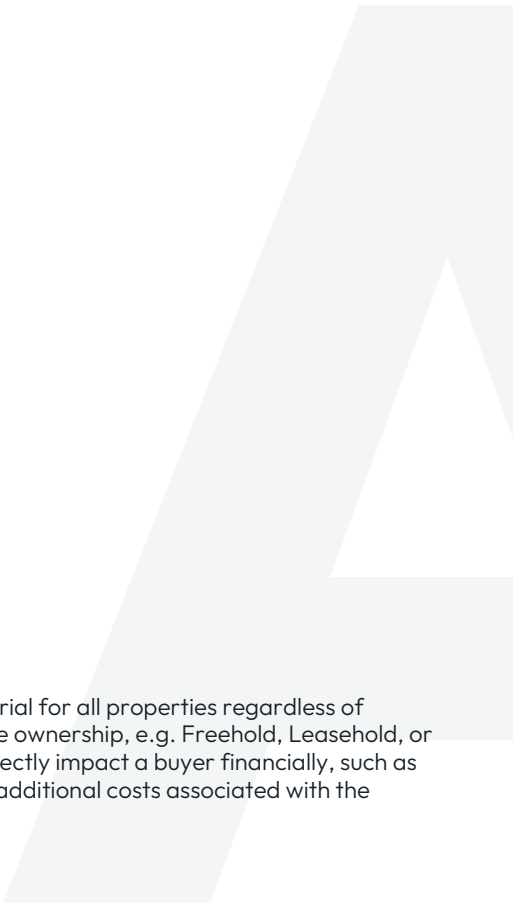


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# Part A

**Ownership**

**Council Tax**

**Energy Performance Certificate**

**Type of construction**

Part A contains the information considered material for all properties regardless of location. Expect to see in this section details of the ownership, e.g. Freehold, Leasehold, or something else, as well as anything that would directly impact a buyer financially, such as council tax, ground rent, service charges, or any additional costs associated with the property.



# Ownership - LT374828

**Tenure of the property**

Freehold

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**Title number**

LT374828

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**Is the whole freehold being sold**

Yes

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End of section



# Council Tax

Council Tax band

D

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Annual Council Tax

2697.5

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Alterations affecting the Council Tax band

No

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End of section



# Energy Performance Certificate

Current Energy Performance rating  
No Certificate

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End of section



# Type of construction

Property used for non-residential purposes

No

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Property built with standard forms of construction

Yes

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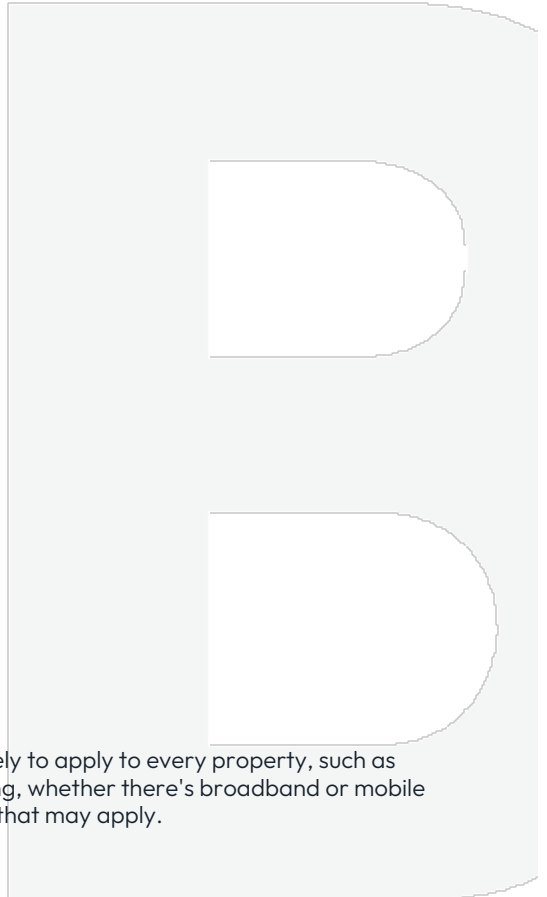
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# Part B

**Parking**

**Utilities**

Part B contains property information that's likely to apply to every property, such as utilities (water, heating, electricity, etc.), parking, whether there's broadband or mobile coverage at the property and any restrictions that may apply.





# Parking

Types of parking available

On Street

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Controlled parking in place

No

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Disabled parking available

No

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Electrical vehicle charging point at the property

No

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End of section



# Utilities

## ↓ Electricity

Property connected to mains electricity

Yes

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Other sources of electricity connected to the property

No

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Solar or photovoltaic panels installed at the property

No

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## ↓ Heating

Type of heating system

Central heating

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Central heating fuel

LPG

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Is the heating system in good working order

Yes

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Other heating features at the property

Double glazing, Underfloor heating, Wood burner, Open fire, Air source heat pump

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## ↓ Water

Mains water connected to the property

Yes

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Is the mains water supply metered

No

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## ↓ Drainage

Surface water drainage connected to the property

Yes

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Mains foul drainage connected to the property

Yes

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## ↓ Broadband

Broadband connection at the property

FTTP (Fibre to the Premises)

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## ↓ Mobile coverage

Mobile signal issues at the property

No

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End of section

# Part C

Building safety

Listing status

Conservation

Tree preservation orders

Environmental issues

Rights and informal arrangements

Notices

Accessibility adaptations

Part C contains property information that may need to be disclosed if the property is impacted by it, such as building safety issues, planning permission issues, and environmental risks. Where a property is impacted, enquire with the agent for more details.



# Building safety

Building safety issues at the property

No

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End of section



# Listing status

Listed building in England or Wales

Yes

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Details of the listed building status

Grade 2 listed

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End of section



# Conservation

Located in a designated conservation area

Yes

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Details of conservation area

Old Barleythorpe Conservation Area

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End of section



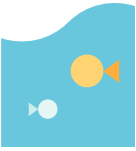
# Tree Preservation Orders

Tree preservation order in place

No

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End of section



# Environmental issues

## ↓ Flooding

Property flooded before

No

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Property at risk of flooding

No

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Flood defences in place

No

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## ↓ Coastal erosion

Coastal erosion risk

No

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## ↓ Coal mining

Coal mining risk

No

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## ↓ Other mining

Other mining risk

No

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End of section



# Rights and informal arrangements

Do the owners of any other properties exercise any rights or arrangements over this property?

No

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End of section



# Notices

**Infrastructure project notice(s)**

No

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**Neighbour development notice(s)**

Yes

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**Details of neighbour development notice(s)**

Grange Developments are currently nearing the end of the construction of 6 luxury dwellings to be known as Saxon Grange in the walled garden of the mansion that was Barleythorpe Hall. This lies to the rear of Yew Tree Cottage.

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**Listed building application notice(s)**

No

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**Party wall act notice(s)**

No

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**Planning application notice(s)**

Yes

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**Details of planning application notice(s)**

Only as mentioned previously

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**Required maintenance notice(s)**

No

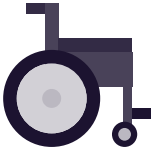
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**Other notices**

No

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End of section



# Accessibility adaptations

Accessibility adaptations at the property

No accessibility adaptations

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End of section