



Land at Lyddington, Rutland – about 3.38 acres

Land at Lyddington, Rutland

A parcel of grassland situated between the villages of Lyddington and Gretton

Lyddington 1 mile, Gretton 1 mile, Uppingham 3 miles, Corby 4 miles

About 3.38 acres

For sale as a whole

Guide Price £25,000

Situation

The land is located by the River Welland and lies between the villages of Lyddington and Gretton on the county boundary between Rutland and Northamptonshire. The land has vehicular access directly off Mill Road.

The Land

The land extends to approximately 3.38 acres of flat grassland.

Method of Sale

The freehold land is offered for sale as a whole by private treaty with vacant possession on completion.

Services

There are no services connected to the land.

Easements, Covenants & Wayleaves

We are not aware of any easements, covenants, or wayleaves; however, the land is sold subject to any that may exist.

Basic Payment

There are no delinked payments available to the Buyer.

Environmental Schemes

The land has not been entered into any environmental land management schemes.

Sporting, Timber and Mineral Rights

All mineral, timber and sporting rights are included in the freehold sale, in so far as they are owned.

Local Authority

Rutland County Council (unitary authority)
www.rutland.gov.uk

VAT

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the land, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Viewings

The land may be viewed at any reasonable time with a copy of these particulars to hand. Viewing is at your own risk and neither Shouler & Son nor the vendor take any responsibility for any losses or damages incurred during inspection.

What3Words Access Point

[showcases.expanded.tiling](https://www.what3words.com/showcases/expanded/tiling)





County Chambers, Kings Road, Melton
Mowbray, Leicestershire LE13 1Q

Harry Baines

07540 766675 | harry@chateradvisory.co.uk

Tim Harris

01664 786365 | t.harris@shoulers.co.uk

www.shoulers.co.uk

*Comprehensive, professional advice for all
land and property matters. Serving the East
Midlands since 1846.*

Shouler & Son for themselves and the vendors/lessors of this property whose agents they are give notice that:-

1. Prospective purchasers/tenants should note that no statement in these details is to be relied upon as representation of fact and prospective purchasers/tenants should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained. These particulars do not form part of any contract.
2. Please note that no appliances, services or installations have been tested and no guarantee as to condition or suitability is confirmed or implied. Prospective purchasers/tenants are advised to obtain verification from their surveyor or solicitor.
3. All measurements mentioned within these particulars are approximate.
4. No person in the employment of Shouler & Son has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendors/lessors.
5. Site plans and floor plans are for guidance purposes only and are not to scale.

AGENT'S NOTE

Any reference to the use or alterations of any part of the property does not imply that the necessary planning, building regulations or other consents have been obtained. It is the responsibility of a purchaser or lessee to confirm that these have been dealt with properly and that all information is correct.

Photographs are also provided for guidance purposes only. Contents, fixtures & fittings are excluded, unless specifically mentioned within these sales particulars.

