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Commercial Property Specialists

The Old Pumping Station
Ryhall Road

Ryhall, PE9 4EW

FOR SALE

Guide Price £50,000



- Site : 0.20 hectares (0.49 acres) approx
- Building: 26 sq m (280 sq ft) approx
- For Sale Freehold with Vacant Possession
- Unconditional Offers invited

Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB

RICS

www.richardsonsurveyors.co.uk

01780 758007

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LOCATION
Ryhall is a large village located on the eastern edge of Rutland approximately 3 km (2 Miles) north of Stamford on the A 6121. The village has an extensive sports complex, shop and children's playground. It has St Mary's Parish Church and two pubs. The population is about 2,000.

The site is situated on the southern edge of the village at the junction with the road to Little Casterton.

DESCRIPTION
The property comprises a level, triangular shaped site with an access track off the A6121, surrounded by a hedge and fence.

There is a single brick-built building on site measuring approximately 26 sq m (280 sq ft). There are no services connected to the building or site.

PLANNING
No information available – interested parties to make their own enquiries as to the current and potential uses of the property.

TENURE
The site is to be sold freehold with vacant possession. We understand that a caution was registered by Burghley House Preservation Trust who claim to be entitled to the minerals under the Property.

SERVICES
There is mains electricity on site but it is not currently connected, we are not aware of any other services on site.

WAYLEAVES & EASEMENTS
The land will be sold with the benefits of any wayleaves or easements whether or not disclosed. The vendors are unaware of such matters.

TERMS
The property is for sale by informal tender – closing date 30th November 2026. Unconditional offers are invited. Further details are available from the agent.

VAT
We understand that VAT will not be charged on the sale price.

LEGAL COSTS
Each party is to be responsible for its own legal costs incurred in the transaction.

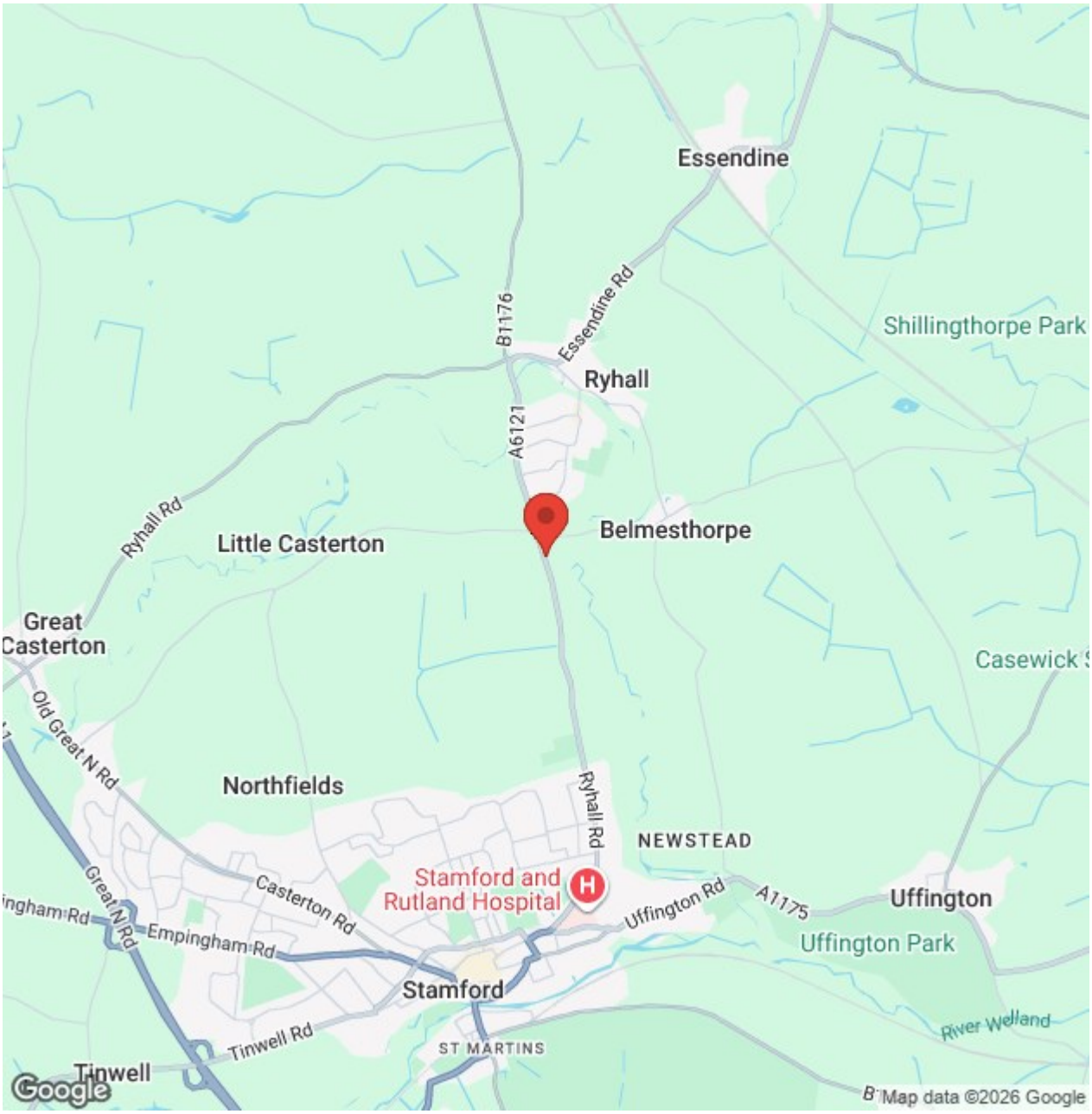
VIEWING
For further information or an appointment to view please contact
KM &
Andrew Leech at Richardson on 01780 762433 or email: aleech@richardsonsurveyors.co.uk

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Site Plan



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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