



Land off Ashwell Road, Whissendine, Rutland
0.76 acres of agricultural land with development potential, subject to planning

NEWTON
LAND • DEVELOPMENT • PROPERTY

Land off Ashwell Road, Whissendine, Oakham

Rutland, LE15 7EW

- For Sale by Private Treaty
- Approximately 0.76 acres (0.31 hectares)
- Road frontage to Ashwell Road
- Edge of village location
- Development potential, subject to planning

Description

The land extends to approximately 0.76 acres (0.31 hectares) in total and sits immediately to the west of Ashwell Road on the edge of the village of Whissendine. The site lies within the administrative boundary of Rutland County Council and the topography of the site falls gently towards the eastern boundary.

The land consists of a single enclosure of permanent pasture. The land is enclosed by mature hawthorn hedges along the southern and eastern boundaries, together with a post and wire fence enclosing the whole paddock. It joins the built up environment of the village to the north and south. The land is accessed via a hand gate from Ashwell Road.

The land is classified as Grade 3 according to the Natural England Regional Agricultural Land Classification Maps. The soils may be described as slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils, suitable for arable and grassland.

Location

The land is located to the west of Ashwell Road on the western edge of the village of Whissendine, approximately 4.5 miles north of Oakham and 6.5 miles south east of Melton Mowbray. These towns provide a good range of services and facilities. Whissendine offers a range of local services including two village pubs, convenience store, post office, primary school (OFSTED: Outstanding), sports club with playing fields, church and village hall.

The land is well situated for access to the local road network and is a great location for commuters with train stations at Oakham, Melton Mowbray, and Grantham, along with regular bus services to Stamford, Melton Mowbray, Oakham and beyond.



Tenure & Possession

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

Basic Payment Scheme (BPS) and Environmental Schemes

No Basic Payment Entitlements are included within the sale.

Sporting, Timber and Mineral Rights

The sporting, timber and mineral rights, so far as they are owned, are included within the freehold of the sale.

Wayleaves, Easements and Rights of Way

The land is sold subject to all rights of way, wayleaves and easements whether defined in this brochure or not. There is a public footpath crossing the land running from east to west.

Planning

The Rutland County Council Core Strategy was adopted in July 2011 covering the period up to 2026. Rutland are currently in the process of developing their new local plan to replace this over the next few years.

Policy CS3 of the adopted Core Strategy - Settlement Hierarchy - identifies Whissendine as a Smaller Service Centre. Smaller Service Centres can accommodate more minor development on a limited scale appropriate to the character and needs of the village.

Overage

The land will be sold subject to an uplift provision which will specify that 40% of any increase in value due to development (as defined in Section 55 of the Town and Country Planning Act 1990) will be payable to the Vendors or their successors in title should such development occur within 30 years from the date of completion. The uplift will be payable upon implementation or on a future sale with the benefit of planning permission for a non-agricultural use.

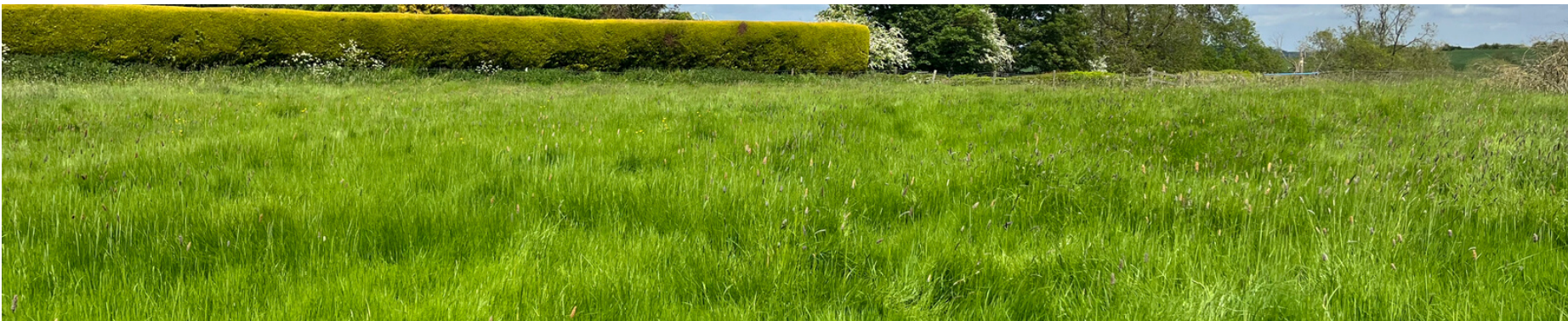


Local Authority

Rutland County Council
Catmose
Oakham
LE15 6HP

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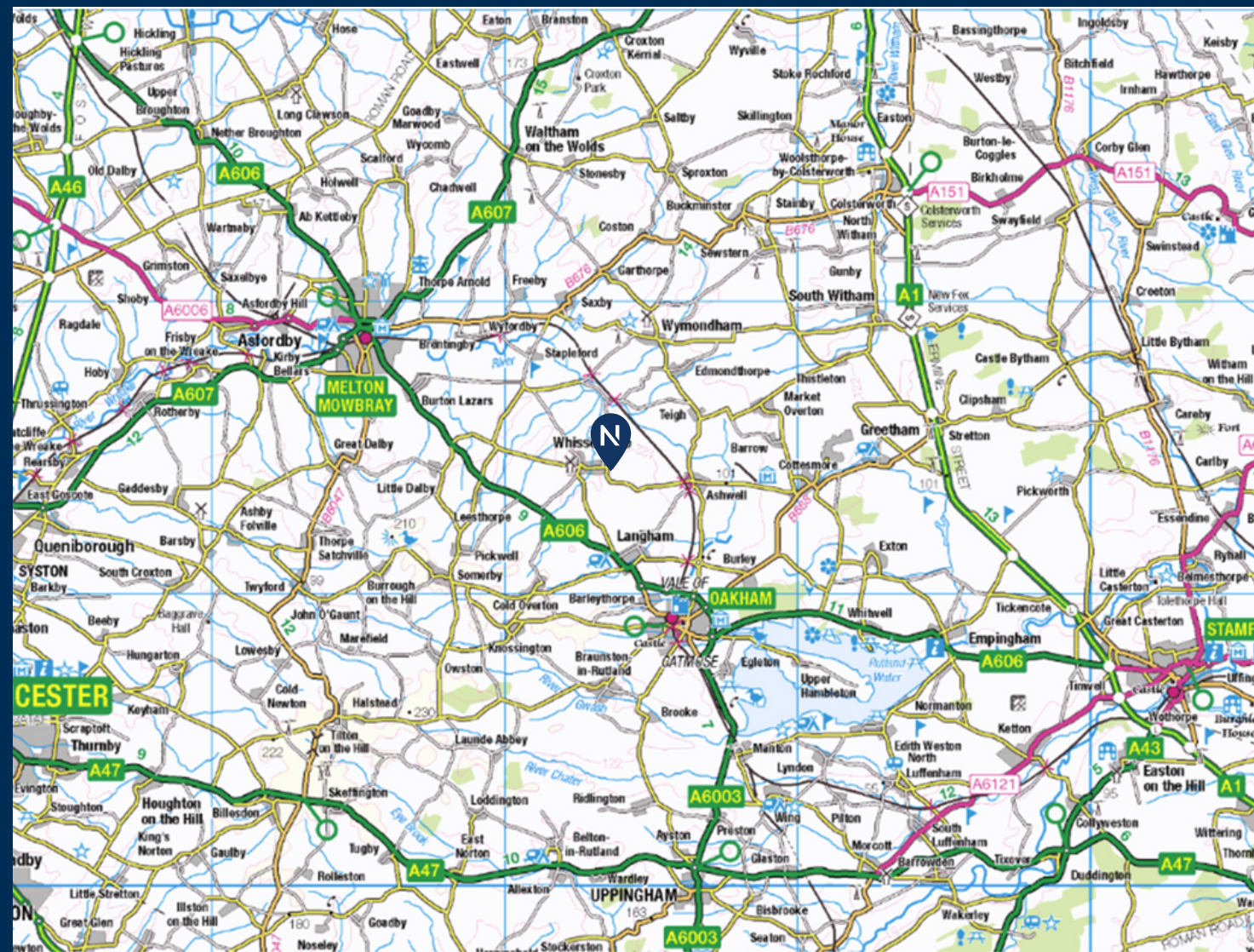
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MEASUREMENTS AND OTHER INFORMATION

All measurements are approximate. While we endeavour to make our sale particulars accurate and reliable, if there is any point, which is of particular importance to you, please contact Newton LDP Ltd and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.