

Richardson

CHARTERED SURVEYORS

**Paddock & Orchard
Church Lane, Lyddington
Oakham, LE15 9LN**

FOR SALE

LOT 1 - £65,000, LOT 2 - £20,000



- Sold in Two Lots
- 0.38 Acres Orchard
- By Informal Tender - 23.7.21
- 1.54 Acres Permanent Pasture

Sheep Market House, Stamford, PE9 2RB



www.richardsonestateagents.co.uk

01780 762433

Introduction

Comprising an attractive paddock of permanent pasture along with a small orchard area located in a delightful position in this quiet Rutland village. The property is offered in two lots and is for sale by informal tender, with a tender deadline of 23rd July 2021.

Directions

From Main Street in Lyddington village travel along Church Lane and take the right hand lane where the road forks at the church. Church Lane paddock is located on the right hand side, whilst the orchard is accessed via the pedestrian walkway adjacent the field gate.

Description

Lot 1 Church Lane Paddock - Shown coloured Red

Comprises a single enclosure of permanent pasture extending to approx 1.54 acres. The field is securely fenced for livestock and has a wooden field gate. The brook forming the eastern boundary provides a source of fresh water. The paddock is currently grazed by horses, however, it has in the past been grazed with sheep. The guide price for Lot 1 is £65,000.

Lot 2 The Orchard - Shown coloured Blue

Extends to approx 0.38 acres and provides a tranquil wooded area of broad leaf tree species bordered by the brook. The orchard is currently mowed to provide a network of grass footpaths interspersed with taller grasses and wild flowers. The orchard is accessed via the wooden hand gate to the right hand side of the main gate. The guide price for Lot 2 is £20,000.

Tenure

Church Lane Paddock is currently occupied under a grazing licence which expires on the 31st October 2021. The orchard is offered for sale with the benefit of vacant possession.

Basic Payment Scheme & Environmental Scheme

The land is not registered for the Basic Payment Scheme and is not included within any environmental scheme and is therefore sold free of any management restriction.

Easements, Wayleaves and Rights of Way

The property 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 1 has a wooden pole and stay wire.

Sporting, Timber & Mineral Rights

The sporting, mineral and timber rights are included in the freehold sale, to the extent as they are owned.

Services

There are no mains services connected to the land.

Local Authority

The property is located in the administrative boundaries of Rutland County Council.

Historic Designation

The land is not affected or restricted by any Ancient Monument designation.

Health & Safety

Please be as vigilant as possible when making your inspection. Please observe any specific signage of the property. Please adhere to any Government guidelines in respect to Covid-19.

Further Information

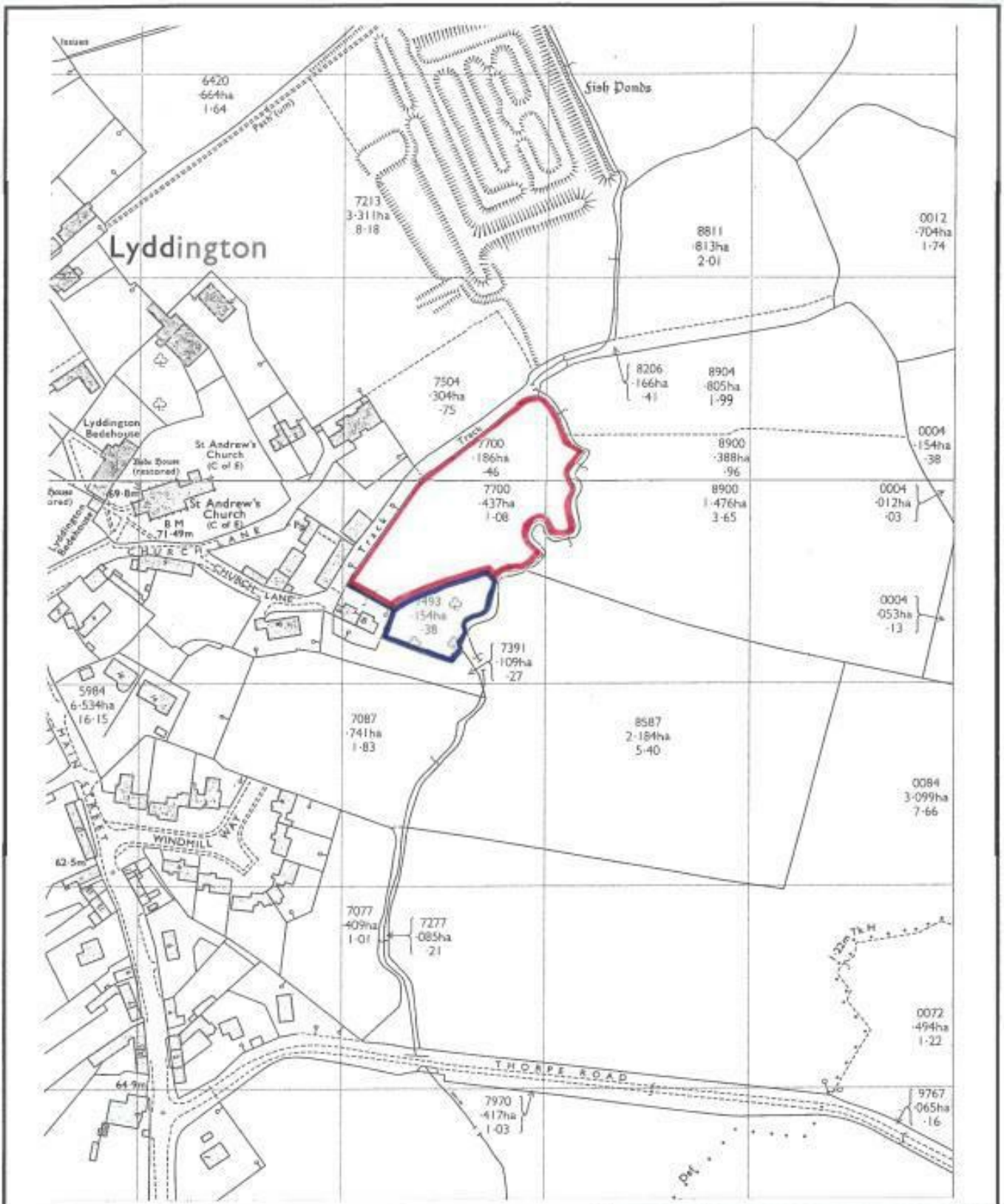
For further information please contact Mark Thomas direct line 01780 758009, mobile 07970 817789 or email mthomas@richardsonsurveyors.co.uk

Plans

The plan outlined in these details is for identification purposes only.

Viewings

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



TITLE: Land at Church Lane, Lyddington

SCALE: 1:2500 DATE: June 2021

PLAN REF: A1

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