



1.36 Acres With PP - On Line Auction

Barleythorpe, Oakham, Rutland, LE15 7FZ

**1.36 Acres Walled Garden with PP
for 6 executive homes**

**FOR SALE BY ONLINE AUCTION -
27th March 2024 - Starting bids
over £1.15m**

1.36 Acres
(0.55 Hectares)

- FOR SALE BY ON-LINE AUCTION 27th March 2024
- Unique setting in Walled Garden 1 mile from Oakham town Centre
- Fulll Architects drawings and designs available
- Planning Consent Granted 15th Feb 2023
- Archaeology, Ecology, Ground Conditions and other reports available

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Summary

Available Size	1.36 Acres
Price	Auction £1,150,000
VAT	Not applicable
Legal Fees	Each party to bear their own costs. Legal Pack available via the auction house
EPC Rating	EPC exempt - No building present

Description

The site is the former walled garden to a private country estate and totals circa 1.36 acres with access directly onto the public highway.

Planning was granted in February 2023 for 6 executive dwellings and includes the retention of many existing features and the construction of 2 double garages for neighbouring properties

Location

This 1.36 Acre development site is in Barleythorpe approximately 1 mile from the centre of Oakham.

Oakham is the County Town of Rutland, famous for being the UK's smallest County. Equally well known is Rutland Water which is the UK's largest man made reservoir and home to nesting Osprey's and Rutland is also becoming a centre for rambling and walking as well as being home to both Oakham and Uppingham Private Schools and therefore offers all round exceptional facilities and opportunities.

Viewings

Strictly by prior appointment via the agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Terms

To be sold by way of online auction under auction conditions. Legal pack and survey reports available.

Accommodation

Plot 1 - 3,138 Sq ft - 5 Bed 3 Bath Feature Thatched Roof

Plot 2 - 2,927 Sq ft - 5 Bed 3 Bath Galleried Landing

Plot 3 - 3,131 Sq ft - 5 Bed 3 Bath Triple Garage

Plot 4 - 2,037 Sq ft - 4 bed 2 Bath Feature Outbuilding

Plot 5 - 1,707 Sq ft - 4 Bed 2 Bath

Plot 6 - 1,707 Sq ft - 4 Bed 2 Bath

Services

All main services are available within Melton Road

VAT

We are advised that the property has not been elected for VAT.

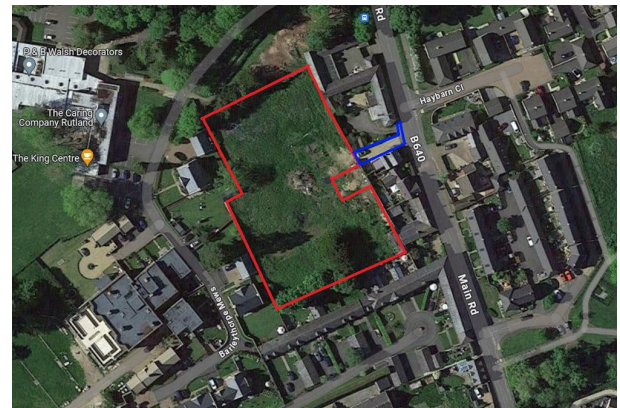
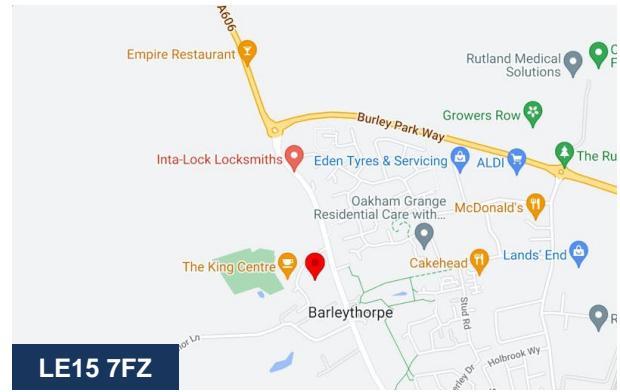
Legal Costs

Both Parties will be responsible for their own legal costs.

Planning

Planning Consent was granted on 15th February 2023 under application Number 2019/1389/FUL

PDF copies of the associated drawings are available on request.



Viewing & Further Information



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Auction Terms and additional comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe it necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.