



LAND AT BACK LANE

RYHALL, RUTLAND PE9 4HQ

The SITE

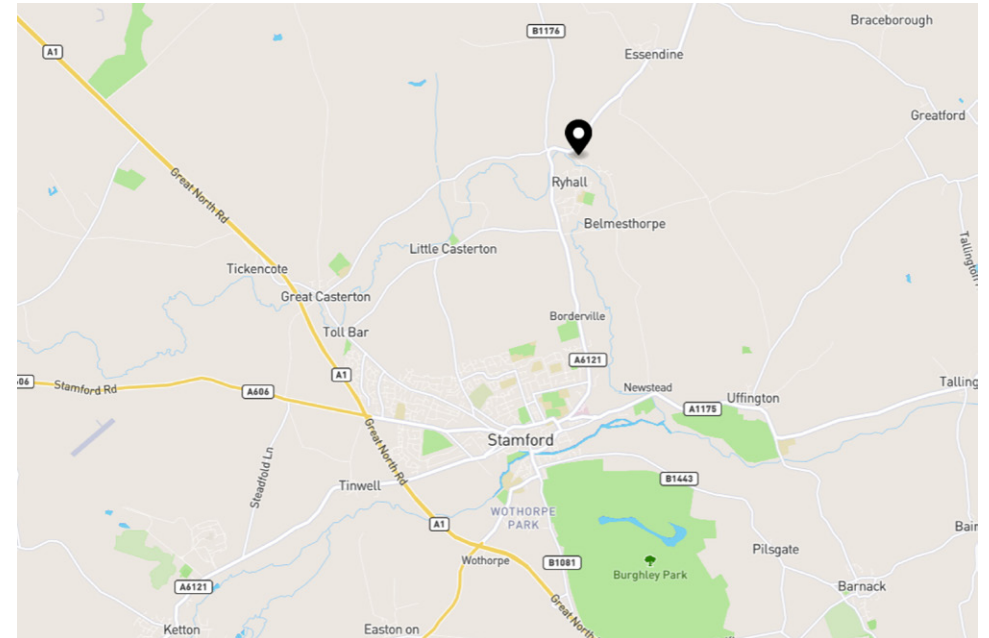
An opportunity to acquire a freehold property with full planning permission for the development of a detached, four bedroom family home in Ryhall, Rutland.

Nestled on a quiet, no through road in the attractive village of Ryhall, the site has a detailed planning permission for the construction of a detached 4 bed dwelling of over 3,500 sq feet on a 1/3 acre plot. Rutland County Council granted planning permission in May 2024 (Ref: 2023/0076/FUL).

The historic village of Ryhall sits on the banks of the River Gwash, and has a thriving community with

wonderful amenities including a primary school, Post Office and village store, pub, library and active village hall. Ideally situated on the cusp of the market town of Stamford, often cited as one of the 'Best places to live in Britain' by the Sunday Times, commute with ease by road or rail.

Adjoining land extending to approximately 1/2 acre is available by separate negotiation.



A photograph of a large, two-story stone house with a dark grey roof and a wooden barn. The house features a central entrance with a wooden frame and several windows. A gravel driveway leads to the house, flanked by a wooden fence and a garden with yellow and purple flowers. The scene is set against a backdrop of lush green trees and a blue sky with light clouds.

Luxury
LIVING

CONTEMPORARY, UNIQUE & ELEGANT



Peaceful
POSITION
RURAL, TRANQUIL & SPACIOUS



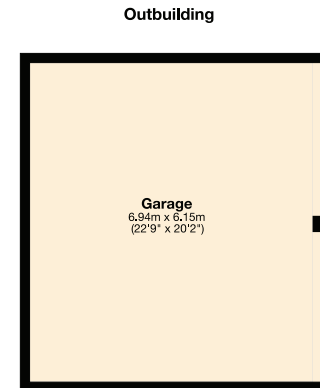
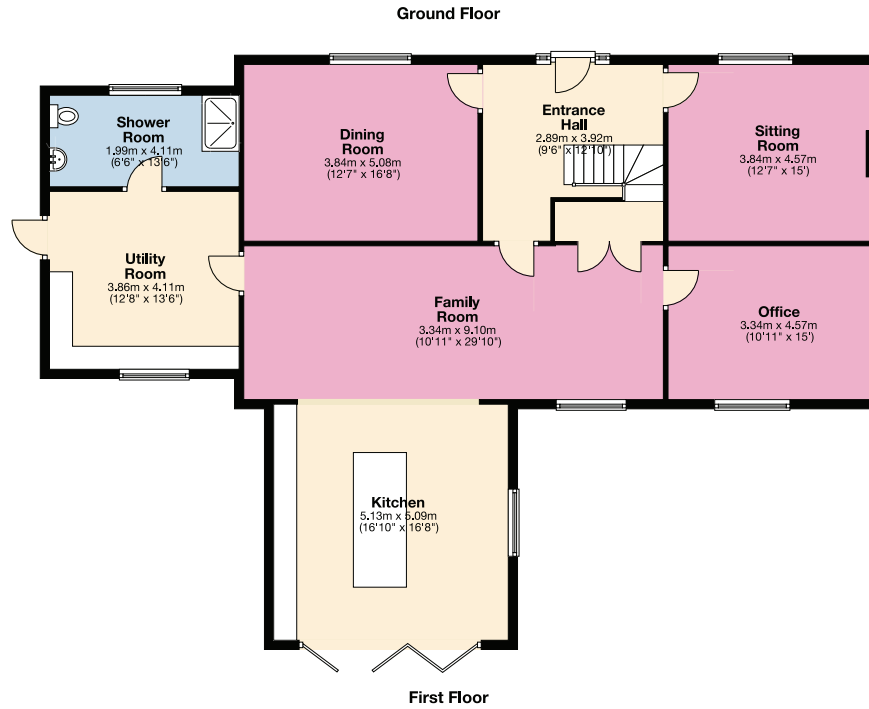
floor PLANS

Ground Floor:
approx. 152.0 sq. metres
(1635.7 sq. feet)

First Floor:
approx. 152.0 sq. metres
(1635.7 sq. feet)

Outbuilding:
approx. 42.7 sq. metres
(459.4 sq. feet)

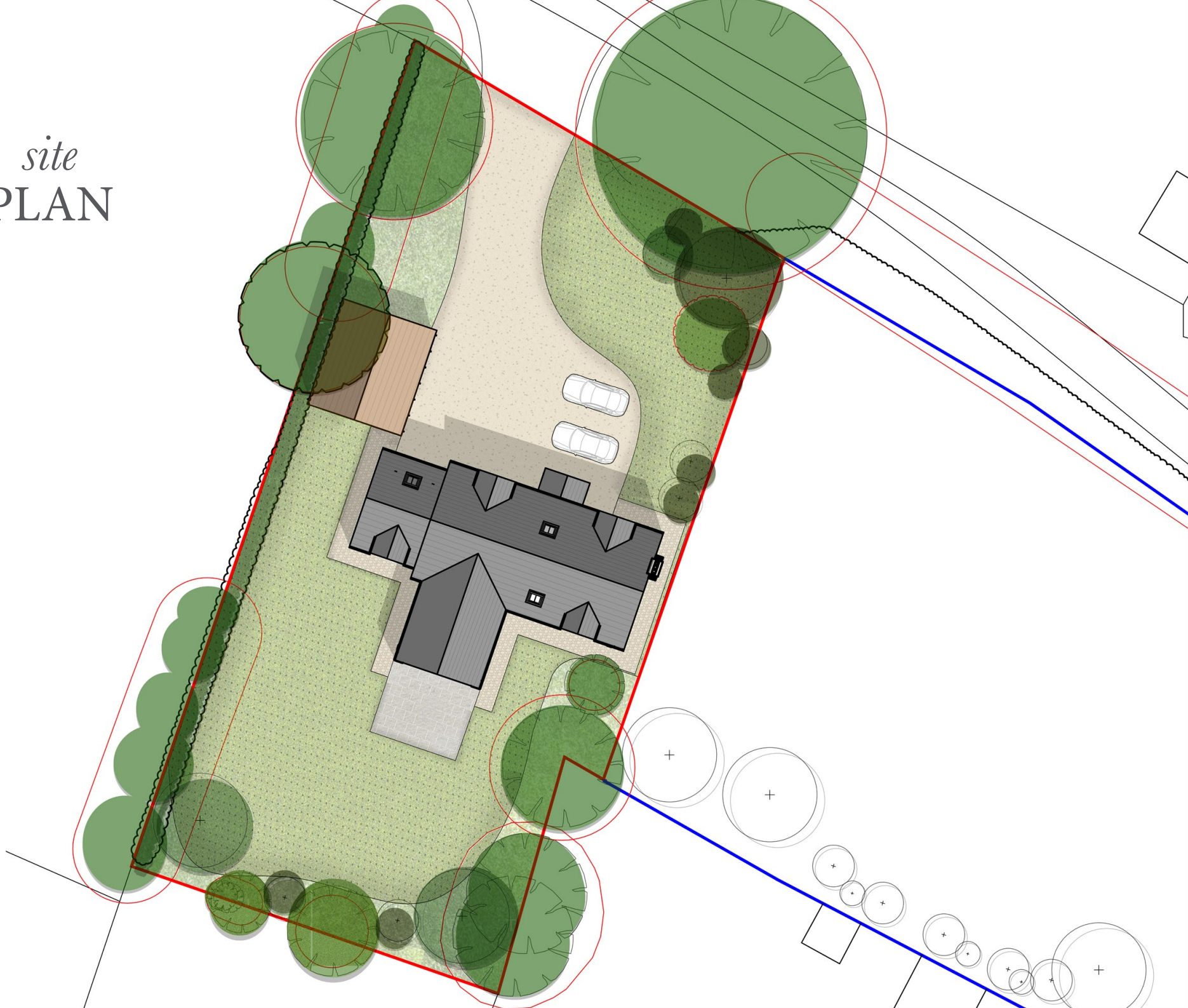
Total area:
approx. 346.6 sq. metres
(3730.9 sq. feet)



ELEVATIONS



site
PLAN



Agent DETAILS



For details contact Pelham James on 01780 437 360, or email team@pelhamjames.co.uk
www.pelhamjames.co.uk

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