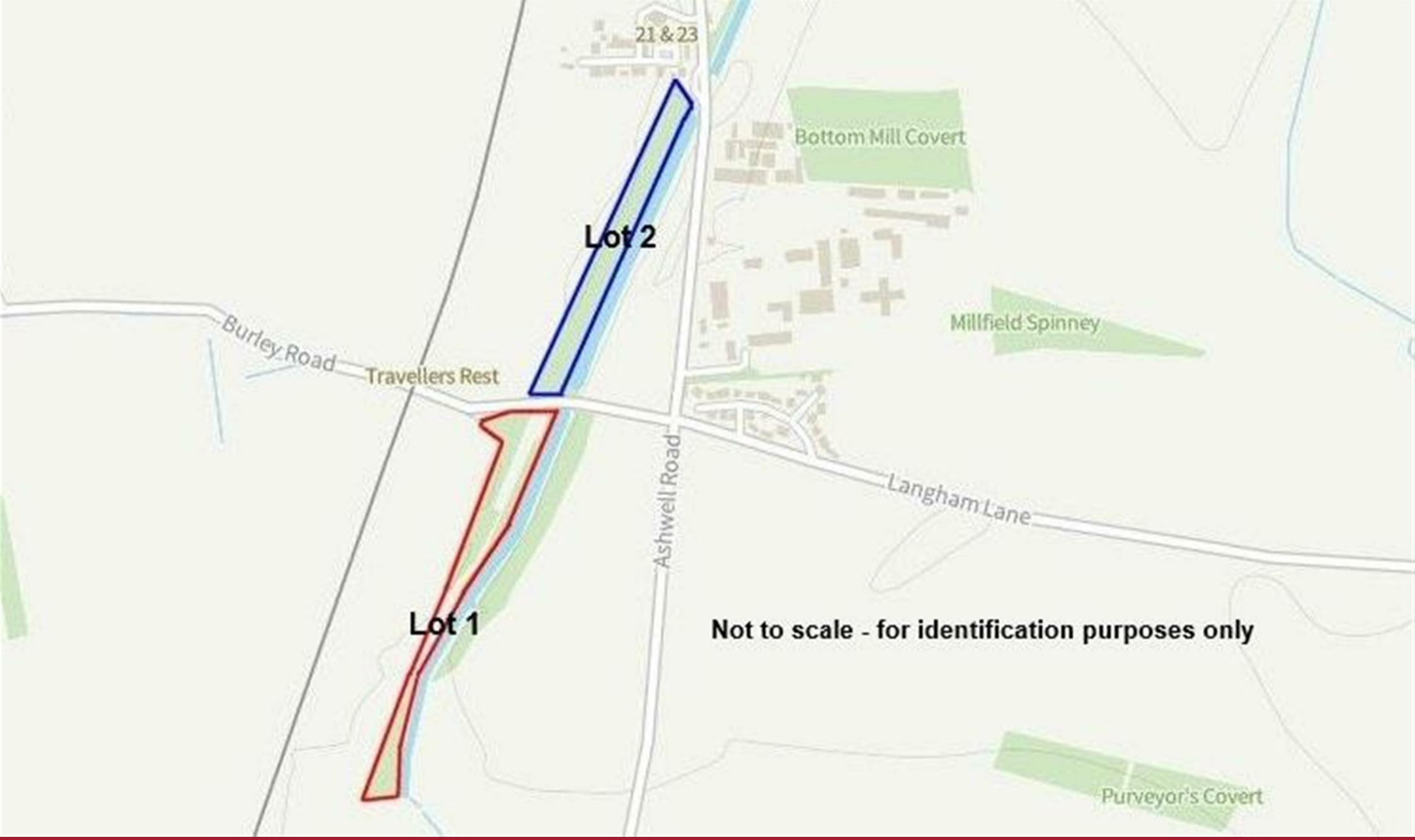


Approx. 9.59 Acres of Amenity Land, (2 lots: 5.02 acres & 4.57 acres) Burley Road, Oakham, Rutland, LE15 7LG

Guide Price £97,000

MURRAY

Chartered Surveyors & Estate Agents

Sales • Lettings • Country Homes • Commercial • Surveys • Agricultural Management • Planning & Development

Approx. 9.59 Acres of Amenity Land, (2 lots: 5.02 acres & 4.57 acres) Burley Road, Oakham, Rutland, LE15 7LG
Tenure: Freehold
Council Tax Band: ()

MURRAY
Chartered Surveyors & Estate Agents

DESCRIPTION
An opportunity has arisen to purchase two areas of amenity woodland which run along the western side of the Oakham Canal. The land extends in total to approximately 9.59 acres (3.88 ha) and located approximately 1 mile to the north of the market town of Oakham in the county of Rutland.

The canal was opened in 1802 and closed 45 years later. Today, the canal is a green corridor for wildlife and the local community. Title No. LT379442.

LOCATION
The woodland is located on Burley Road, Oakham its what3words location being:

Lot 1 - sprays.regarding.dwell
Lot 2 - roosters.builder.jukebox

Lot 1 lies south of Burley Road and extends to 5.02 acres (2.03 ha). It has direct access off Burley Road and is edged red on the plan contained herein.

Lot 2 lies north of Burley Road and extends to 4.57 acres (1.85 ha). It has direct access off Burley Road and Ashwell Road and is edged blue on the plan contained herein.

PRICE
The land is to be offered available for sale as a whole or in two lots as follows:

Approximately 9.59 acres 93.88 ha) at a Guide Price of £97,000
Lot 1: approximately 5.02 acres (2.03 ha) at a Guide Price of £50,000
Lot 2: approximately 4.57 acres (1.85 ha) at a Guide Price of £47,000

METHOD OF SALE
The land is to be sold by private treaty with vacant possession being given upon completion.

RESTRICTIVE COVENANT
The land is offered available for sale with an optional covenant to allow public access on a permissive basis along the towpath adjoining the canal at one edge of the property for amenity use. Please note this is an optional covenant and can either be accepted or declined by the purchaser.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY
The land 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 2 is crossed by an electric line.

A permissive footpath is currently in place over both lots.

SPORTING, MINERAL & TIMBER RIGHTS
The sporting, mineral and timber rights are included in the freehold sale, to the extent that they are owned.

The fishing rights to the canal are excluded from the sale.

HISTORIC DESIGNATION
We understand the land is not affected or restricted by any Ancient Monument Designation.

BOUNDARIES
The successful purchaser shall be deemed to have full knowledge of all boundary responsibilities.

PLANS
The enclosed plans are not to scale and for identification purposes only.

SERVICES
There are currently no mains services available.

VIEWING
By appointment to be made through the Selling Agents please. If you are travelling a long distance

Oakham
5 Market Street
Oakham
Rutland LE15 6DY
Tel: 01572 755555
Letting Centre: 01572 755513
oakham@murray.co.uk

Stamford
Sales Enquiries
01780 766604
Lettings Enquiries
01572 755513
stamford@murray.co.uk

Uppingham
18 High Street East
Uppingham
Rutland LE15 9PZ
Tel: 01572 822587
Letting Centre: 01572 822587
uppingham@murray.co.uk

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please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30
Saturday 9.00 - 12.00

DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property 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.

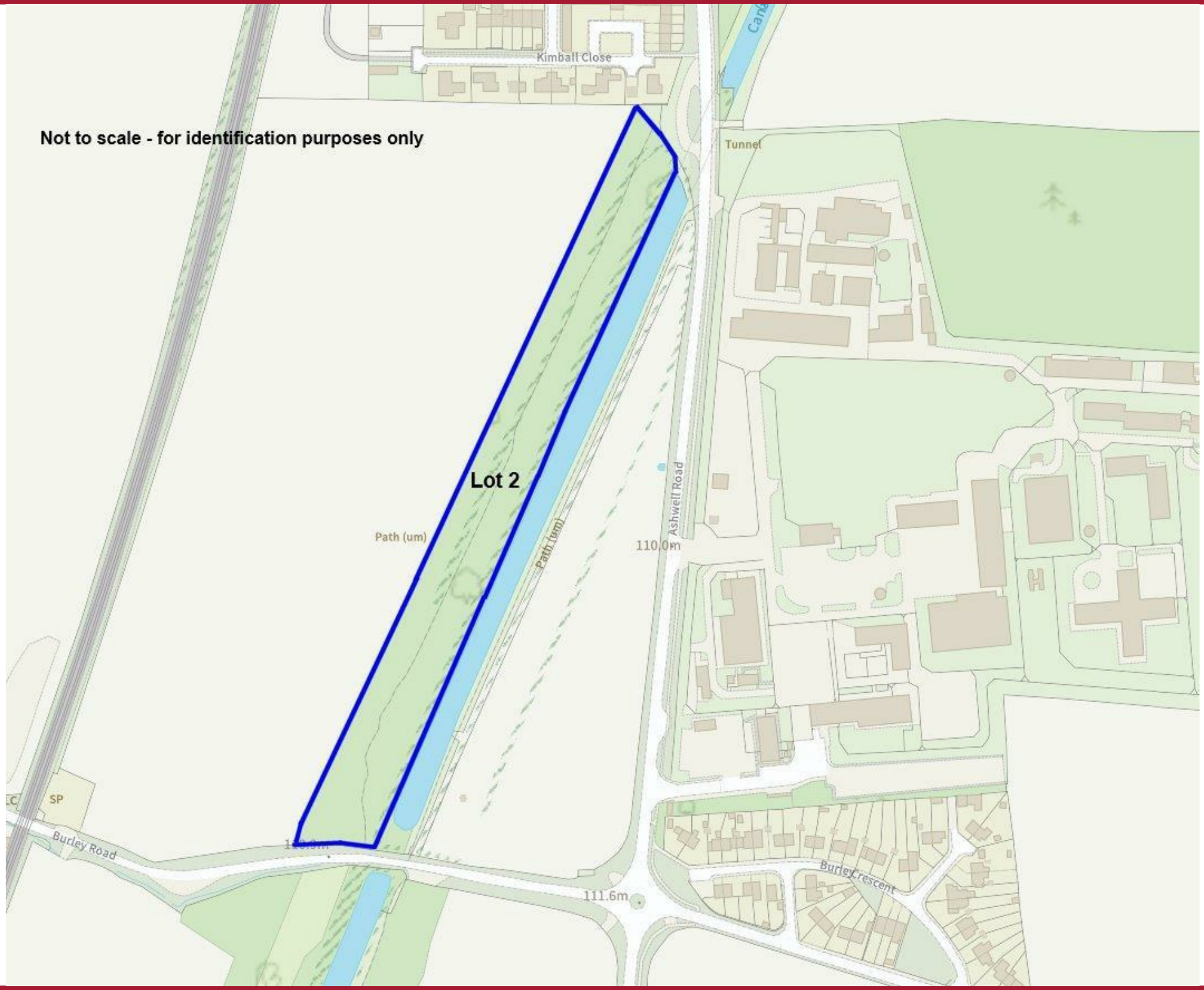
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.


112.2m
LC
SP
Burley Road
110.9m
111.6m
Burley Crescent
Langham Lane
115.8m
SPs
MP 95.0
Lot 1
Pond
Path (um)
Dam
112.8m
Pond
Not to scale - for identification purposes only
Pond
MP 94.75
Dam


Not to scale - for identification purposes only
Lot 2
Kimball Close
Tunnel
Ashwell Road
Path (um)
Path (um)
110.0m
Burley Road
111.6m
Burley Crescent
SP
H