



Land at Bisbrooke, Rutland – about 67.36 acres

Land at Bisbrooke, Rutland

A block of arable and pasture land located in the Welland Valley

Uppingham 1 mile, Oakham 7 miles, Corby 8½ miles, Stamford 11 miles

Grade 3 arable land

About 67.36 acres (27.26 hectares) in total, with approximately 5.63 acres (2.28 hectares) available to purchase separately.

For sale as a whole

Guide Price £600,000

Situation

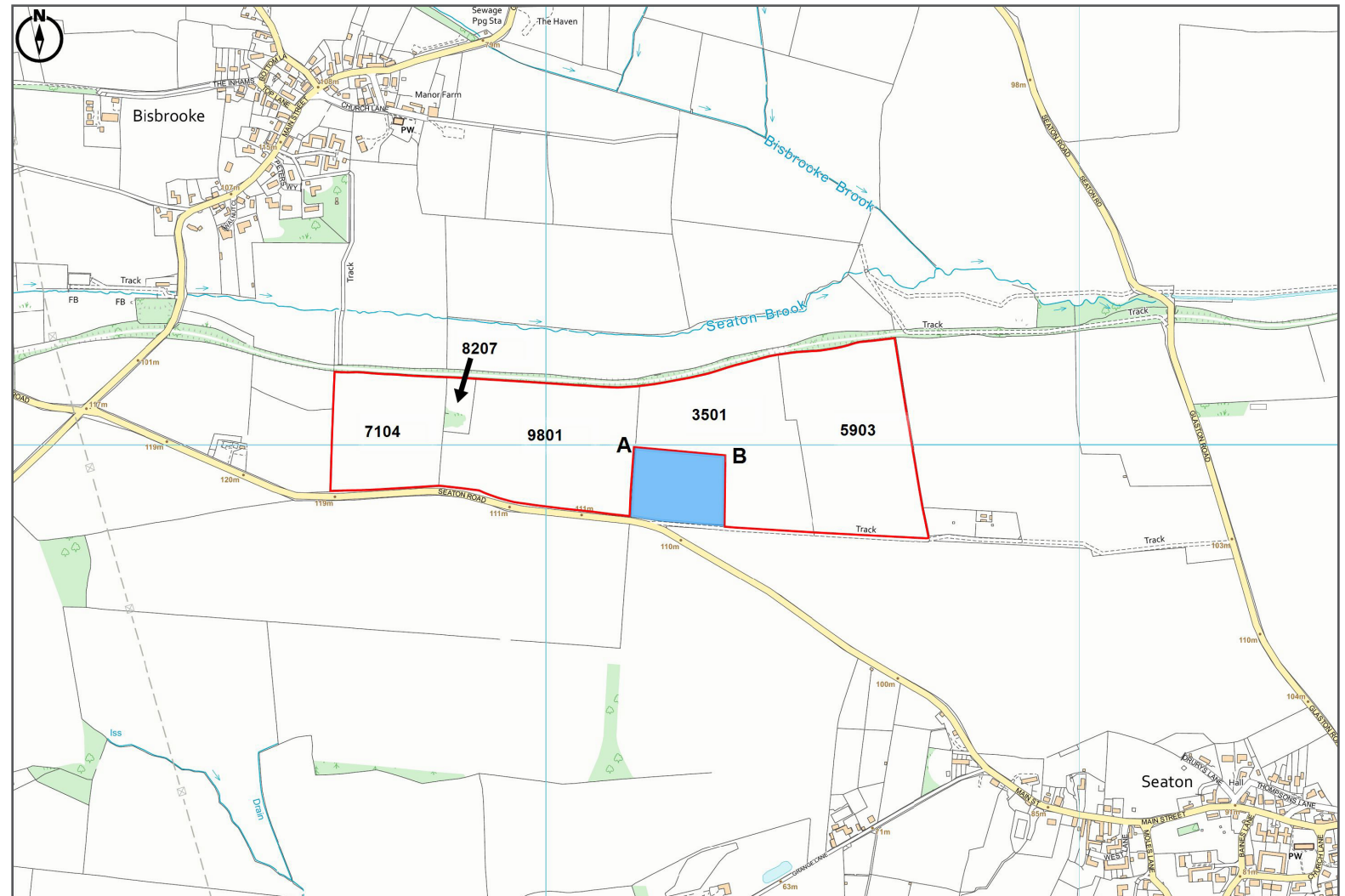
The land is situated approximately three-quarters of a mile south of the village of Bisbrooke in Rutland with vehicular access directly off Seaton Road.

The Farmland

The land extends to approximately 67.36 acres in total, with about 35.75 acres of arable land and 31.61 acres of pasture. The arable land has been drilled with spring barley for harvest 2026.

The land is currently subject to two one-year Farm Business Tenancies, which both expire on the 30th September 2026.

The soil is classified as Grade 3 by the Agricultural Land Classification of England and Wales and is predominantly of the Banbury soil association, being described as freely draining slightly acid but base-rich soils suited to arable and grassland. Part of the land running next to the disused railway



line is of the Oxpasture soil association, being described as slightly acid loamy and clayey soils with impeded drainage suited to arable and grassland. A small portion of the land toward the south east corner is also of the Elmton 1 soil association, described as shallow lime-rich soils over chalk or limestone again suited to arable and grassland.

Land Schedule

Parcel Number	Acres	Hectares	Description
SP8899 7104	11.17	4.52	Pasture
SP8899 8207	1.04	0.42	Pasture
SP8899 9801	19.17	7.76	Arable
SP8999 3501	16.58	6.71	Arable
SP8999 5903	19.40	7.85	Pasture
Total Area	67.36	27.26	

Viewings

The land may be viewed at any reasonable time with a copy of these particulars to hand subject to prior notification to one of the Seller's Agents. Viewing is at your own risk, neither Shouler & Son, Chater Advisory Ltd nor the vendor take any responsibility for any losses or damages incurred during inspection.

Method of Sale

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

Please note, a further 5.63 acres or thereabouts of arable land (shown shaded blue on the plan) is available to purchase separately.

Services

There are no services connected to the land.

Wayleaves, Easements and Rights of Way

The land is sold subject to any existing easements, covenants and wayleaves.

If separate buyers purchase this land and the land shaded blue on the plan, the transfer to the buyer of this land will contain an obligation to erect a post and wire stock fence (between points A and B on the plan) as soon as reasonably possible following completion, and thereafter maintain and keep that boundary fence in good repair at their own expense.

Basic Payment

There are no delinked payments available to the Buyer.

Environmental Schemes

The pasture land is part of a Sustainable Farming Incentive Agreement that commenced on the 1st April 2024 and ends on the 31st March 2027.

The arable land is part of a Sustainable Farming Incentive Agreement that commenced on the 1st June 2024 and ends on the 31st May 2027. Further details are available from the Seller's Agent's.

Designations

The land is in a Nitrate Vulnerable Zone (NVZ)

Holdover

Holdover rights are reserved for the clearance of the current year's crop.

Sporting, Timber and Mineral Rights

All sporting and timber rights are included in the freehold sale, in so far as they are owned. The mines and minerals together with ancillary powers of working are excepted.

Local Authority

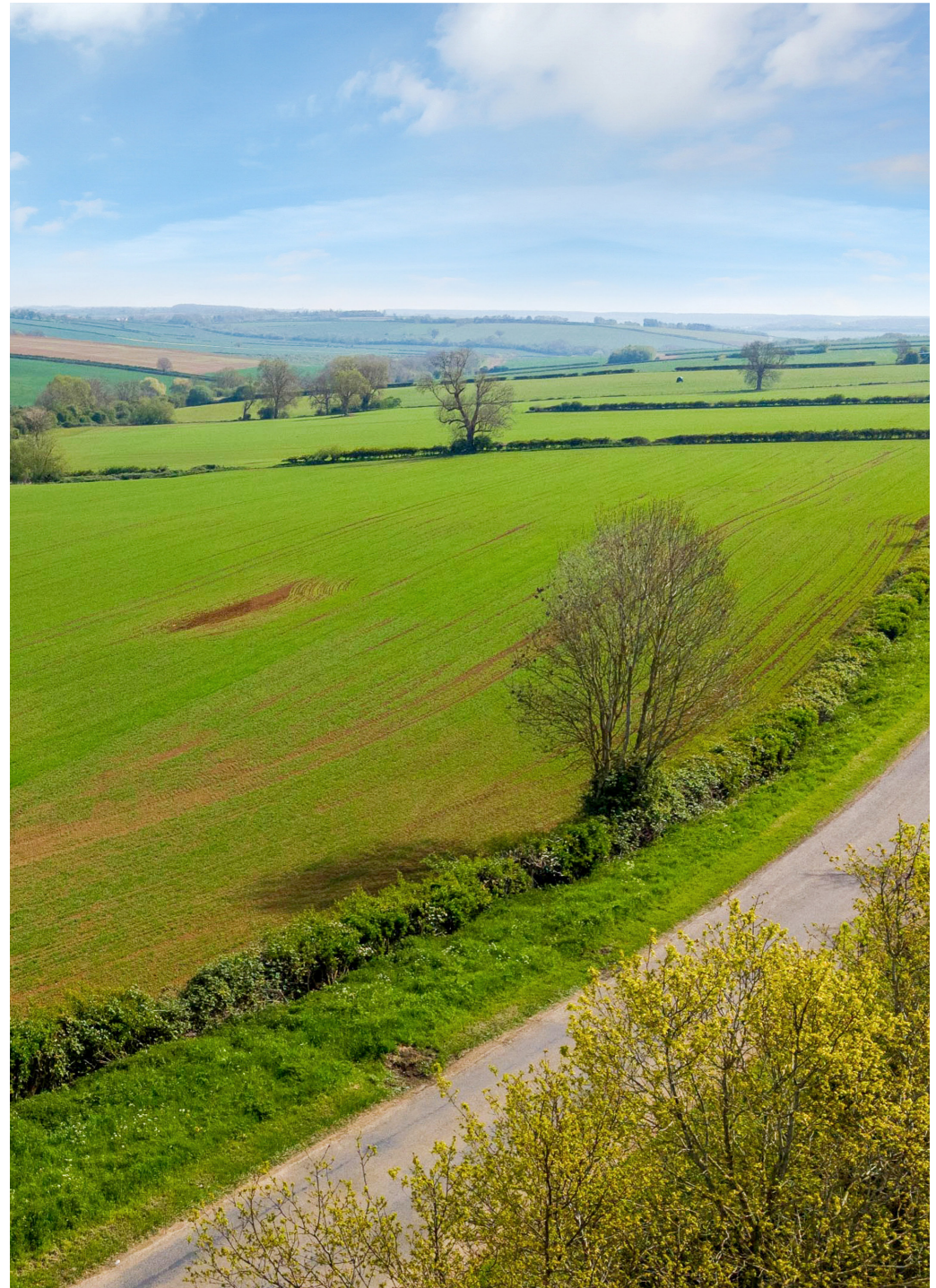
Rutland County Council (unitary authority)
www.rutland.gov.uk

VAT

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the land, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

What3Words Access Point

[yell.marginal.witty](https://www.what3words.com/yell.marginal.witty)





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5. Site plans and floor plans are for guidance purposes only and are not to scale.

AGENT'S NOTE

Any reference to the use or alterations of any part of the property does not imply that the necessary planning, building regulations or other consents have been obtained. It is the responsibility of a purchaser or lessee to confirm that these have been dealt with properly and that all information is correct.

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