



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT
IN STAMFORD



nest
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Main Street, Thistleton

Oakham, LE15 7RE

£250,000

SUMMARY

- Building Plot with 0.5 acre
- Extra 1 Acre Available by separate negotiation
- Other lots available see other listings
- Contact our office for more information
- Outline for illustration only exact plan outline to be determined at solicitor stage

Tenure: Freehold, Council: Rutland, Services: None

DISCLAIMER

Money Laundering Regulation: People who intend to purchase will be asked to show us documents to prove their identity. This will allow us to agree the sale and move forward with your purchase as quickly as possible. 2. We do our best to make sure our sales particulars are as accurate and reliable as we can. However, they are a general guide to the property and if something is particularly important to you, we will be happy to check information for you. As regards measurements, the approximate room sizes are intended as a general guide. You must verify dimensions of rooms yourself before ordering any carpets or furniture. 3. As regards services, we have not tested the services or any equipment including appliances in this property. We advise prospective buyers to carry out their own survey, service report before making their final offer to purchase. 4. This sales information has been issued in good faith. However, it does not constitute representation of fact or form part of any offer or contract. The information referred to in these particulars should be independently verified by any prospective buyer or tenant. Neither Nest Estates nor any of its employees has the authority to make or give any representation or warranty whatever in relation to this property.

Exceptional self-build/development opportunity in a sought-after Rutland village. Set on a generous 0.5-acre plot, this rare opportunity comes with outline planning permission to build a spacious and stylish four-bedroom detached family home. For those seeking additional outdoor space, there is also the option to purchase a further acre of land by separate negotiation — perfect for creating extensive gardens, a smallholding, or simply enjoying extra privacy. Please contact the agent for pricing details and availability on the additional land. Beautifully located in a highly desirable Rutland village, this plot offers a unique chance to create your dream home in a picturesque and peaceful setting. Opportunities like this are incredibly rare — early viewing is strongly recommended.



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8-9 Red Lion Street Stamford Lincolnshire PE9 1PA

01780 238110
info@nestestates.co.uk
www.nestestates.co.uk