



DEVELOPMENT SITE

MARKET OVERTON, OAKHAM, RUTLAND



KING WEST



KING WEST

St Mary's Street, Stamford Lincolnshire, PE9 2DE

Tel: 01780 484520

Email: stamford@kingwest.co.uk

Land & Estate Agents • Commercial • Town Planning & Development Consultants

Offices: Market Harborough • Stamford



These particulars are intended as a guide and must not be relied upon as statements of facts

Residential development opportunity with outline consent for up to 5 dwellings in the desirable village of Market Overton.

Development Site

Main Road, Market Overton, Oakham, Rutland, LE15 7PL

Oakham 7 miles, Stamford 13 miles, Melton Mowbray 10 miles, Grantham 16 miles (HST London Kings Cross), Peterborough 26 miles (HST London Kings Cross), Leicester 26 miles (HST London St Pancras), East Midlands Airport 33 miles. (All distances and times are approximate)

- Outline planning permission granted (Ref: 2025/0702/OUT)
- Up to 5 dwellings approved in principle
- All matters reserved except access, offering flexibility of design and layout
- Edge of village location within Market Overton, Rutland
- Reserved Matters to be submitted within 3 years
- Commencement within 2 years of final Reserved Matters approval
- Subject to standard conditions including archaeology, ecology and drainage

Outline planning permission was granted on 8th January 2026 for the erection of up to five dwellings, with associated access and landscaping.

Situation

The development site is situated in the attractive Rutland village of Market Overton. The village has a public house, church, shop, GP Surgery, Bowls Club and Cricket Club and is surrounded by rolling, open countryside.

The market town of Oakham is a short distance away and provides excellent everyday shopping facilities. More extensive commercial facilities are available in the regional centres of Leicester, Nottingham, Peterborough and Grantham.

There is good access to the A1, M1 the East Midlands Airport and high-speed trains to London.

Schooling in the area is excellent with renowned schools such as Oakham, Uppingham, Stamford and Oundle.

Leisure facilities are also well catered for, with Rutland Water providing a range of water sports, including sailing and fishing. Golf is available at Luffenham Heath and Greetham, and there are a wide variety of country pursuits to be followed in the County.

Planning

Outline planning permission was granted on 8th January 2026 (Application Ref: 2025/0702/OUT) for the erection of up to five dwellings, with associated access and landscaping.

The permission is outline, with all matters reserved except access, providing flexibility for a purchaser to bring forward an appropriate residential scheme, subject to Reserved Matters approval.

Reserved Matters applications are to be submitted within three years of the outline consent, with development to commence within two years of the final Reserved Matters approval.

Access & Highways

Vehicular access has been approved in principle from Main Street, subject to detailed design. The access is to be formed as a simple dropped-kerb arrangement, with appropriate visibility splays, surfacing and drainage, in accordance with highway authority requirements.

Provision is to be made for refuse collection, with a dedicated bin collection point adjacent to the public highway.

Technical & Environmental Matters

The outline consent is subject to a number of standard pre-commencement and pre-occupation conditions, including:

- A programme of archaeological investigation, to be undertaken prior to development.
- Implementation of mitigation measures set out within the Preliminary Ecological Appraisal (May 2025), together with a Construction Environmental Management Plan (Biodiversity) and a Habitat Management and Monitoring Plan.
- Tree protection measures during construction for existing trees in proximity to the site.
- Provision of sustainable surface water drainage (SuDS), including long-term management and maintenance arrangements.



General Remarks

Directions

If travelling northbound, exit the A1 for the B668 (Greetham Road). Turn left onto the B668 towards Greetham and Cottesmore. As you leave Cottesmore, turn right, following the signs for Market Overton. You will see The Lodge (and café/country park) will be on your right-hand side as the road curves. The development site can be found directly next-door also on the right-hand side.

What3words

Winks.Trades.Witless

Viewing

The property may only be inspected by prior arrangement through King West.

Offers

Unconditional offers are invited through the agent.

Tenure

Freehold

Services

As far as the agent is aware, mains water, electricity, gas and drainage are accessible and can be connected to the site.

Statutory Authority

Rutland County Council Tel: 01572 722577

Plans Areas and Schedules

The plans and associated acreages have been prepared for illustrative purposes, and their accuracy cannot be guaranteed.

Rights of Way, Easements, Way Leaves, Covenants

The property will be sold subject to the benefit of all existing rights, both public and private, including rights of way, supply of drainage, water abstraction, electricity supplies and other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves, whether referred to or not.

It may be necessary for rights and reservations to be made to provide services, access and maintenance to the properties if the property is not sold as a whole.

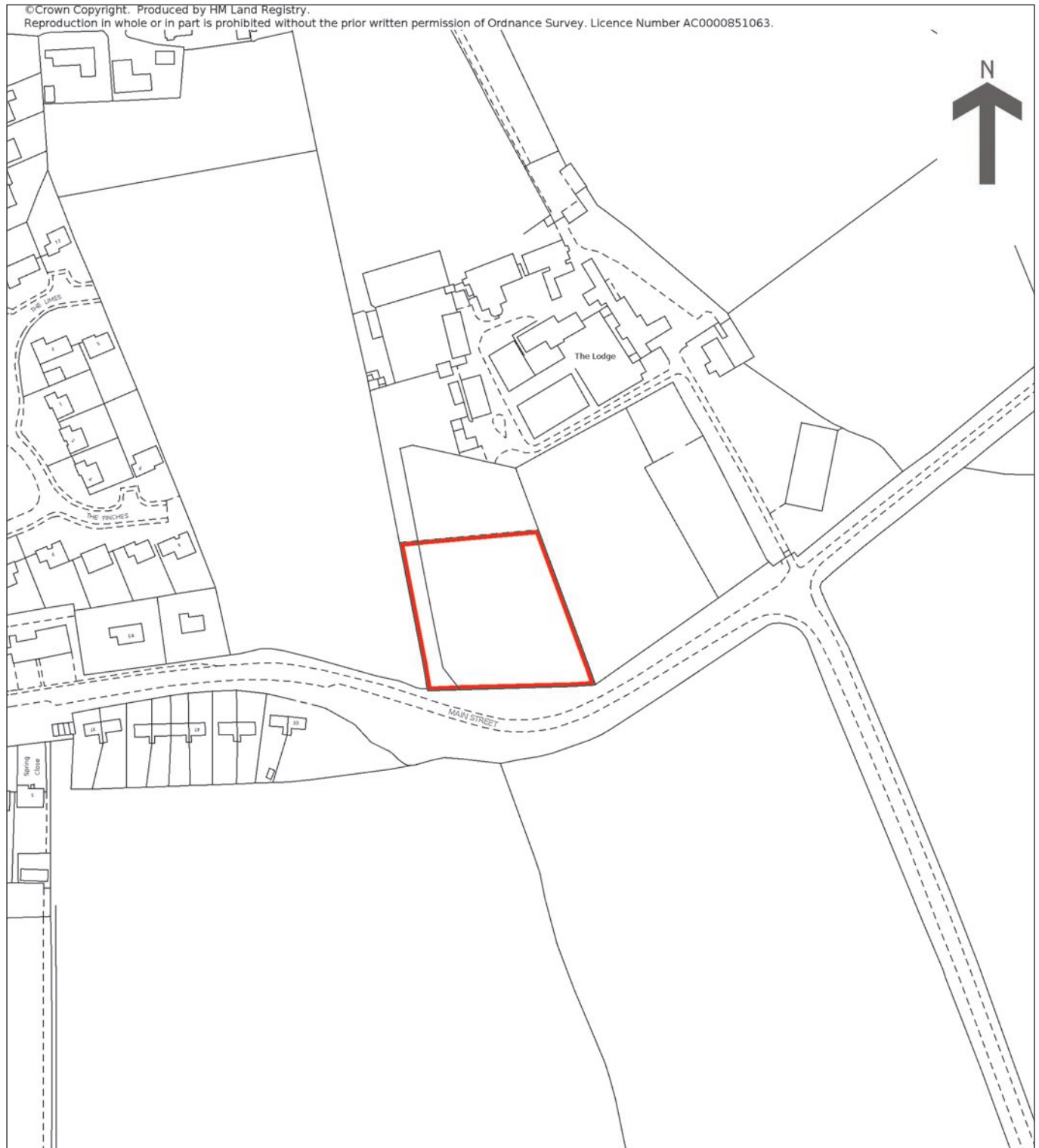
Sporting, Timber and Mineral Rights

Insofar as they are owned by the vendors, rights of sporting and timber are included in the sale. The mineral rights have previously been exercised and are not included.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event of a sale of the estate or any part of it, or any right attached to it becoming a chargeable supply for the purpose of VAT, such tax will be paid in addition to the purchase price.

Plans



Important Notice

King West, their joint Agents (if any) and clients give notice that:

1. These property particulars should not be regarded as an offer, or contract or part of one. You should not rely on any statements by King West in the particulars, or by word of mouth or in writing as being factually accurate about the property, nor its condition or its value. We have no authority to make any representations or warranties in relation to the property either here or elsewhere and accordingly any information given is entirely without responsibility.
2. The photographs, videos and/or virtual tours illustrate parts of the property as were apparent at the time they were taken. Any areas, measurements or distances are approximate only.
3. 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.
4. All dimensions, descriptions, areas, reference to condition and permission for use and occupation and their details are given in good faith and are believed to be correct, but intending purchasers should not rely upon them as statements of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each item.
5. King West have not tested any services, equipment or facilities, the buyer or lessee must satisfy themselves by inspection or otherwise.
6. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce satisfactory proof of their identification, address and source of funds at the point any sale is agreed in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. King West asks for your co-operation in this regard.
7. These particulars should not be reproduced without prior consent of King West. January 2026



KING WEST

01780 484520
www.kingwest.co.uk