



# 4.44 HECTARES (10.90 ACRES) OF BARE ARABLE LAND AT SCHOOL ROAD

TILNEY ST LAWRENCE | KING'S LYNN | NORFOLK | PE34 4QZ

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## LOCATION AND DESCRIPTION

School Road, Tilney St Lawrence, King's Lynn, Norfolk, PE34 4QZ

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The land is located in the village of Tilney St. Lawrence, immediately south of the main village. Tilney St. Lawrence is approximately 8 miles south west of King's Lynn, Norfolk and 8 miles north east of Wisbech, Cambridgeshire.

The property comprises a single parcel of bare arable land extending to approximately 4.44 hectares (10.90 acres) situated to the west of School Road. The land is classified as Grade 2 on the Agricultural Land Classification Sheet, Provisional Edition. The soils belong to Blacktoft Soil Association being deep stoneless permeable calcareous fine and coarse silty soils with some clayey soils capable of growing combinable crops as well as some root crops.

The land is vacant and has not been farmed over the past eighteen months with previous cropping including winter wheat annually for three years prior.

Access to the Land is via School Road down a gravel track which runs alongside Tilney St Lawrence Community Primary School. The school have previously had a Licence with the Sellers to use the access to the land for parking; Notice has recently been served on the School to terminate the access Licence.

## METHOD OF SALE

For Sale by Private Treaty as a whole.

## TENURE AND POSSESSION

The Freehold is for sale with Vacant Possession.

## SERVICES

No services are connected to the land.

## BASIC PAYMENT SCHEME (BPS)

The BPS de-linked payments are being retained by the previous occupier of the land and are not being offered as part of the sale.

## SPORTING RIGHTS, MINERAL & TIMBER

The sporting rights, mineral rights and timber rights are included within the Freehold as far as they are owned by the Sellers.

## DISPUTES

Should any dispute arise as to the boundaries or any point arising in the General Remarks and Stipulations or particulars of sale, schedules, plans or interpretation of any of them, the matter shall be referred to an Arbitrator to be appointed by the Selling Agents. The Buyer(s) shall be deemed to have full knowledge of all boundaries and neither the Sellers nor Selling Agents will be responsible for defining boundaries or the ownership thereof.

## VALUE ADDED TAX

Should the sale of the Property or any right attached become a chargeable supply for the purpose of VAT, such Tax shall be payable by the Purchaser(s) in addition to the Contract price.

## OUTGOINGS

Drainage Rates are payable to the King's Lynn Internal Drainage Board.

## PLANS, AREAS, SCHEUDLES

These have been prepared as carefully as possible and are based on the Ordnance Survey National Grid plans. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

## LOCAL AUTHORITY

The Borough Council of King's Lynn and West Norfolk.

## VIEWINGS

Unaccompanied viewing would normally be permitted during daylight hours with a set of these particulars to hand, having previously contacted the Selling Agents.

## TOWN AND COUNTRY PLANNING

The Buyer shall be deemed to have full knowledge and be satisfied as to any planning matters that may affect the property.

## HEALTH & SAFETY

The property is part of a working farm and therefore viewers should be careful and vigilant whilst on the holding. Neither the Sellers nor the Selling Agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

## ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, a Buyer will be required to provide proof of identity and address to the Selling Agents once an offer has been submitted and accepted (subject to Contract) prior to Solicitors being instructed.

## AGENTS

Please contact Rowley Barclay on 01553 770771.



## IMPORTANT NOTICES

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