



Weydyke Bank Farm, Holbeach, Spalding PE12 8QR

FOR SALE GUIDE PRICE £395,000

Yard, Barn, Paddock and Stables

- Suitable for a Variety of Uses (Subject to Planning)
- Self Contained Equestrian Facility
- Barn/Agricultural Store with good sized Hardstanding

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BROWN & CO

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7.05 Hectares (17.44 Acres) Overall

Location

The property is well situated being approx. 11 miles from Spalding, 19 miles from Kings Lynn and 24 miles from Peterborough.

Directions

From the A17 at Fleet Hargate turn left (if approaching from Kings Lynn direction) then right onto Old Main Road. After 0.4 miles turn left onto Eastgate and continue onto to Hall Gate turning right onto Church Gate and then slight left onto Proudfoot Lane. Continue onto Ben's Gate Road and after approx. 1.2 miles turn right onto Weydyke Bank.

Description

The property comprises a clear span concrete portal frame storage building with extensive hard standing/yard formerly used as a haulage premises with an O Licence for 26 vehicles.

The barn may offer potential for residential development subject to relevant current planning but this has not been explored by the Agent/Seller.

The stable yard comprises a range of 3 brick built loose boxes with an additional L Shape Timber block providing 3 further boxes with a tack room and hay/straw storage area.

To the rear of the main building is a 45m x 20m schooling arena with sand and rubber surface.

The post and rail paddocks lay to the east and south of the main yard/buildings. There is a water supply to the closest grazing area.

Weydyke Corner – Around 0.48 Hectares (1.20 Acres) of grassland.
Dolls Bank – Around 1.72 Hectares (4.26 Acres) area of linear hedged track and area of grass along the top of Dolls Bank.
Dolls Bank is subject to rights of way for other land owners.

Accommodation

Weydyke Bank Farm provides the following net internal floor areas:-

Description	m	ft
Storage Building	45.6 x 18.07	149'7 x 59'3
Hardstanding/Pkg		
<u>Brick Loose Boxes</u>		
Unit 1	4.20 x 4.16	13'3 x 13'8
Unit 2	3.08 x 4.01	10'2 x 13'3
Unit 3	3.79 x 4.03	12'5 x 13'3
Feed Room		
<u>Timber Loose Boxes</u>		
Hay/straw Store		
Tack Room	2.43 x 3.57	7'11 x 11'9
Corner Box	4.59 x 4.73	15'7 x 15'0
Box 1	4.06 x 3.47	13'4 x 11'4
Box 2	4.08 x 3.46	13'4 x 11'4
Schooling arena	45 x 20	147'6 x 65'6
Paddocks	4.02ha	9.92 ac
Overall Site area	4.85 ha	11.98 ac

Services

Mains water and electricity are connected to the site. There is no drainage connected to the site.

We have not carried out tests on any of the services or appliances and interested parties should arrange their own tests to ensure these are in working order.

Business Rates

Purchasers are advised to contact the Local Authority to confirm any Business Rates Payable.

Terms

The property is offered for sale freehold.

Guide price £395,000

VAT

VAT will not be charged upon the sale price.

Legal Costs

Each party will be responsible for their own legal costs incurred documenting the sale.

Agent's Note

Please note the residential property is not included in the sale.

Viewing

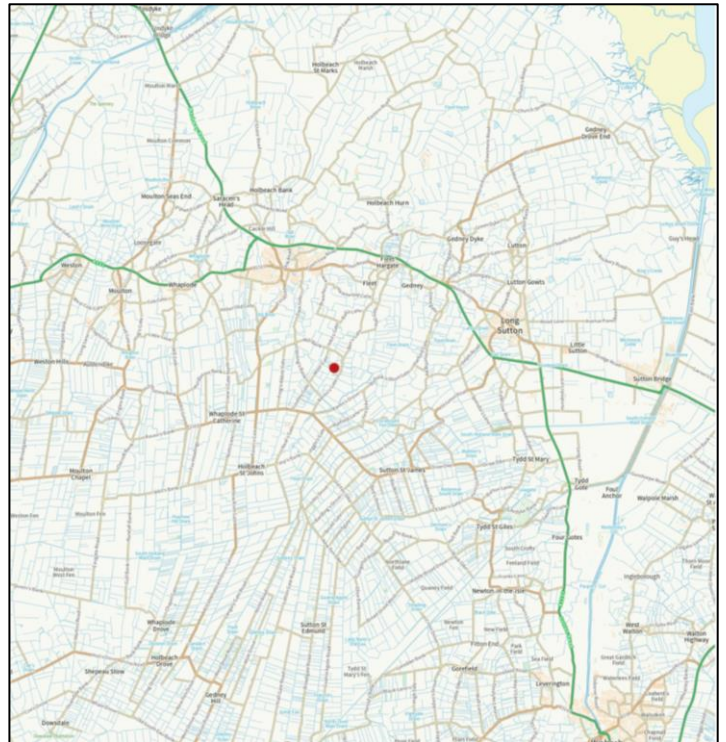
Strictly by appointment with the selling agents:-

Alison Richardson

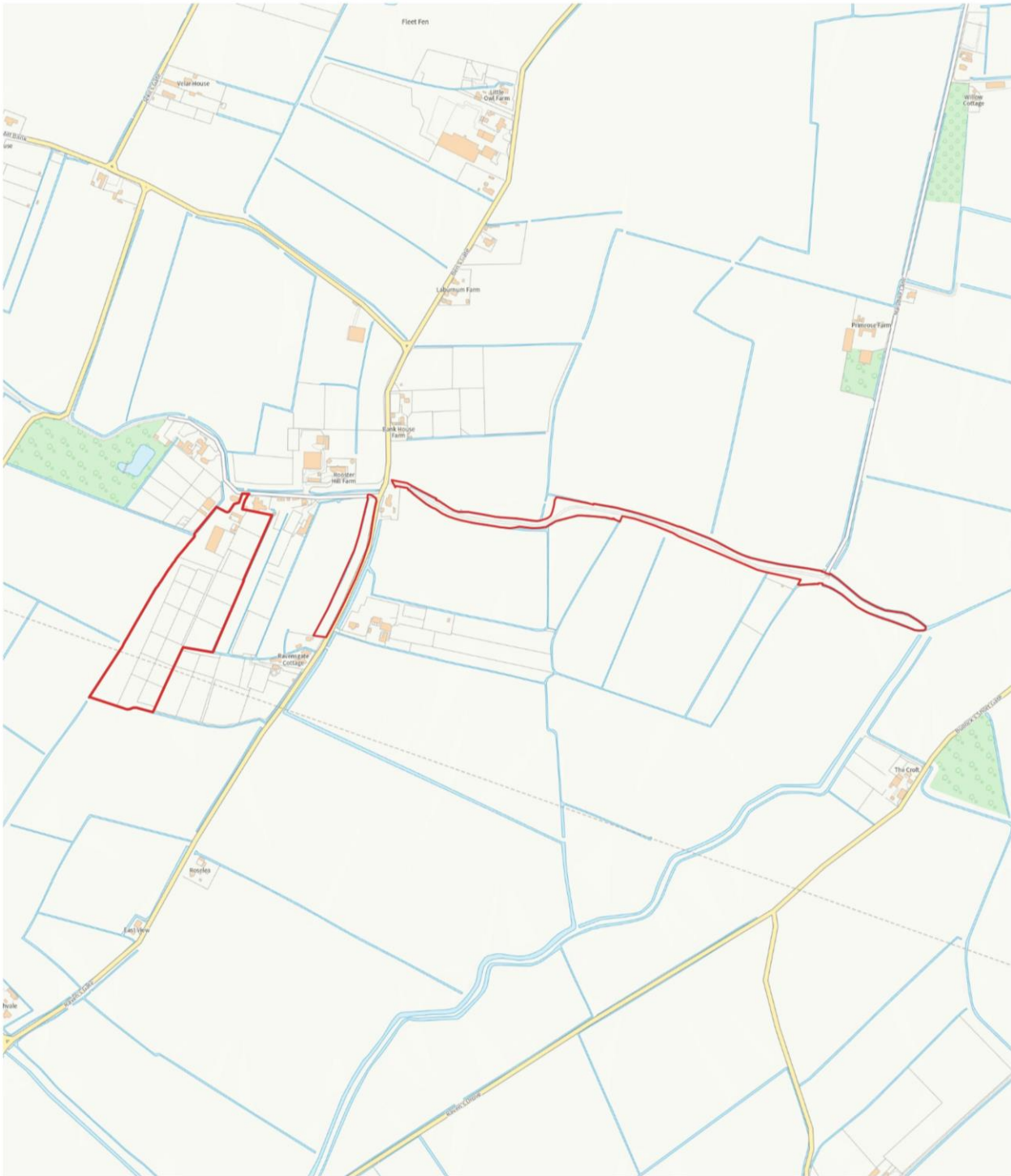
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**Weydyke Bank Farm, Holbeach PE12 8QR -
For Identification Purposes Only**

200 m
Scale 1:9000 (at A4)



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