



# BARNS AT KIRKHAM'S LANE

Elm, Wisbech, Cambridgeshire

**BROWN & CO**



# BARNS AT KIRKHAM'S LANE

Elm, Wisbech, Cambridgeshire, PE14 0LF

**Yard and two agricultural buildings with Prior Approval and Full Planning for two residential units**

**In all extending to approximately 0.15 hectares (0.37 acres)**

## LOCATION AND DESCRIPTION

Address: Barns at Kirkham's Lane, Elm, Cambridgeshire, PE14 0LF

what3words: ///hits.pastels.bloomers

The property is situated on the south side of Kirkham's Lane, Elm, Wisbech approximately 3 miles south of Wisbech and 15 miles south west of King's Lynn, between the villages of Elm and Emneth.

The yard and buildings sit within a rectangular shaped parcel of land extending to a total area of 0.15 hectares (0.37 acres) with the buildings comprising:

**Building A:** steel portal frame, block base, concrete floor, corrugated asbestos/fibre cement sheet cladding and roof with a Gross External Area of 168m<sup>2</sup> (1,807sq ft).

**Building B:** timber portal frame, block base, concrete floor, corrugated asbestos/fibre cement sheet cladding and roof with a Gross External Area 177m<sup>2</sup> (1,904 sq ft). A timber and metal sheet lean-to adjoins Building B on the eastern elevation extending to circa 72m<sup>2</sup> (775 sq ft).

The yard has a mains supply of single phase electricity with a new water supply required for the development which can be sourced on the roadside along the northern boundary.

## PLANNING

In May 2023 Fenland District Council granted Prior Approval for a change of use from agriculture to residential on Buildings A and B under Planning Reference: F/YR23/0278/PNC04.

In January 2024 a Full Planning Application was approved under Planning Reference F/YR23/0927/F for the change of use for domestic purposes of the yard and land around the buildings, as well as the creation of two new access points to Kirkham's Lane and the demolition of an old brick building.

<https://www.publicaccess.fenland.gov.uk/publicaccess/search.do?action=simple>



Now that residential use has been established and accepted by the Local Planning Authority a Fallback Application could be submitted to the Council to obtain Full Planning Permission for 1/2 new dwellings on the site.

The current owners are selling the adjoining farm yard and land to the south and east of this offering. A right of access through the existing farm yard as well as a right of access for construction of the development will be granted to a buyer until the development is complete.

### METHOD OF SALE

The Freehold of the property is offered for sale by Private Treaty as a whole.

### TENURE & POSSESSION

The whole property is being sold with Vacant Possession.

### EXCHANGE OF CONTRACTS

Exchange of Contracts to take place 21 days after receipt by the Buyer's Solicitor of a draft Contract.

A deposit of 10% of the purchase price will be payable on Exchange of Contracts.

### WAYLEAVES, EASEMENTS & RIGHTS OF WAY

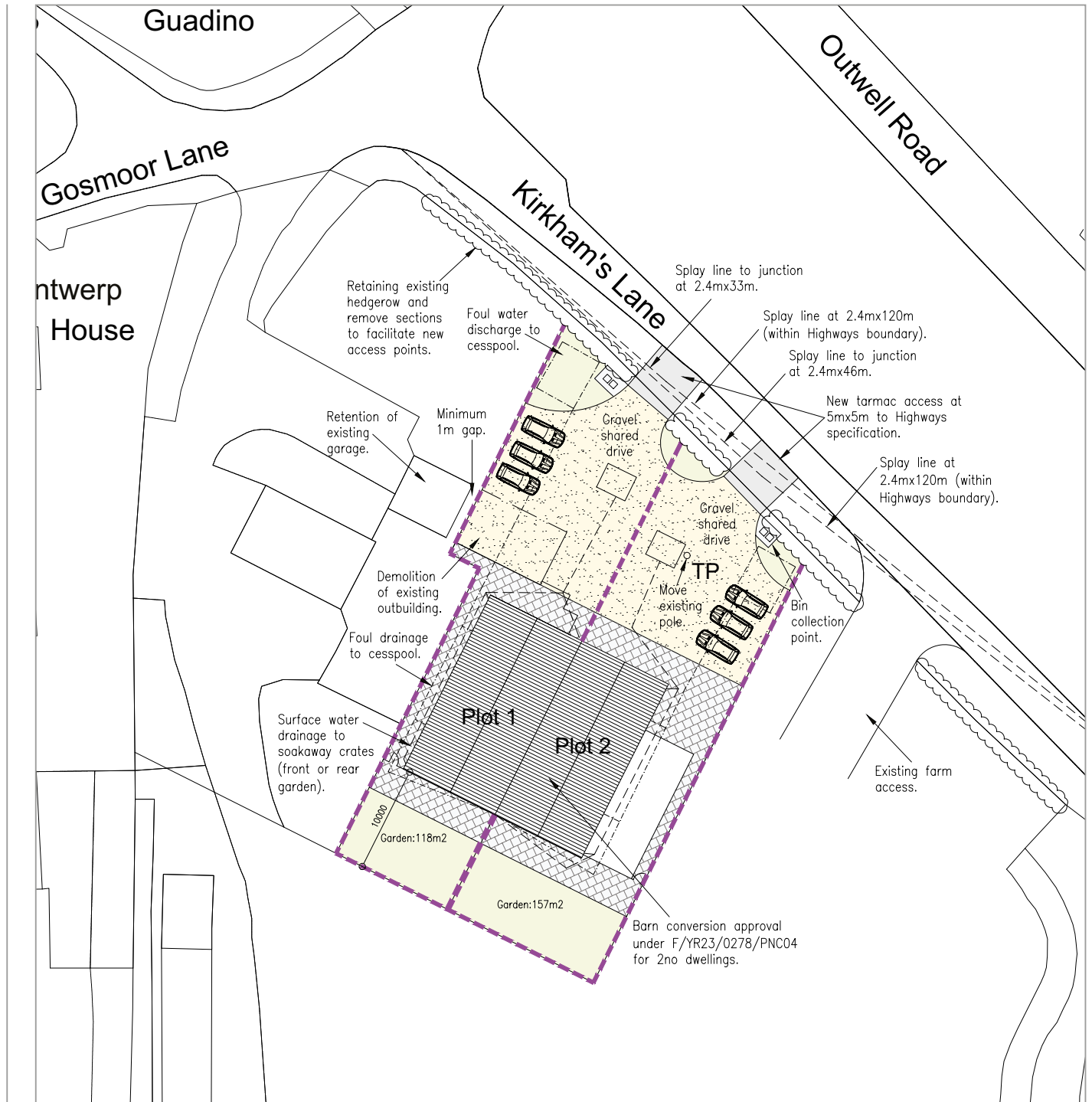
The property is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements, and all wayleaves whether referred to or not in these Particulars.

### BOUNDARIES

The Buyer/s shall be deemed to have full knowledge of all boundaries and neither the Sellers nor the Selling Agents will be responsible for defining boundaries nor their ownership.

### VAT

Should any sale of the property, or any right attached to it become a chargeable supply for the purpose of VAT, such tax shall be payable by the Buyer in addition to the contract price.





## FIXTURES & FITTINGS

All fixtures and fittings are excluded from the sale unless specifically referred to in these Particulars.

## VIEWINGS

Strictly by appointment with Brown & Co. Please contact:

Email: rowley.barclay@brown-co.com | Tel: 01553 778062.

## DISPUTES

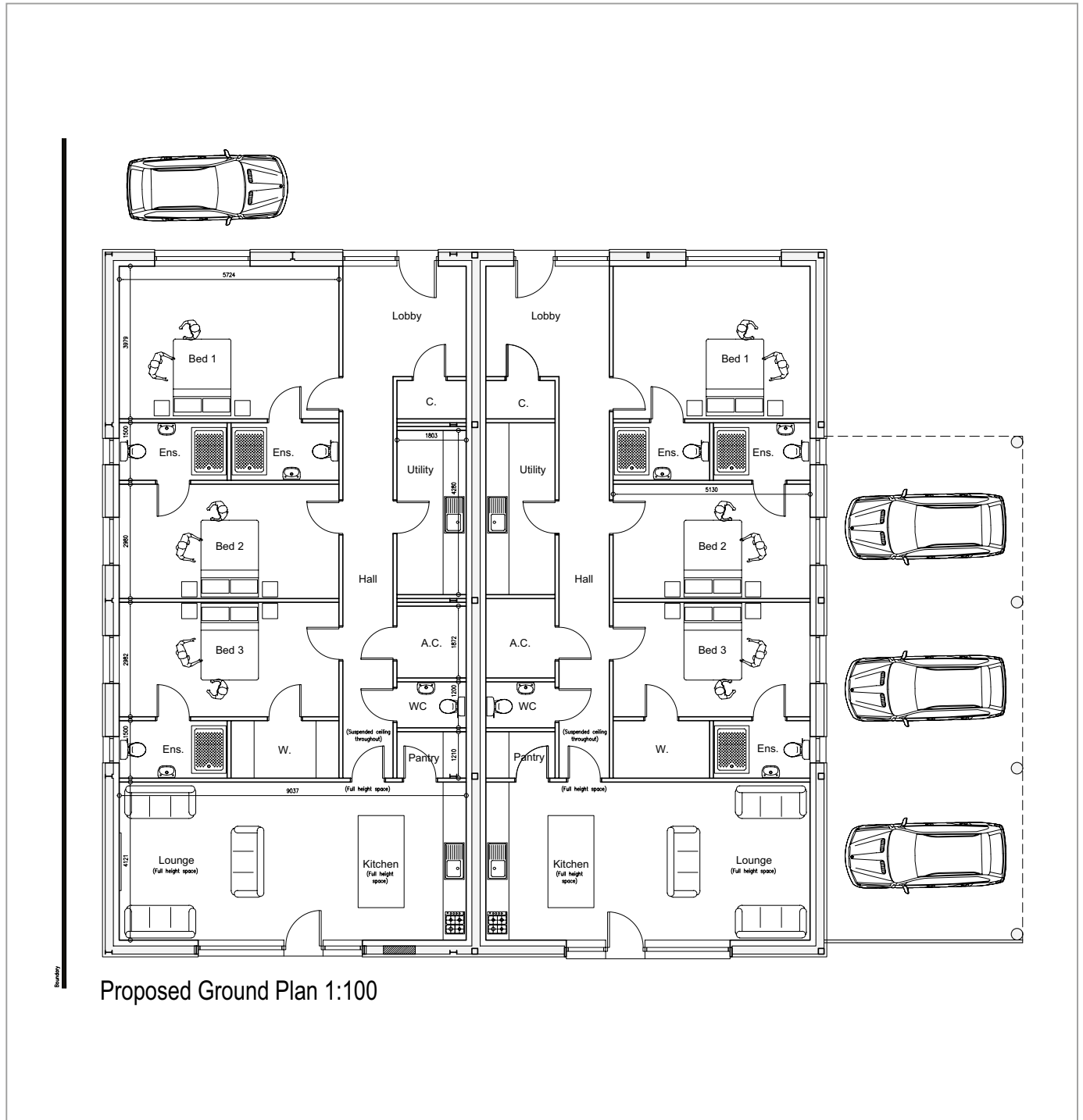
Should any disputes arise as to the boundaries or any points concerning the particulars, schedules, plans and tenant right issues, or the interpretation of any of them, the question will be referred to an arbitrator appointed by the Selling Agents.

## HEALTH & SAFETY

The property is part of a working unit 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, Buyers 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.

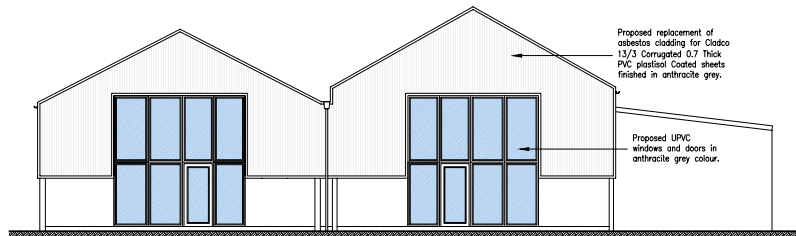




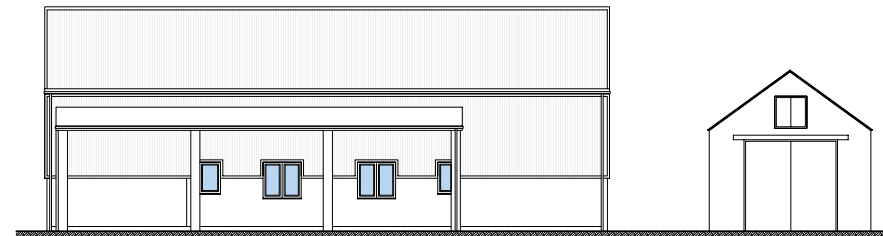


Market Chambers, 25-26 Tuesday Market Place, King's Lynn, Norfolk PE30 1JJ  
 01553 770771 | [kingslynn@brown-co.com](mailto:kingslynn@brown-co.com)

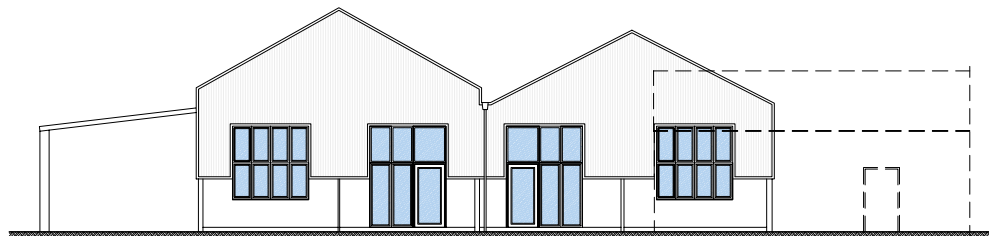




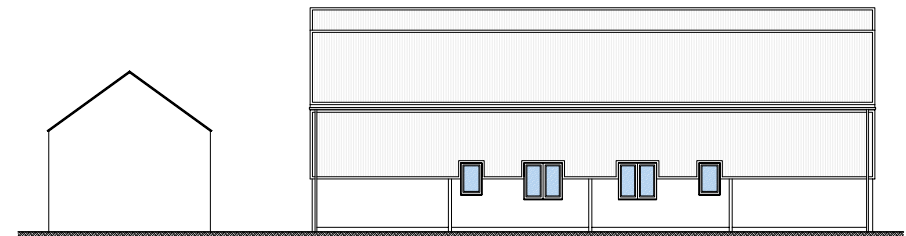
Proposed Front (South) Elevation 1:100



Proposed Side (East) Elevation 1:100



Proposed Rear (North) Elevation 1:100



Proposed Side (West) Elevation 1:100

#### IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: The Atrium, St George's Street, Norwich, Norfolk, NR3 1AB. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in April 2024. Brochure by wordperfectprint.com.

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