

Cruso & Wilkin

FOR SALE

**2.57 acres (1.04 hectares) or thereabouts of
Grade 2 arable land
Bonnetts Lane, Marshland St James**



**For Sale as a whole by Private Treaty with
Vacant Possession**

Offers Around: £45,000

(Subject to Contract)

Description:

An opportunity to acquire a block of approximately 2.57 acres (1.04 hectares) of Grade 2 arable land situated in Marshland St James, Wisbech, Norfolk.

The land is classified as Grade 2 on the Ministry Land Classification Map and is described by the Soil Association as being part of the Blacktoft Soil Series, comprising deep, stoneless, permeable calcareous fine and coast silty soils, capable of growing sugar beet, potatoes and cereals.

The land has previously been in an arable rotation but is currently left uncropped. The Vendor would be prepared to put the land to grassland for pony paddocks/grazing. Further details available from the selling agent.

Location, Situation & Directions:

The land is located in the large village of Marshland St James, around 6 miles east of Wisbech and 10 miles south of King's Lynn. The city centre of Peterborough is approximately 27 miles west.

Heading south out of Wisbech along Churchill Road, at Elme Hall Hotel roundabout take the second exit onto the A1101. Follow the road for approximately 0.6 miles before taking a left hand turn onto Church Road. After 1.1 miles turn left onto Hurgate Road and follow this until you reach the T-junction at Emneth Hurgate. Turn left onto Smeeth Road and follow for approximately 2.2 miles before turning right onto Bonnetts Lane where the land can be found on the right after 0.2 miles.

Nearest postcode: PE14 8JE
What3Words: copies.convey.tallest

Land Registry:

The land is registered under title number: NK184140.

Tenure & Possession:

The property is offered for sale Freehold with the benefit of Vacant Possession upon completion.

Terms of Sale:

The property is initially offered for sale by Private Treaty as a whole. The Vendors and their Agents reserve the right to invite best and final offers and/or conduct a private auction within a pre-determined timescale if required.

Drainage Rates:

Payable to the Kings Lynn Internal Drainage Board.

Nitrate Vulnerable Zone:

The land is not currently within a designated Nitrate Vulnerable Zone (NVZ).

Basic Payment Scheme (BPS):

The land is not registered for the Basic Payment Scheme.

Overage Provision:

The property is offered for sale subject to an overage provision whereby 30% of any non-agricultural or equestrian development value over and above the existing use will be reserved for a term of 30 years from the date of completion in favour of the Vendor.

The development provision will 'trigger' upon the sale of the land with the benefit of planning permission or the implementation of planning permission, deducting the cost(s) of obtaining planning consent(s).

Sporting, Timber & Mineral Rights:

These rights insofar as they are relevant and are owned and included in the freehold subject to statutory exclusion.

Wayleaves, Easements & Rights of Way:

The property is offered, subject to and with the benefit of all existing rights of way, whether public or private, light, support, drainage or water/electricity supplies and other rights and obligations easements quasi-easements and restrictive covenants and all existing and proposed wayleaves, poles, masts, pylons, stays, cables, drains, water, gas and other pipes whether referred to herein or not.

Exchange of Contracts & Completion:

It is anticipated that contracts will be exchanged with a 10% deposit being paid, with completion to be agreed between the parties.

Money Laundering Regulations:

Intending Purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Value Added Tax:

Should the sale of this property, or any rights attached to it, become chargeable to Value Added Tax, then the tax at the prevailing rate will be payable by the Purchaser in addition to the contract price.



Town & Country Planning:

The property is offered subject to any existing Development Plan, Tree Preservation Order, Ancient Monument, Town Planning Schedule, or Resolution which may be or may come into force. The Purchasers will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the property.

Boundaries, Plans, Areas Schedules & Disputes:

The Purchaser will be deemed to have full knowledge of the boundaries and areas and any mistake or error shall not annul the sale or entitle any party to compensation in respect thereof.

Should any dispute arise as to the boundaries or any points arise on the general remarks, stipulations, particulars, schedule, plan or the interpretation of any of them, questions shall be referred to the selling Agents whose decision acting as experts shall be final.

Local Authorities:

- King's Lynn and West Norfolk Borough Council: 01553 616200
- Norfolk County Council: 0344 800 8020
- King's Lynn Internal Drainage Board: 01553 819600

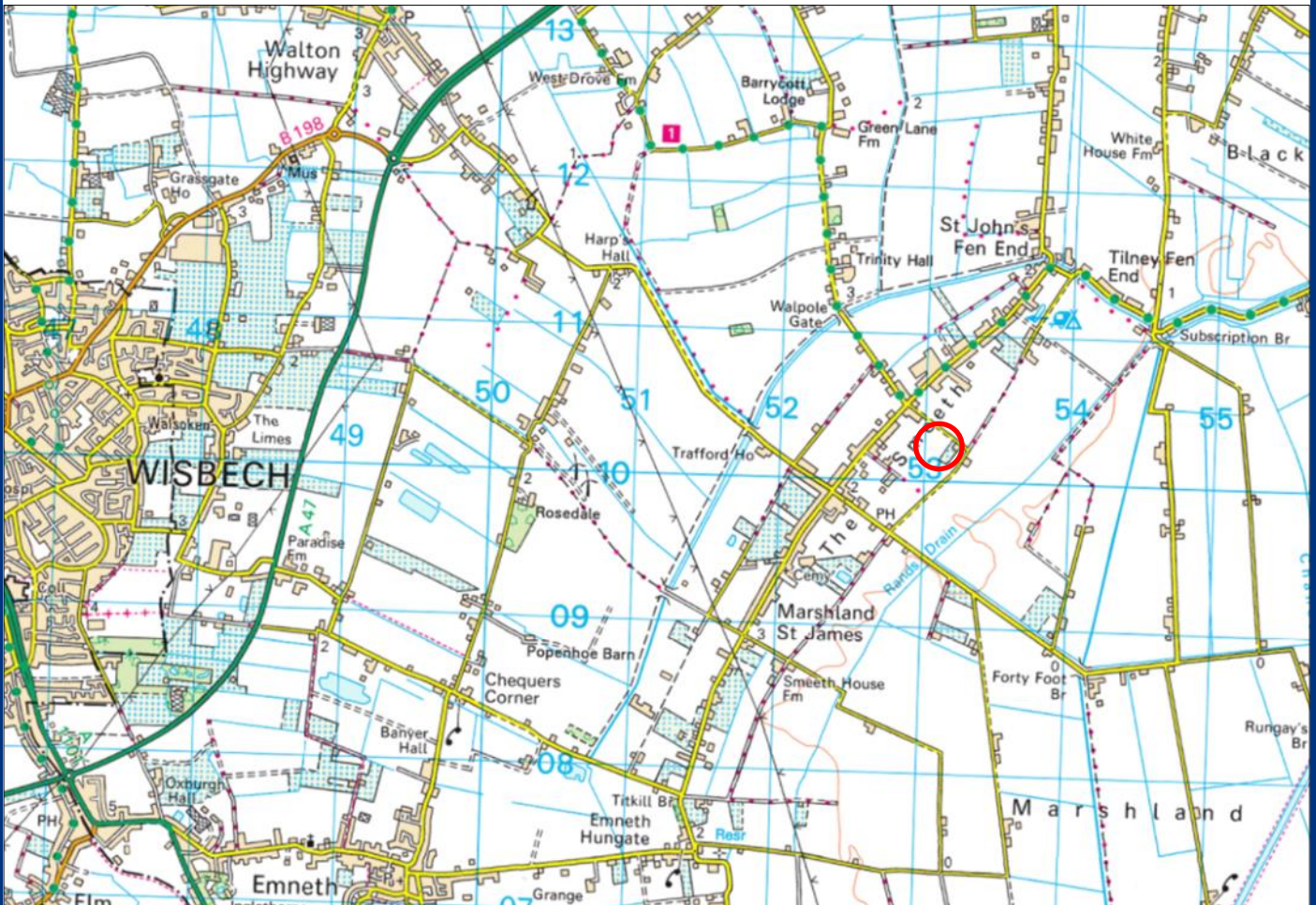
Health & Safety:

We would ask you to be as vigilant as possible when making an inspection for your own personal safety, particularly around grazing livestock. We request that viewers are not accompanied by either children or dogs for their own safety.

Viewing:

Strictly by prior appointment with the Vendor's Agent, Cruso & Wilkin, tel. 01553 691691. All viewings to be conducted during daylight hours only, on foot, with a copy of these particulars in hand.

Particulars & Photographs Prepared: August 2023



IMPORTANT NOTICES:

Cruso & Wilkin for themselves and for the Vendors or Lessors of this property, whose Agents they are, give notice that all statements contained in these particulars as to this property are made without responsibility on the part of Cruso and Wilkin, their joint Agents or the Vendors or Lessors 1. These particulars are set out as a general outline for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. All descriptions, dimensions and references to conditions necessary permission for use and occupation and other details are given, having (for the purposes of Consumer Protection from Unfair Trading Regulations 2008) taken all reasonable steps to avoid committing an offence. Nonetheless, such statements do not constitute any warranty nor representation by the Vendor. Further, such statements are accurate only to the best of the present information and belief of the Vendor. We have not been instructed to carry out a physical survey of the property, a structural survey, nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over or attached to the property (whether referred to or not within these particulars). 3. No person in the employment of Cruso & Wilkin has any authority to make or give any representations or warranty whatever in relation to this property, nor is such representation or warranty given by Cruso & Wilkin or the Vendors of the property.

