

Cruso & Wilkin

FOR SALE BY PRIVATE TREATY

9.80 hectares (24.22 acres) Arable Land

Three Holes, Wisbech, Norfolk



Grade 1 Productive Arable Land
Freehold with Vacant Possession

Guide Price: £230,000

(Subject to Contract)

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**Description:**

The land included herein extends in all to 9.80 hectares (24.22 acres) or thereabouts being productive arable land. The land is suitable for the growing of cereals, pulses and sugar beet. The land was cropped with winter wheat for the 2023 harvest.

The land is classified as Grade 1 on the Ministry Land Classification Plan and principally includes the Wisbech Soil Series being a deep stoneless silty soil.

Location & Directions:

The land is situated in the village of Three Holes, Wisbech. From Upwell follow the A1101 (Townsend Road) south towards Three Holes. Approximately half a mile after the Townsend Lake Fisheries, the road curves to the left, on this bend turn right onto Back Drove (track). The land is located to the north of this track after 300 yards.

What 3 words: cats.implanted.snowboard

Access:

Access to the land is available directly from Back Drove. This is a Norfolk County Council maintained unsurfaced track.

Terms of Sale:

The property is initially offered for sale by Private Treaty as a whole. The Vendor and his Agent reserve the right to invite best and final offers and/or conduct a private auction within a pre-determined timescale if required. It is anticipated that contracts will be exchanged with a 10% deposit being paid, and completion to be agreed between the parties.

Tenure & Possession:

The property is offered for sale freehold with vacant possession on completion, subject to those rights of Holdover detailed herein.

Holdover:

Holdover will be reserved at no extra cost allowing the Tenant the right to remain on the land until all crops are cleared and the straw is removed.

Services:

The land is not connected to any services.

Development Covenant/Overage:

The land is not subject to a development covenant.

Sporting, Timber & Mineral Rights:

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

Contracts & Quotas:

There is no sugar beet contract offered for sale with the land.

Basic Payment Scheme:

The land is registered as eligible for the Rural Payments Agency Basic Payment Scheme and is sold with the benefit of entitlements. The Vendor reserves the right to the 2023 payment.

Drainage Rates:

The land is registered with Churchfield & Plawfield IDB. Those rates applicable to the land will be apportioned to the date of completion.

Nitrate Vulnerable Zones:

The land is currently within a designated Nitrate Vulnerable Zone.

Ingoing Valuation:

There will be no Tenant Right Valuation in respect of unexhausted nor residual manorial values neither shall there be any allowance or set off in respect of dilapidations, if any. Depending upon the date of completion the Vendor reserves the right to charge in addition to the purchase price in respect of any cultivations performed and/or seeds, sprays, fertilisers applied in respect of the crops established for the 2024 harvest. The Tenant Right Valuation would be prepared as if between ingoing and outgoing Tenants at invoice/contractor's cost.

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.



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.

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.

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.

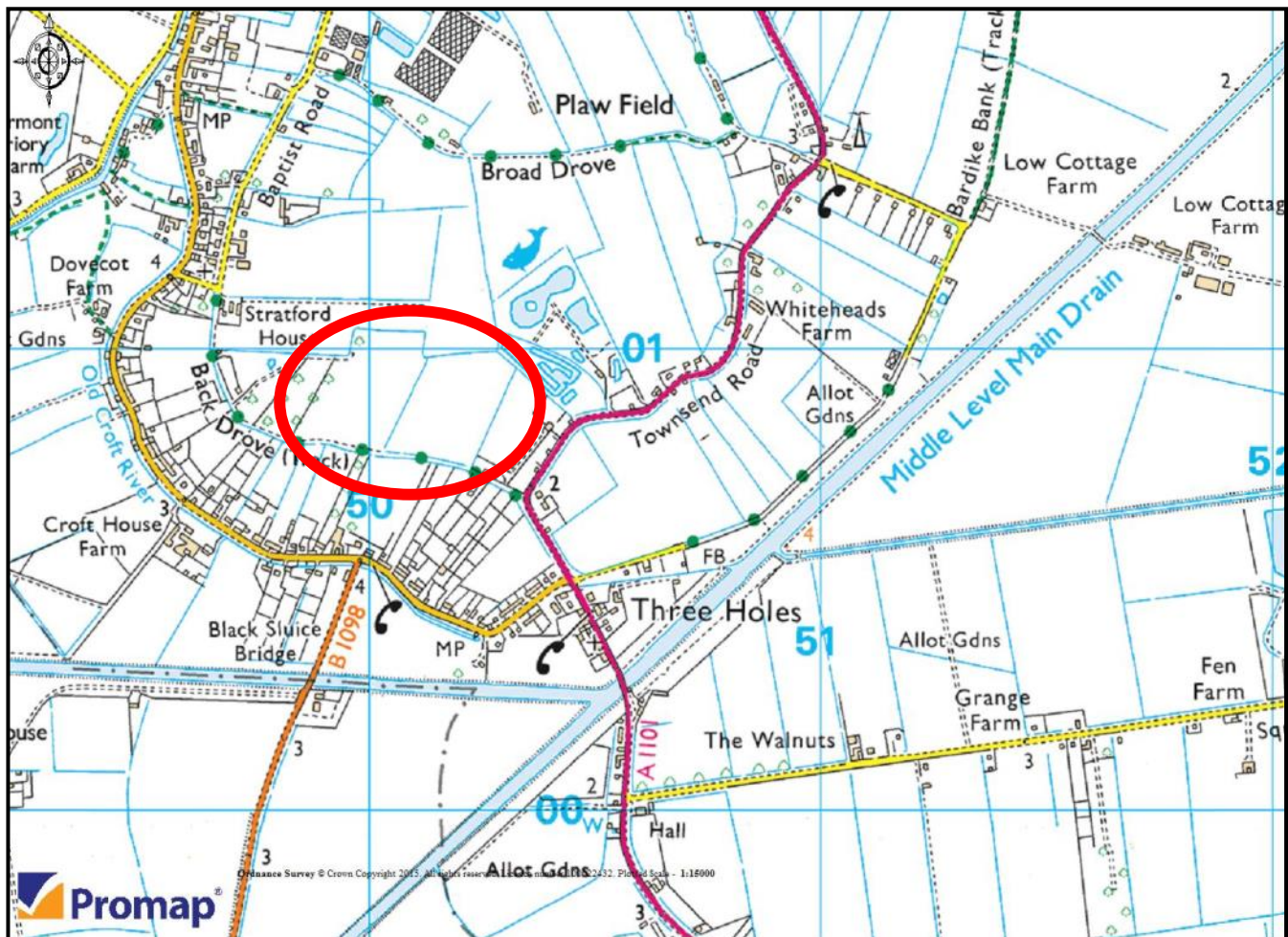
Boundaries, Plans, Areas Schedules & Disputes:

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.

Agent's Note:

For clarification we wish to inform prospective Purchasers that we have prepared these sale particulars as a general guide. We have not carried out a survey, nor tested the services, appliances and specific fittings. Interested parties should arrange their own test to ensure these are in working order.

Particulars & Photographs Prepared: September 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.

