

# Cruso & Wilkin

**FOR SALE**

**In all about 2.84 hectares (7.02 acres) sts of  
Arable / Scrubland**



**At Walpole St Peter**

**For sale as a whole by private treaty with vacant  
possession**

**Offers Invited**

**(Subject to Contract)**

Adam Case 01553 691691  
Email: [apc@crusowilkin.co.uk](mailto:apc@crusowilkin.co.uk)

The Estate Office, Church Farm, Station  
Road, Hillington, PE31 6DH

**Description:**

An opportunity to acquire a block of approximately 2.84 hectares (7.02 acres) of arable / scrubland situated in Walpole, St Peter.

**Location & Directions:**

Walpole St Peter is a small hamlet in the North West Region of the county of Norfolk, around 11 miles west of King's Lynn and 6 miles east of Wisbech.

From Wisbech, follow Lynn Road out of Wisbech. At the roundabout just after Alpine Retail Park, take the first exit towards West Walton, staying on Lynn Road. Travel through Walton and take a left hand turn on the bend, driving along Walpole West Drain. At the T-junction turn right and then right again on to Walnut Road. The access to the field is located approximately 0.2 miles along Walnut Road on the left hand side.

Nearest Postcode: PE14 7NR  
What3Words: unimpeded.giggles.monk

**Terms of Sale:**

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

**Boundaries & Fencing:**

The approximate boundaries and area of the whole site are as indicated on the site plan edged in red. The Purchaser will be responsible for the maintenance of the existing boundaries.

Anglian Water manage a substation bordering the land, with their own access off School Lane. See map.

**Services:**

Potential Purchasers should make their own enquiries with the relevant Authorities regarding the provision of services to the site.

**Access:**

The land is accessed direct from the public highway via Walnut Road.

**Town & County Planning:**

The property is offered subject to any development plans, Tree Preservation Orders, Town Planning Schedules or resolutions which may or may not come into force. The Purchaser will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the property.

**Drainage Rates:**

Payable to the King's Lynn Internal Drainage Board.

**Land Registry:**

The land is registered under title number: NK356894

**Sporting, Timber & Mineral Rights:**

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

**Local Authority:**

Borough Council of Kings Lynn & West Norfolk  
Kings Court, Chapel Street, Kings Lynn, Norfolk  
PE30 1EX. Tel: 01553 616200

**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.

**Health & Safety:**

Prospective Purchasers view the property entirely at their own risk. We politely request that due to Health and Safety reasons, children and pets are not taken to view the property.

**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.

**Money Laundering Regulations:**

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

**Overage:**

The Vendor will retain a planning uplift clause on the land for non agricultural development for 25 years at 30% with the exception of garden and grazing use.

**Tenure & Possession:**

The site is offered freehold with the benefit of vacant possession upon completion.



## Boundaries, Plans, Areas, Schedules and 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.

The Purchaser will be responsible for erecting a boundary hedge or fence within 6 months of completing the sale.

## 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-easement 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.

Particulars prepared:

November 2023

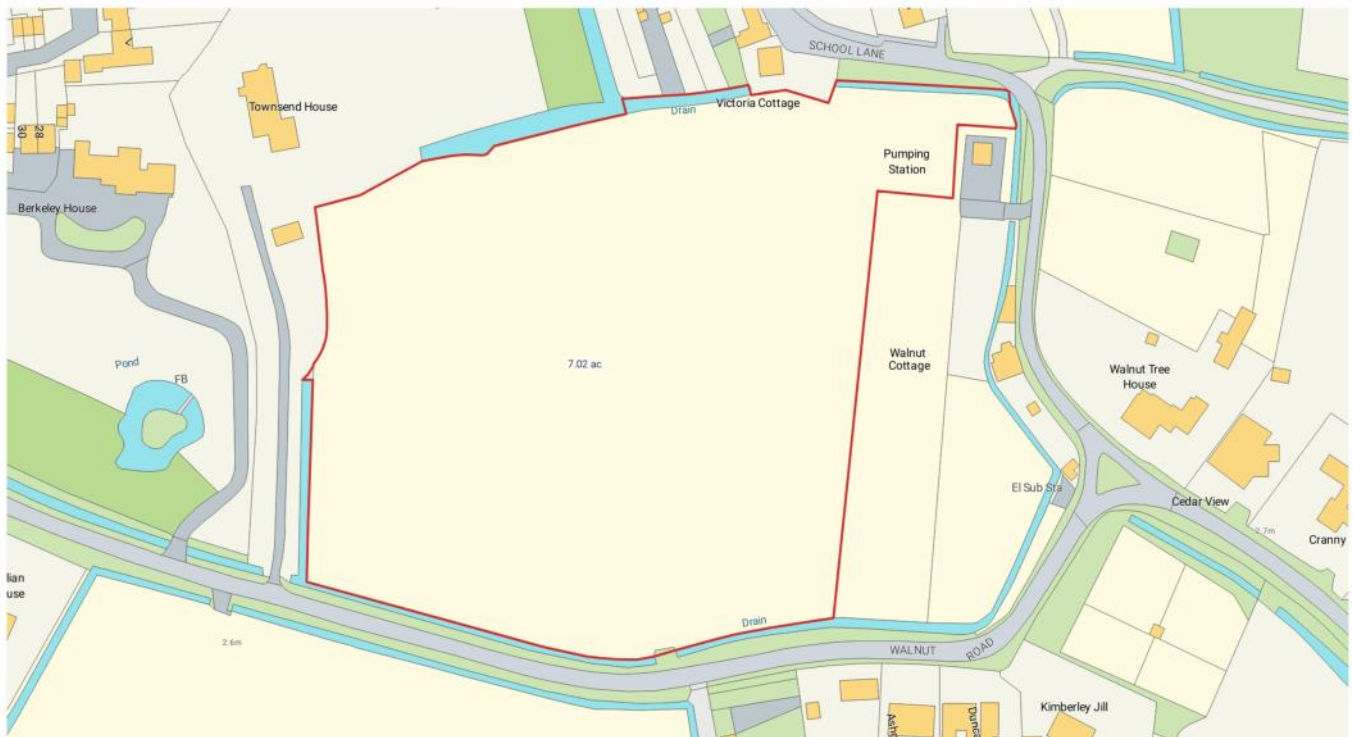
Photographs taken:

November 2023

Cruso & Wilkin

Land at Walpole St. Peter

Land App



Produced on Nov 21, 2023.  
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APC/ART/468/49

50 m  
Scale 1:1500 (at A4)



## 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.





**Cruso & Wilkin**

**The Estate Office,  
Church Farm,  
Station Road,  
Hillington,  
PE31 6DH  
Tel: 01553 691691**

**Arable / Shrubland at Walpole, St Peter**

<b>Scale</b>	<b>Date</b>	<b>Reference</b>
Not to Scale	Nov 2023	APC/ RA/468/49

This plan is published for the purpose of identification only, and, although believed to be correct its accuracy is not guaranteed.

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