



## Land off First Drift, Wothorpe, Stamford

Approximately 1.78 ACRES (0.72 hectares) of Paddock Land  
**FOR SALE BY PRIVATE TREATY AS A WHOLE**

## SITUATION

The land is situated directly adjoining the attractive settlement of Wothorpe, less than half a mile to the south of the historic market town of Stamford. The paddock benefits from a rural but accessible location and is approximately 1 mile from the A1 and less than half a mile from the A43.

## DESCRIPTION

The property comprises of 1.78 acres (0.72 hectares) of permanent pasture, with mature trees on the boundaries and which gently slopes in a south-easterly direction to the brook, which is a tributary to the River Welland. The property is accessed via a right of way from First Drift. The property is a single enclosure bounded by agricultural land to the south-west and by residential development. The property has historically been used to graze sheep, cattle and horses. Alternatively, the paddock is suitable for dog walking and other amenity uses including equestrian purposes and may have longer-term development potential, subject to obtaining the necessary planning consents.

The land is Grade 3 according to the Agricultural Land Classification of England and Wales. The soil is of the Denchworth Association and is described as fine loamy over clayey soils according to the Soil Survey of England and Wales.

## METHOD OF SALE

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

## TENURE AND POSSESSION

The property is offered for sale freehold with the benefit of vacant possession upon completion.

## SERVICES

There are currently no mains services connected to the property.

## PLANNING AND LOCAL AUTHORITY

The property is located in the administrative boundaries of the City of Peterborough Council.

## SPORTING, TIMBER AND MINERAL RIGHTS

The sporting, mineral and timber rights are included in the freehold sale, insofar as they are owned.

## ENVIRONMENTAL SCHEMES

The land is not registered under any environmental schemes.

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The paddock is accessed using a right of way from First Drift. This right of way was historically used to enable livestock to access water from the stream on the south-western boundary. Further details can be obtained from the Selling Agent, Bletsoes.

The Property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, whether public or private, light, sport, drainage, water, electricity supplies and any other rights, obligations, easements and quasi easements, whether specifically mentioned or not.

## BOUNDARIES

The Purchaser(s) will be deemed to have inspected the property and satisfied themselves as to the ownership of any boundary, hedge or ditch.

## OVERAGE

The Sellers will retain 30% of any uplift in value if planning permission is obtained for a development or change of use from agricultural use during the first 25 years after completion of the sale. The overage payment will be triggered upon disposal of land with the benefit of planning permission or implementation of planning permission, whichever is the sooner. The Sellers would consider an alternative overage percentage or period dependant upon the level of offer.

## PLANS, AREAS AND SCHEDULES

Plans included or attached to these particulars are based upon the Ordnance Survey Maps copyright reserved. All plans are not to scale.

## VAT

Should the sale of the property or rights attached to the sale become a chargeable supply for the purpose of VAT, such tax will be paid by the Purchaser(s) in addition to the purchase price.

## VIEWINGS

Viewings of the property must be undertaken in daylight hours, on foot only, with a set of these particulars in hand. We ask that you contact the Selling Agent prior to viewing.

## NEAREST POSTCODE

The nearest postcode is PE9 3JL and the property can be found more precisely using the what3words mapping system App reference: drop.tides.nest, which is a location point at the field gate on First Drift.

## HEALTH AND SAFETY

We ask you to be as vigilant as possible when making your inspection, for your own personal safety. It is asked that you observe any specific signage on the property.

## MEASUREMENTS AND OTHER INFORMATION

All measurements are approximate. While we endeavour to make our Sales Particulars accurate and reliable if there is a point which is of particular importance please do contact Bletsoes who will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

## IMPORTANT NOTICE

Henry H Bletsoe & Son LLP and for the Sellers of this property whose Selling Agent they are, give notice that: (i) all statements contained in these particulars as to the property are made without responsibility on the part of the agents or the sellers for any error, mis-statement or omission whatsoever. (ii) none of the statements contained in these particulars are to be relied on as a statement or representation of fact or as any part of the contractual description of the property. (iii) any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (iv) the sellers do not make or give, and neither agents nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property. Finally: The property being open to inspection, purchaser(s) shall be deemed to have full knowledge of the state and condition thereof as to the ownership of any tree, boundary or any part of the property. Should any dispute arise between the seller and the purchaser(s) upon any point not involving a question of law arising out of these particulars, stipulations or plans as to the interpretation be referred to the arbitration of the Selling Agents whose decisions shall be final and binding on all parties to the dispute and in every such arbitration the Selling Agents shall decide how the costs of such reference shall be borne. Particulars prepared and photographs taken: July 2024.