



MAXEY  
GROUNDS

agricultural@maxeygrounds.co.uk

01945 428830

Agricultural

Offers Over **£250,000**



Ref: 24086E

**Barn and Land at Angle Road, Outwell,  
Wisbech, Cambridgeshire PE14 8PT**

A rare opportunity to acquire 6.00 Hectares (14.83 Acres) (STMS) of agricultural land including a 104.3m<sup>2</sup> Agricultural Barn which benefits from Approval under Class Q for conversion to a single residential unit. The property is located northeast of the junction of Angle Road and Mullicourt Road in the West Norfolk village of Outwell. The property is offered with Vacant Possession from 29<sup>th</sup> September 2024.



Offices at March and Wisbech

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**LOCATION AND ACCESS** The land is located northeast of the junction of Angle Road and Mullicourt Road, Outwell and is accessible from the adopted highway via a gated access.

**DESCRIPTION** Field TF5304 4100 is a single parcel of land, currently arable, and extending in total to approximately 6.00 Hectares (14.83 Acres) (Subject to Measured Survey). Located on the eastern side of the land is an agricultural building of steel frame construction with concrete floor, profiled sheet steel walls and fibre cement sheet roof 12.0m x 8.7m (104.3m<sup>2</sup> Gross Internal Area) with a concrete apron extending along the western elevation of the building.

**PLANNING** Approval for a single residential dwelling under Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 was confirmed by the Borough Council of King's Lynn and West Norfolk on 22<sup>nd</sup> March 2024 under Reference 24/00266/PACU3. The approved plans provide for a single storey dwelling comprising Open Plan Kitchen/Lounge/Diner, Utility Room, Cloakroom, Master Bedroom with En-suite Shower Room, two further Bedrooms and Bathroom. Copies of the plans are available on the Borough Council website or from the Agent. Whilst BCKLWN has adopted CIL, they have confirmed that this development will not require a CIL payment if carried out as currently approved.

**LAND AND SOIL CLASSIFICATION** The land is classified as Grade 1 on the Agricultural Land Classification Map of England and Wales Sheet 124. The soil is shown on the Soil Survey of England & Wales (Sheet 4 - Soils of Eastern England) as belonging to the Downholland 1 described as deep stoneless humose clayey soils, calcareous in places. Some peat soils and deep humose calcareous silty soils. The soil is deemed suitable for a range of arable and field vegetable crops. Interested parties are advised to make their own inspection of the land.

**POSSESSION** The land is offered For Sale Freehold, with vacant possession from 29<sup>th</sup> September, subject to holdover for the growing crop.

**SPORTING RIGHTS** Sporting rights insofar as they are owned and capable of being transferred are included in the sale.

**BOUNDARIES** The plan is for illustrative purposes only. The purchaser will be deemed to have full knowledge of all boundaries. The western boundary abuts an Internal Drainage Board maintained drain.

**OUTGOINGS** The land falls within the boundaries of the King's Lynn Internal Drainage Board which is administered by the Water Management Alliance. The current drainage rates are £204.34 per year but are subject to review as they are based upon a smaller area of land. Interested parties are advised to make their own enquiries of the Water Management Alliance at Pierpoint House, 28 Horsley's Fields, King's Lynn, Norfolk PE30 5DD Tel: 01553 819600 [info@wlma.org.uk](mailto:info@wlma.org.uk)

**MINERAL RIGHTS** The minerals, in so far as they are owned and capable of transfer, are included in the sale.

**PLANS AND AREAS** These particulars have been prepared as accurately as possible, based upon Ordnance Survey plans. The plan has been prepared for Identification Purposes only and, although they are believed to be correct, their accuracy is not guaranteed. The area has been taken from a combination of the Land Registry and the Ordnance Survey online mapping system.

**WAYLEAVES, EASEMENTS & RIGHTS OF WAY** The land is offered subject to all existing rights, including rights of way whether private or public, light, support, drainage, water and electricity supply and other rights, easements, quasi easements and all wayleaves whether referred to or not in these particulars. The land is transected by an overhead power cable and there is a electricity tower in the field.

**METHOD OF SALE** The land is offered For Sale Freehold by Private Treaty.

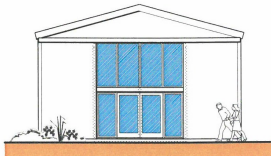
**VIEWING** Viewing is strictly by appointment with the Agent. The Health and Safety of those viewing is the responsibility of the individual undertaking the viewing. Cultivated or uncultivated land is, by its nature, likely to be uneven with possible trip hazards. Neither the Seller nor the Agent accept any responsibility for damage or injury to persons or property as a result of viewing the land and parties do so entirely at their own risk.

**DIRECTIONS** Proceed out of Wisbech on the A1101 into Outwell. Go straight ahead at the mini roundabout, and continue onto Downham Road out of the village. After a short distance, turn left just after The Crown Lodge onto Langhorn's Lane. Follow this road and then bear first right onto Angle Road. The property can be found on the left hand side at the junction with Mullicourt Road.  
What3Words: ///convinced.hers.supreme

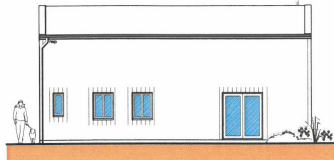
**PARTICULARS PREPARED** 14<sup>th</sup> June 2024



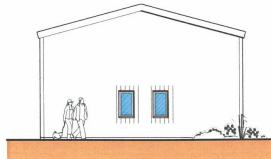
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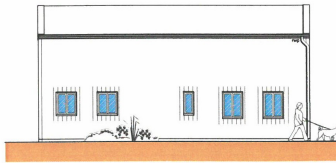
Front Elevation (W)  
Scale: 1:100



Side Elevation (S)  
Scale: 1:100



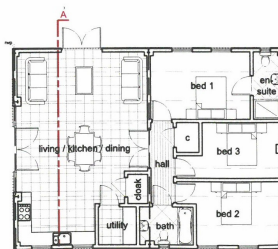
Rear Elevation (E)  
Scale: 1:100



Side Elevation (N)  
Scale: 1:100



Section A-A  
Scale: 1:100



Floor Plan  
Scale: 1:100



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For Identification Purposes Only – Do Not Scale

**AMC**

Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.

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