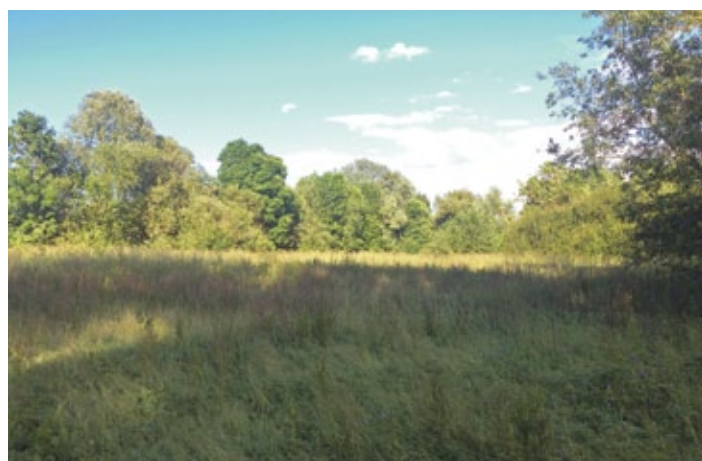




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LAND AT WEST END ROAD, FENSTANTON

0.51 hectares (1.25 acres) or thereabouts

Amenity land

For sale by Private Treaty



LOCATION AND DIRECTIONS

The land is located approximately 1.7 miles from the village of Fenstanton and is approximately 8.2 miles from Huntingdon, follow signs for Fenstanton bowls club from Hilton Road. The nearest postcode is PE28 9HT. The land will be marked with a For Sale board.

PARTICULARS OF SALE

0.51 hectares (1.25 acres) of grass land at West End Road, Fenstanton, Cambridgeshire (as edged red on aerial plan).

THE LAND

Comprises a single block of land, predominantly in grass but unoccupied for some time. The land is classified as Grade 3 on the Agricultural Land Classification Map of the area and is a typical calcareous pelosol of the Evesham 3 series over river gravel.

The land has boundaries of mature trees and hedgerows with frontage to and access from West End Road. The land is adjacent to the existing A14.

SERVICES

We are not aware of any services connected to the site.

METHOD OF SALE

The freehold of the land is offered for sale by Private Treaty.

TENURE AND POSSESSION

The land is offered freehold with vacant possession upon completion.

BASIC PAYMENT SCHEME

The land is not registered on the Rural Land Register (RLR) and there are no Entitlements. New entitlements will have to be purchased in order for the buyer to make a 2016 claim.

DESIGNATIONS

The land is designated as being within a Nitrate Vulnerable Zone. The land is also designated as being within Flood Risk Zone 3.

TIMBER SPORTING AND MINERALS

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

WAYLEAVES EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights of way, wayleaves, easements and other rights whether specifically referred to herein or not.

DRAINAGE CHARGES

Payable to the Environmental Agency at a charge of £2.0364 per hectare for 2015/2016.

BOUNDARIES

The Buyer(s) shall be deemed to have full knowledge of all boundaries and neither the seller nor the selling agents will be responsible for defining the boundaries nor their ownership.

TOWN AND COUNTRY PLANNING

The property notwithstanding any description contained in these particulars is sold subject to any Development plan, Tree preservation order, Town planning scheme, Resolution or Notice which may or may not come to be in force and also subject to any statutory provisions or byelaws without any obligations on the part of the Sellers to specify them.

VAT

Should the sale of the land or any right attached to it become a chargeable supply for the purposes of VAT such tax shall be payable by the Buyer(s) in addition to the contract price.

DISPUTES

Should any disputes arise as to the boundaries or any matters relating to the particulars, schedule or interpretation thereof the matter will be referred to an arbitrator to be appointed by the agents.

PLANS AND AREAS

These have been prepared as carefully as possible by reference to the deeds and digital O.S. data. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy cannot be guaranteed.

VIEWING

The land may be viewed by access on foot only during daylight hours with a set of these particulars to hand having first notified the selling agents.

PHOTOGRAPHS AND PARTICULARS

Taken and prepared May/June 2016



IMPORTANT NOTICES Brown & Co Alexanders for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co Alexanders for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co Alexanders, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co Alexanders for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. Any person inspecting the property does so entirely at their own risk. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co Alexanders is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in June 2016.