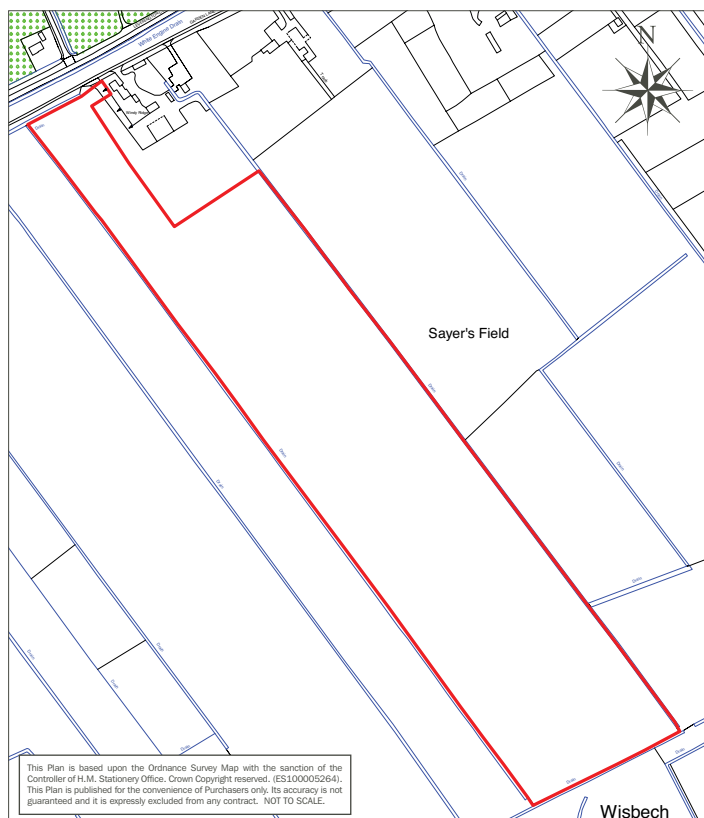




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ARABLE LAND AT GARDEN LANE, WISBECH ST MARY, WISBECH, CAMBRIDGESHIRE

Productive arable land in a single parcel extending to 10.19 hectares (25.17 acres) or thereabouts

For Sale by Private Treaty as a Whole

LOCATION AND DIRECTIONS

The land is located north of the Village of Wisbech St Mary, approximately 4 miles west of the town of Wisbech approximately 10 miles north of the town of March in Cambridgeshire. The approximate postcode for the land is PE13 4RZ.

From the High Road in Wisbech St Mary turn onto Station Road heading towards the B1169, after approximately 0.7 miles turn left onto Garden Lane. Stay on Garden Lane for approximately 0.4 miles. The land is located on the left hand side. Please refer to the Site Plan.

DESCRIPTION

The land comprises 10.19 hectares (25.17 acres) or thereabouts of bare arable land in one parcel, as edged in red on the Site Plan. The field is subject to a Farm Business Tenancy which expires on 10th October 2016, for more information please contact the Agents.

The land is classified as Grade 2 and 3 on the MAFF Land Classification Plan, Sheet 124, Provisional Edition. The soil is listed in the Soil Survey of England and Wales as belonging to the Wallasea 2 and Dowels Series, which describes the soil as deep stoneless clayey soils, calcareous in places, suited to sugar beet and combinable crops in rotation.

GENERAL REMARKS AND STIPULATIONS

TENURE AND METHOD OF SALE

The property is available Freehold with Vacant Possession following the expiry of the Farm Business Tenancy on 10th October 2016, and is sold by Private Treaty, available as a Whole. Exchange of Contracts and Completion will take place as soon as possible following an acceptance of an offer.

BASIC PAYMENT SCHEME (BPS)

The land is registered on the Rural Land Register. The Seller has made and will retain previous claims under the Basic Payment Scheme for the eligible land that is being sold, including the 2016 claim.

The Seller will transfer the relevant number of Entitlements to the Buyer(s) in anticipation of the 2017 claim, subject to the Basic Payment Scheme Regulations. Details of the Entitlements are available from the Selling Agents.

CROSS COMPLIANCE

The Buyer(s) will be required to indemnify the Seller for any non-compliance that results in any penalty or reduction of the Seller's payment under Basic Payment Scheme in relation to the 2016 claim.

SPORTING RIGHTS, MINERALS & TIMBER

The Sporting Rights, Timber and Minerals are included in the sale, so far as they are owned, subject to statutory exclusions.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The land is offered for sale subject to all existing rights, including rights of way, whether public or private, light, support, drainage, water, gas and electricity supplies and other rights, Easements, Quasi-easements and all Wayleaves, whether or not referred to in these particulars.

There is a right of way for all purposes at all times from Garden Lane, over the track in the north east corner, for the adjacent property, known as Windy Ridge.

VALUE ADDED TAX

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.

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.

DISPUTES

Should any disputes arise as to the boundaries or any matters relating to the Particulars, Schedule or the interpretation thereof, the matter will be referred to an Arbitrator to be appointed by the Selling Agents.

PLANS & AREAS

These have been prepared as carefully as possible by reference to the Deeds, digital OS Data and the Rural Land Register. The plans are published for illustrative purposes only and although they are believed to be correct their accuracy cannot be guaranteed.

VIEWING

The viewing of the Windy Ridge is during daylight hours with particulars in hand, only through the Selling Agents. Contact Jim Major or Emily Plumb 01553 770 771.

HEALTH AND SAFETY

The property is part of a working Farm and therefore viewers should be careful and vigilant whilst on the holding. Neither the Seller nor the Selling Agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

SOLICITORS

Fraser Dawbarns LLP, 1-3 York Row, Wisbech, Cambridgeshire, PE13 1EA Contact: Kieren Cross Tel: 01945 461 456
Email: kierenecross@fraserdawbarns.com

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