



LOT 7 - 4.32 Ha 10.67 Ac, Land South Of Soke Road, Newborough,

FOR SALE BY INFORMAL TENDER
TENDER DATE FRIDAY 14 MAY 2021 - 12 NOON

An opportunity to purchase land, lake and buildings of
Grade 2 and 3 Agricultural land, in total extending to
40.67 Hectares (100.51 Acres) or thereabouts.

The property is located approximately 6 miles from
Peterborough and 14 miles from Spalding.

The property is offered for sale as a whole or in 8 Lots.

Guide price £110,000

LOT 7 - 4.32 Ha 10.67 Ac, Land South Of Soke

Location

The site is situated approximately ¼ mile west of the centre of Newborough, in North Cambridgeshire.

Site

The land is classed as Grade 2 Agricultural Land on the DEFRA Agricultural Land Classification Map of England and Wales, shown in brown on the attached plan.

Access

Access to the site is directly off Soke Road.

Wayleaves and Easements

The properties are sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water, electricity and other rights, easements, quasi easements and all wayleaves, whether referred to specifically or not.

Basic Payment Scheme

Lots 2-8 are registered on the Rural Land Registry and have been use to claim the 2020 subsidy. The land will be claimed on in 2021 and that subsidy will be retained by the Seller. The Buyer/s of Lots 1-8 will be required to adhere to the Cross Compliance Regulations until 1st January 2022.

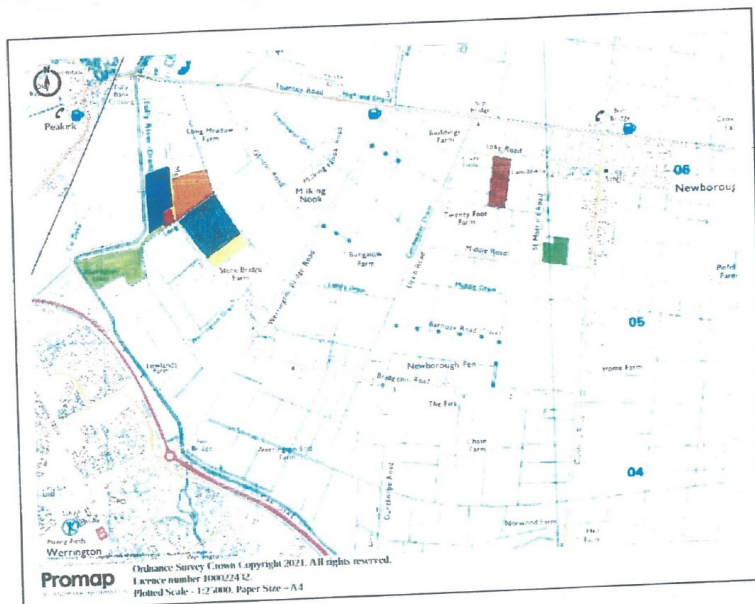
Entitlements for Lots 2-8 are included in the sale.

Stewardship

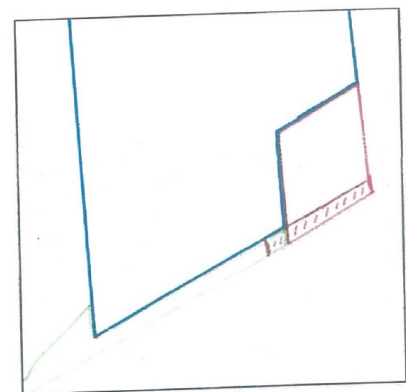
The land is in a Countryside Stewardship Scheme, which ends on 31st December 2021.

Viewing and Health and Safety

Interested parties are invited to view the land in daylight hours with a set of particulars to hand. The property is a working farm and therefore viewers should be careful and vigilant when on site. Neither the Sellers or the Selling Agent are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.



Plans are for identification purposes only. Not to scale.



Right of Way over Lot 1 in favour of Lot 2 and Lot 3.
Right of Way over Lot 3 in favour of Lot 2.

Tender date – Friday 14th May 2021
TENDER FORM (subject to contract)
Land at Newborough and Peakirk, Peterborough

I/We: _____

Of: _____

Email: _____

Tel: _____

Agent: _____

Hereby offer to buy, Subject to Contract:

Lot 1 ()

Lot 2 ()

Lot 3 ()

Lot 4 ()

Lot 5 ()

Lot 6 ()

Lot 7 ()

Lot 8 ()

My/Our offer is for the Land as described in the particulars and on the basis of the terms and conditions as set out therein.

Finance Position _____

Signed _____

Date _____

Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

Bruce Mather Limited, for themselves and for Sellers and Lessors of this property whose Agent they are, give notice that:- 1) These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of any offer or contract; 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending Buyers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy; 3) No person in this employment of Bruce Mather Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.