

BRUCE MATHER LTD



40.67 Hectares, Newborough And Peakirk, Peterborough, PE6 7QT

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

- * Lot 1 - Yard and Buildings West of Meadow Road, Peakirk - 0.40 Hectares (1.00 Acre)
- * Lot 2 - Land West of Meadow Park, Peakirk 6.23 Hectares (15.39 Acres)
- * Lot 3 - Land and Lake West of Meadow Road, Peakirk - 8.28 Hectares (20.46 Acres)
- * Lot 4 - Land East of Meadow Road, Peakirk - 5.85 Hectares (14.46 Acres)
- * Lot 5 - Land East of Meadow Road, Peakirk - 9.81 Hectares (24.24 Acres)
- * Lot 6 - Land East of Meadow Road, Peakirk- 3.10 Hectares (7.66 Acres)
- * Lot 7 - Land South of Soke Road, Newborough - 4.32 Hectares (10.67 Acres)
- * Lot 8 - Land East of St Martins Road, Newborough - 2.68 Hectares (6.62 Acres)

Guide price £1,072,500



LOT 1

0.40 Ha (1.00 Ac) Yard and Buildings West of Meadow Road, Peakirk - Guide Price £70,000

Location

The site is situated approximately 1 mile east of Peakirk, in North Cambridgeshire.

Site

The site comprises a Yard with brick and tile traditional buildings and grass arable land, shown in red on the attached plan.

An overage of 20% for a period of 30 years on the uplift in value following the attainment of planning permission for more than 1 dwelling will be payable to the Seller.

Access

Access to the site is directly off Meadow Road. Lots 2 and 3 have a right of way over Lot 1, shown in brown on the attached plan.

LOT 2

6.23 Ha (15.39 Ac) Land West of Meadow Road, Peakirk - Guide Price of £150,000.

Location

The site is situated approximately 1 mile east of Peakirk, in North Cambridgeshire.

Site

The land is classed as Grade 3 Agricultural Land on the DEFRA Agricultural Land Classification Map of England and Wales, shown in blue on the attached plan. Lot 2 has direct gated access to Folly Bank.

Access

Access to the site is directly off Meadow Road. Lot 2 has a right of way over Lots 1 and 3, shown in brown on the attached plan.

LOT 3

8.28 Ha (20.46 Ac) Land and Lake West of Meadow Road, Peakirk - Guide Price £200,000.

Location

The site is situated approximately one mile east of Peakirk, in North Cambridgeshire.

Site

The site includes a small lake, shown in lime green on the attached plan. Lot 3 has direct gated access to Folly Bank.

The land is classed as Grade 3 Agricultural Land on the DEFRA Agricultural Land Classification Map of England and Wales.

Access

Access to the site is directly off Meadow Road. Lot 3 has a right of way over Lot 1. Lot 2 has a right of way over Lot 3, both shown in brown on the attached plan.

LOT 4

5.85 hA (14.46 Ac) Land East of Meadow Road, Peakirk - Guide Price £140,000.

Location

The site is situated approximately 1 mile east of Peakirk, in North Cambridgeshire.

Site

The land is classed as Grade 3 Agricultural Land on DEFRA Agricultural Land Classification Map of England and Wales, shown in orange on the attached plan.

Access

Access to the site is directly off Meadow Road.

LOT 5

9.81 Ha (24.24 Ac) Land East of Meadow Road, Peakirk - Guide Price £230,000.

Location

The site is situated approximately 1 mile east of Peakirk, in North Cambridgeshire.

Site

The land is classed as Grade 3 Agricultural Land on the DEFRA Agricultural Land Classification Map of England and Wales, shown in grey on the attached plan.

Access

Access to the site is directly off Meadow Road.

LOT 6

3.10 Ha (7.66 Ac) Land East of Meadow Road, Peakirk - Guide Price £72,500

Location

The site is situated approximately 1 mile east of Peakirk, in North Cambridgeshire.

Site

The land is classed as Grade 3 Agricultural Land on the DEFRA Agricultural Land Classification Map of England and Wales, shown in yellow on the attached plan.

LOT 7

4.32 Ha (10.67Ac) Land South of Soke Road, Newborough - Guide Price £110,000.

Location

The site is situated approximately ¼ mile West of the centre of Newborough - Guide Price £110,000.

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.

LOT 8

2.68 Ha (6.62 Ac) Land East of St Martins Road, Newborough - Guide Price £100,000.

Location

The site is situated approximately ½ mile south west 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 green on the attached plan.

Access

Access to the site is directly off St Martins Road.

PAST CROPPING

LOT GRID REFERENCE 2021 2020 2019 2018
2017
1* tf1705 4780
ptTF1705 3991 Wheat S.Beans Wheat OSR
S.Barley
2* ptTF1705 3991 Wheat S.Beans Wheat OSR
S.Barley
3* TF1705 1049
TF1705 2657 Wheat S.Beans Wheat OSR
S.Barley
TF1705 2764
4* TF1705 6299 Wheat S.Beans Wheat OSR
S.Barley
5* TF1705 7374 Wheat OSR S.Barley Wheat
OSR
6* TF1705 8557 Wheat OSR S.Barley Wheat
OSR
7 TF1905 6797 Wheat Oats Wheat S.Beans
Wheat
8 TF2005 0748 Wheat Potatoes Wheat S.Beans
Wheat

TENURE AND HOLDOVER

The land is currently occupied by the Sellers and is offered for sale with Vacant Possession at Completion, subject to Holdover until 30 September 2021 on all growing crops and Holdover until 31 December 2021 on Countryside Stewardship areas (*).

METHOD OF SALE, EXCHANGE AND COMPLETION

The land is offered for sale by Informal Tender, with Tenders requested by Friday 14 May 2021, by 12 Noon.

Exchange of Contracts is expected within 21 days of the Buyer's Solicitors receiving the draft documentation and completion within 28 days of exchange or earlier by agreement.

A gas main crosses Lot 3.

An electricity main crosses Lots 1, 3, 5 and 6.

BOUNDARIES

The successful Buyer will be deemed to have full knowledge of boundaries and rights of way affecting the property.

RIGHTS OF WAY

A right of way over Lot 1 in favour of Lots 2 and 3 is in place.

A right of way over Lot 3 in favour of Lot 2 is in place.

Lots 2 and 3 have direct gated access to Folly Bank.

TENANTRIGHT, ROUTINE IMPROVEMENTS & DILAPIDATIONS

There will be no claims of any kind.

BASIC PAYMENT SCHEME

Lots 2 - 8 are registered on the Rural Land Registry and have been used 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 1 January 2022.

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

STEWARDSHIP

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

DRAINAGE

Drainage rates are payable to North Level Internal Drainage Board.

Historically the land has been underdrained, limited plans are available.

PARTICULARS, PLANS, AREAS AND SCHEDULES

These particulars and plans have been prepared as carefully as possible. Plans are outlining the land for identification purposes only.

The particulars were written in April 2021. Areas were taken from Rural Land Registry data.

Land Registry title documentation, where available, can be provided by the Selling Agent.

SPORTING RIGHTS

Sporting rights are in hand as far as they are owned and are included in the sale for each respective Lot.

MINERAL RIGHTS

Mineral rights are reserved on Lots 1, 2, 4 and 4 to The Church Commission for England.

VAT

No election has been made to waive the exemption of VAT on the land offered for sale and none is intended to be charged, but should it be elected prior to completion, then VAT at the prevailing rate will be payable in addition to the purchase price.

VIEWINGS 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.

ANTI MONEY LAUNDERING

Buyer/s will be required to provide proof of identity and address to the Selling Agent once an offer is submitted and prior to Solicitors being instructed, in accordance with the Proceeds of Crime Act 2002 and The Money Laundering and Terrorist (Amendment) Regulations 2019.

SELLING AGENT

Elizabeth Allen Land Agents Limited, Cradge Farm, Langtoft Fen, Lincolnshire PE6 9QB
Tel: 01778 700194 or 07931 336767
E-mail: enquiries@ealandagents.co.uk

SELLER'S SOLICITOR

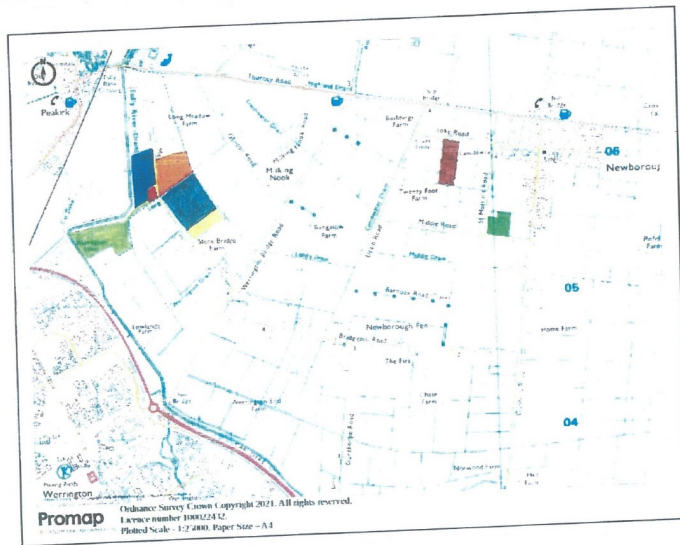
Roythornes Solicitors, Enterprise Way, Pinchbeck, Spalding PE11 3YR
Tel: 01775 842505.

DIRECTIONS

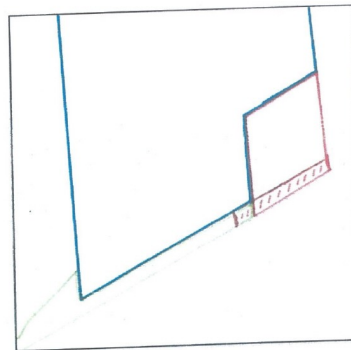
For Sat Nav purposes Newborough PE6 7QT and Peakirk PE6 7NX

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.



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 _____