



LOT 3 - 8.28 Ha 20.46 Ac, Land And Lake West Of Meadow Road, Peakirk,

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 £200,000

LOT 3 - 8.28 Ha 20.46 Ac, Land And Lake West

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.

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.

Anglian Water Services Limited has contacted the seller regarding a potential water main through Lots 3, 5 and 6. A plan showing this route is available for viewing.

A gas main crosses Lot 3.

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

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.

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 1st January 2022.

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

Stewardship

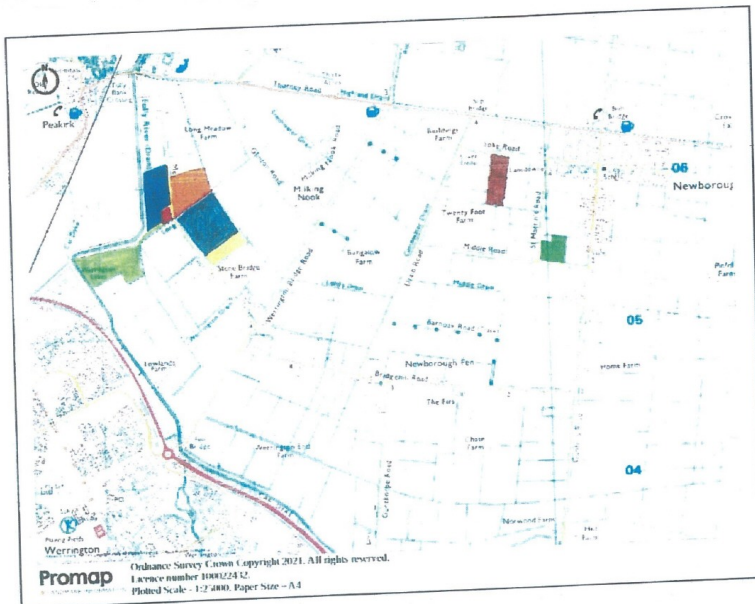
The land is in a Countryside Stewardship Scheme, which ends on 31st December 2021.

Mineral Rights

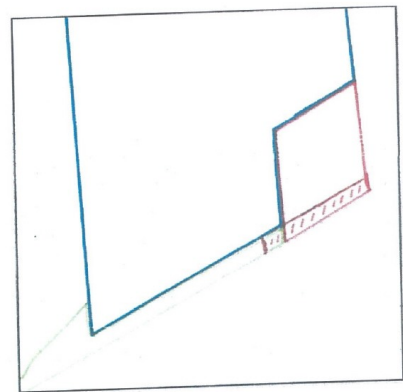
Mineral Rights are reserved on Lots 1, 2, 3 and 4 to The Church Commission of England.

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 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 _____