



MAXEY  
GROUNDS

agricultural@maxeygrounds.co.uk  
01945 428830  
Agricultural

**GUIDE PRICE**  
**£45,000**



Ref: 23062

**3.30 Acres Land at High Road,  
Tilney Cum Islington, King's Lynn PE34 3BN**

- Approximately 3.30 Acres (1.33 Hectares) more or less
- Laid to grass
- Access off High Road
- For Sale by Private Treaty
- GUIDE PRICE: £45,000





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## Agricultural

### LOCATION

The land is located off High Road, Tilney Cum Islington. It is registered with the Land Registry under Title Number P210475.

### DESCRIPTION

A single parcel of land laid to grass and bordered on one side by a main drain and the other by High Road.

The property is accessed directly from High Road.

### METHOD OF SALE

The land is offered For Sale by Private Treaty at a Guide Price of £45,000.

### RIGHTS OF WAY AND EASEMENTS

The Land is offered subject to all existing rights, including rights of way whether private or public, light, support, drainage, water and electricity supply and other rights, easements, quasi easements and all wayleaves whether referred to or not in these particulars.

### POSSESSION

The land is offered for sale freehold with vacant possession on completion.

### SPORTING AND MINERAL RIGHTS

The Sporting and Mineral Rights, in so far as they are owned, are included in the Sale.

### BOUNDARIES

The Vendor will not be bound to determine the ownership of the boundaries. The Purchaser must satisfy themselves as to the ownership of the boundaries.

### LAND CLASSIFICATION

The land is shown to be Grade 2 agricultural land on the Natural England Agricultural Land Classification Map, East Region.

### BASIC PAYMENT SCHEME

The Land has not been registered with the Rural Payments Agency and no entitlements are included within the sale.

### SERVICES

We understand that no services are currently connected to the land. Interested parties are advised to make their own enquiries of the relevant providers.

### DEVELOPMENT OVERAGE CLAUSE

The land is sold with a Development Overage Clause, reserving the Vendor 30% of any additional value resulting from planning consent for residential or commercial use for a period of 30 years from completion of the sale.

### OUTGOINGS

Such of the outgoings, as are known, are mentioned in these particulars, but no guarantee is given that the amounts stated are accurate or that all outgoings appear.



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## **DRAINAGE RATES FOR 2023/24**

The land falls within the catchment for Kings Lynn Internal Drainage Board. For guidance, the drainage rates for 2023/24 are £4.97.

## **DIRECTIONS**

From our Wisbech Professional Office head east on South Brink towards Alexandra Road. At Freedom Bridge Roundabout take the second exit onto Lynn Road and proceed for approximately 2.5 miles, at the round about take the first exit onto the A47 continue for approximately 3 miles then take the exit for Tilney St Lawrence/Terrington St John. Turn right onto Church Road and then left onto Main Road and right again onto St John's Road. After approximately 2.3 miles turn left onto High Road. The land can be

found after a short distance on the right hand side.

What 3 Words [///hindered.duke.builders](#)

## **VIEWING**

Interested parties may view the Land at their own risk, during daylight hours, with a set of these particulars in hand.

## **FURTHER INFORMATION**

If you have any further queries, please call our Wisbech Professional Office on 01945 428830 and ask for Polly Stokes.

## **PARTICULARS PREPARED**

18<sup>th</sup> April 2023





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For Identification Purposes Only – Not to Scale



Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.