



**Land at High Road, Guyhirn, Wisbech, Cambridgeshire,  
PE13 4ET**

**FOR SALE – GUIDE PRICE    £240,000**

- Approximately 4.92 Hectares (12.14 Acres) of high quality arable land
- Situated to the north of the village of Guyhirn
- Potential for future development

## Location

The land is located approximately five miles south west of Wisbech and six miles north of March. The postcode for the property is PE13 4ET.

## Description

The subject property comprises approximately 4.92 Hectares (12.14 Acres) of arable land north of the village of Guyhirn, shown on the plan attached in red. Further land shown outlined in blue is available. Contact the Sellers' Agent for more details.

The land is situated to the north of the village of Guyhirn and has potential for development in the future.

## Back Cropping

2021	2020	2019	2018	2017
Wheat	Potatoes	Maize	Winter Wheat	Maize

## Occupation

The land is occupied by a local farmer under a Farm Business Tenancy Agreement until 10<sup>th</sup> October 2025.

## Overage

The Seller retains an Overage of 30% of the uplift in value of the value of the land, following the gaining of planning permission for a period of 30 years.

## Planning

Planning information is available from Fenland District Council. Telephone: 01354 654321  
Email: info@fenland.gov.uk

## Exchange and Completion

Exchange of Contracts is expected within 30 working days of the Buyer's Solicitors receiving the draft Contract from the Sellers' Solicitor with completion by agreement thereafter. A 10% deposit is payable on exchange of Contracts.

## Easements, Rights of Way and Wayleaves

The land is sold subject to and with the benefit of all existing rights whether public or private, whether or not they are referred to in these details.

## VAT

VAT is not payable.

## Boundaries

The Buyer shall be deemed to have full knowledge of all the boundaries and neither the Seller nor the Selling Agent will be responsible for defining either the boundaries or their ownership.

## Viewings

Viewings will be permitted only by appointment with the Sellers' Agent, as detailed below.

## Sellers' Agent

Elizabeth Allen Land Agents Limited, Cradge Farm, Langtoft Fen, Lincolnshire PE6 9QB  
Tel: 07931 336767

# EA Elizabeth Allen

Land Agents Limited



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Plans are for identification purposes only, not to scale.