



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

FOR SALE – GUIDE PRICE £685,000

- Approximately 13.90 Hectares (34.36 Acres) of high quality arable land
- Potential for future development
- With residential development to the South West

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 13.90 Hectares (34.36 Acres) of Arable land in the village of Guyhirn, outlined in blue and accessed over the green track. Further land shown outlined in red is available. Contact the Sellers' Agent for more details.

The land has residential development to the South West and has potential for development in the future.

Back Cropping

2021	2020	2019	2018	2017
Potatoes	Spring Wheat	Winter Wheat	Maize	Maize

Occupation

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

Overage

The previous Seller retains an Overage of 50% of the uplift in value of the value of the land, following the gaining of planning permission for a period of seven years. 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 Seller's 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 or 07852 282716

EA Elizabeth Allen

Land Agents Limited



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Plans are for identification purposes only, not to scale.