

EST 1770



Longstaff^{.COM}

SPALDING RESIDENTIAL DEVELOPMENT: 01775 765536 www.longstaff.com



AGRICULTURAL GRAIN STORE CONVERSION PROJECT

Former Grain Store at Murrow Bank, Murrow, Wisbech PE13 4HR

FOR SALE: Guide Price - £145,000 Freehold Subject to Contract

- With the benefit of Class Q Planning Consent for a Two-Storey, Four-Bedroom Dwelling
- Total Site Area Approximately 0.62 Acres (0.25 Hectares)
- Approximately 7.4 miles South-West of Wisbech in a Rural Setting

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL

LOCATION

The property is situated off Murrow Bank, between the villages of Murrow and Guyhirn, and is approximately 7.4 miles south-west from the market town of Wisbech and 18.8 miles north-east of the city of Peterborough with easy access on to the A1 along with a fast train link with London's Kings Cross minimum journey time 48 minutes.

What3Words Reference :- rigs.tulip.lawfully

ACCOMMODATION

The Agricultural Grain Storage building is of steel portal frame and metal profile sheet construction with concrete flooring, corrugated asbestos roofing and asbestos rainwater goods. Adjoining the building is a Fan House of brick construction with concrete flooring and corrugated asbestos roof. There is a concrete apron frontage to the Agricultural Store.

The current planning consent comprises of open plan kitchen/dining and living room facilities on the ground floor along with two bedrooms with en-suites bathrooms. The first floor comprises of two further bedrooms complete with ensuite bathrooms.

PLANNING

The property has previously been used as an Agricultural Grain Storage building but has been granted Class Q Consent by Fenland District Council (Reference No. F/YR24/0014/PNC04) for a change of use to a two-storey, four-bedroom dwelling. The application information is available and can be downloaded from the Council's website –

<https://www.fenland.gov.uk/planning>

This information provides details on:

- Planning Consent
- Site Plan
- Floor Plans – Existing and Proposed
- Plan showing Elevations
- Structural Report

Interested parties should make their own enquiries with the local Planning Authority as to whether any change of use planning consent is required for their particular use/layout.

ADDITIONAL INFORMATION REGARDING PLANNING

The plans for conversion were drawn up by Robert Doughty Consultancy Ltd of 32 High Street, Helpringham, Sleaford, Lincolnshire NG34 0RA. Tel: 01529 421 646 Email: admin@rdc-landplan.co.uk

If you require assistance regarding any planning aspects, you are invited to contact Lewis Smith who may be able to assist you further.

TENURE & POSSESSION

The property is offered freehold and with vacant possession upon completion.

SERVICES

We believe that mains electricity and water are available in the locality. Interested parties must make their own enquires as to the availability of services, the practicality and cost of connection and any other matters relating to services.

Arrangements for foul drainage and installation to the new development will be the responsibility of the proposed purchaser.

We understand that there is no mains gas available in the locality.

DETAILS OF THE PROPERTY

(All measurements taken are **gross internal**)

STORE: 18.14 m x 13.73 m, steel portal frame with corrugated asbestos cement sheeting to upper walls and thrust metal grain walling to lower walls, part concrete and brick floor and part concrete and wooden panelled grain drying flooring with corrugated asbestos cement sheet roofing.

FANHOUSE/LEAN-TO: 3.48 m x 2.46 m brick construction with concrete floor and corrugated asbestos sheet roofing.

The Gross Internal Floor area of the main building is 249 sq.m, plus the attached Lean-to Store Area of approximately 8.56 sq.m.

PROPOSED PLAN



EXTERNAL PHOTOGRAPHS



FENCING AND HEDGES

The proposed purchaser is required to fence the open boundaries with a post and three rail fence within three months of completion of the sale. The exact lines of the boundaries will be agreed on site with the Vendor's Agent prior to fencing. The boundaries are marked with temporary markers at the present time.

A covenant will be put in place stating that there should be no planting of trees or hedges within two metres of the boundaries of the property and any planting must not impose on to the surrounding land.

ACCESS AND RIGHT OF WAY

The proposed purchaser will have a right of way over the track/entrance to the property with the extent of the property shown outlined in red on the plan included in these Particulars. The Purchaser will have to contribute towards the maintenance of the track according to their share of the usage/type of vehicles accessing.

LOCAL AUTHORITIES

Fenland District Council, Fenland Hall, County Road, March, Cambs, PE15 8NQ CALL: 01354 654321

Anglian Water Customer Services, PO Box 10642, Harlow, Essex, CM20 9HA CALL: 08457 919155

Cambridgeshire County Council, 110 Ramnoth Road, Wisbech, PE13 2JD CALL: 01354 750044

National Grid, Vicarage Farm Road, Peterborough PE1 5TP CALL: 0800 096 3080

PARTICULARS CONTENT / Ref:

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are in working order. Buyers are advised to check the availability of these with their solicitor or surveyor.

ADDRESS

R. Longstaff & Co. LLP

5 New Road

Spalding

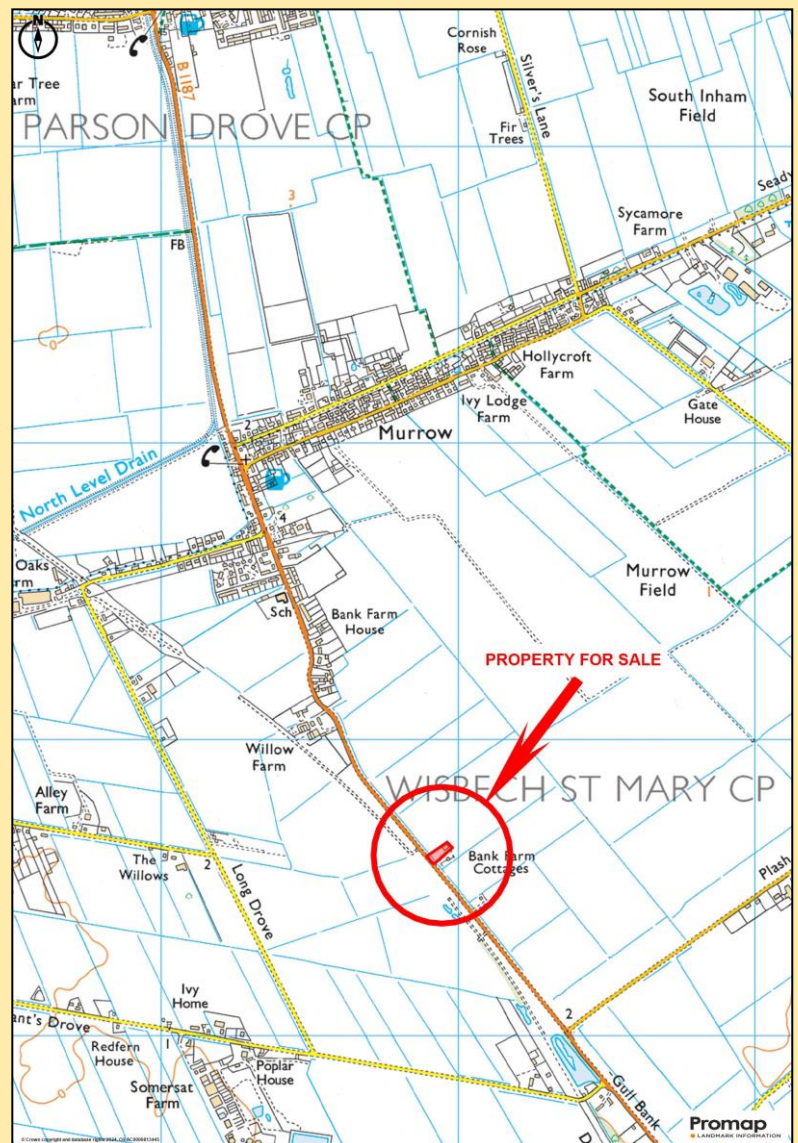
Lincolnshire

PE11 1BS

T: 01775 765536

E: commercial@longstaff.com

www.longstaff.com



LOCATION PLAN