



For Sale – Land at Mile Drove, Peakirk, Peterborough, Cambridgeshire

Guide Price: £77,000

- Approximately 2.76 Hectares (6.82 Acres)
- Good quality Arable Land
- Road Frontage

Location

The land is located approximately one mile north west of Peakirk and four miles north of Peterborough.
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The Land

Great quality arable land, good field shape and road frontage.

2024	2023	2022
Spring Barley	Winter Wheat	Spring Beans

Services

There are no services connected to the property.

Holdover

Holdover is required for the harvest of 2024 crop.

The Sale

-Exchange of Contracts is expected within 30 working days of the Buyer's Solicitors receiving the draft Contract from the Seller's 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 Sellers' 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.

Anti Money Laundering

A Buyer will be required to provide proof of identity and address to the Sellers' Agent once an offer is submitted and prior to Solicitors being instructed, in accordance with the Proceeds of Crime Act 2002 and The Money Laundering and Terrorist (Amendment) Regulations 2019.

Connected Party

Please note, the Seller of the property is connected to a person employed by EALAL.

Sellers' Solicitor

Roythornes Solicitors, Enterprise Way, Pinchbeck, Spalding, Lincolnshire, PE11 3YR
Telephone: 01775 725736 Email: alicelees@roythornes.co.uk

Sellers' Agent

Elizabeth Allen Land Agents Limited, Cradge Farm, Langtoft Fen, Lincolnshire PE6 9QB
Tel: 07852 282716 Email: hannah@ealandagents.co.uk