Ref: C1839b

**Willow Farm Yard & Buildings, Murrow Bank, Murrow, Wisbech, Cambridgeshire PE13 4HD**

Extensive range of former agricultural buildings set in 2.86Acres (STMS) with Conversion Potential or Commercial Usage potential subject to planning consent. The farm buildings sit next to a Detached Farmhouse on 2.44Acres (STMS) also for sale by Maxey Grounds and there is a possibility of a further 3.47Acres (STMS) paddock. Please call for more details. No Upward Chain. Semi Rural Location.

*www.maxeygrounds.co.uk*
EXTENSIVE RANGE OF FORMER AGRICULTURAL BUILDINGS INCLUDING:

BUILDING ONE Of brick construction with concrete sheet roof. Segregated into two main sections and store room.

STORE ROOM 18' 7" x 10' 4" (5.68m x 3.17m)

SECTION ONE 22' 8" x 23' 3" (6.92m x 7.11m) Inspection chamber. Power and light. Double access doors.

SECTION TWO 58' 9" x 22' 7" (17.91m x 6.90m) Power and light. Three sets of double access doors.

OPEN SIDED HAY BARN Open sided hay barn of brick steel and GCI Construction.

BUILDING TWO 73' 9" x 43' 7" (22.50m x 13.30m) Of brick construction with concrete sheet roof. Concrete floor. Double door access. Door height 4.30m.

ADJOINING LEAN TO STORE 36' 1" x 17' 0" (11.0m x 5.20m)

BUILDING THREE Of brick construction with concrete sheet roof.

SECTION ONE 48' 2" x 18' 2" (14.70m x 5.55m) Double door opening.

SECTION TWO 32' 3" x 29' 8" (9.85m x 9.05m) Two double door openings.

BUILDING FOUR 72' 2" x 32' 3" (22.00m x 9.85m) Of brick construction with cement sheet roof. Window openings to either side.

FORMER CREW YARD COMPLEX

CENTRAL OPEN SIDED STORE 49' 2" x 17' 4" (15m x 5.30m)

WESTERN WING 35' 9" x 13' 11" (10.90m x 4.25m) Segregated into various sections

NORTHERN WING 73' 1" x 13' 5" (22.30m x 4.10m) Segregated into various sections

EASTERN WING 44' 11" x 14' 9" (13.70m x 4.50m) Two storey brick barn, segregated into various sections.

ADJOINING TIMBER LEAN TO

OPEN FRONTED STORE 34' 1" x 24' 3" (10.40m x 7.40m)

GRAIN STORE 51' 6" x 22' 11" (15.70m x 7.00m) Two storey

ADJOINING STORE 43' 3" x 13' 5" (13.20m x 4.10m)

TIMBER LEAN TO TO EITHER SIDE OF MAIN TWO STOREY BARN

OUTSIDE Driveway from main road also providing right of way to Willow Farm House. Five bar vehicular gate with private access
leading to extensive yard area providing access to all outbuildings. Further private access road from Murrow Bank. Area in total of 2.86Acres (STMS).

SERVICES Mains electricity and water are understood to be available. Any electrics and lights within the buildings have not been tested.

DEVELOPMENT OVERAGE A covenant will be imposed reserving to the vendor 15% of any uplift in value above the greater of the agricultural value of the property without consent and the sale price, resulting from a non-agricultural planning consent. Payment of any overage will be on implementation of the consent or sale with consent at any time in the 100 years following completion.

NOTE Adjacent Farm House on 2.44Acres (STMS) also available to purchase separately with Maxey Grounds. Neighbouring 3.47 Acres(STMS) Paddock also available by separate negotiation.

NB The Vendors have opted to tax for VAT in respect of the yard and land, and as such VAT is payable in addition to the sale price in respect of those parts of the property.

VIEWING Strictly by appointment with the Selling Agent Maxey Grounds & Co

POSSESSION Vacant possession upon completion of the purchase

DIRECTIONS Take the A1101 out of Wisbech signed Long Sutton/Sleaford. At the traffic lights on Leverington Road bear left signed Leverington and Parson Drove. Proceed along Leverington Common and at the crossroads carry straight on to Murrow. At the bend, bear left onto Front Road and then at the T Junction turn left onto Murrow Bank, pass the school and the property can be found on the right.

PARTICULARS PREPARED 29th April 2019
Particulars Updated 3rd June 2019
Offices at March and Wisbech

www.maxeygrounds.co.uk
Image shows Willow Farm Yard and Buildings outlined in Blue, adjacent Willow Farm House outlined in Red and adjacent 3.47 Acres (STMS) outlined in Green

Image is for Illustrative Purposes Only and is not to scale.