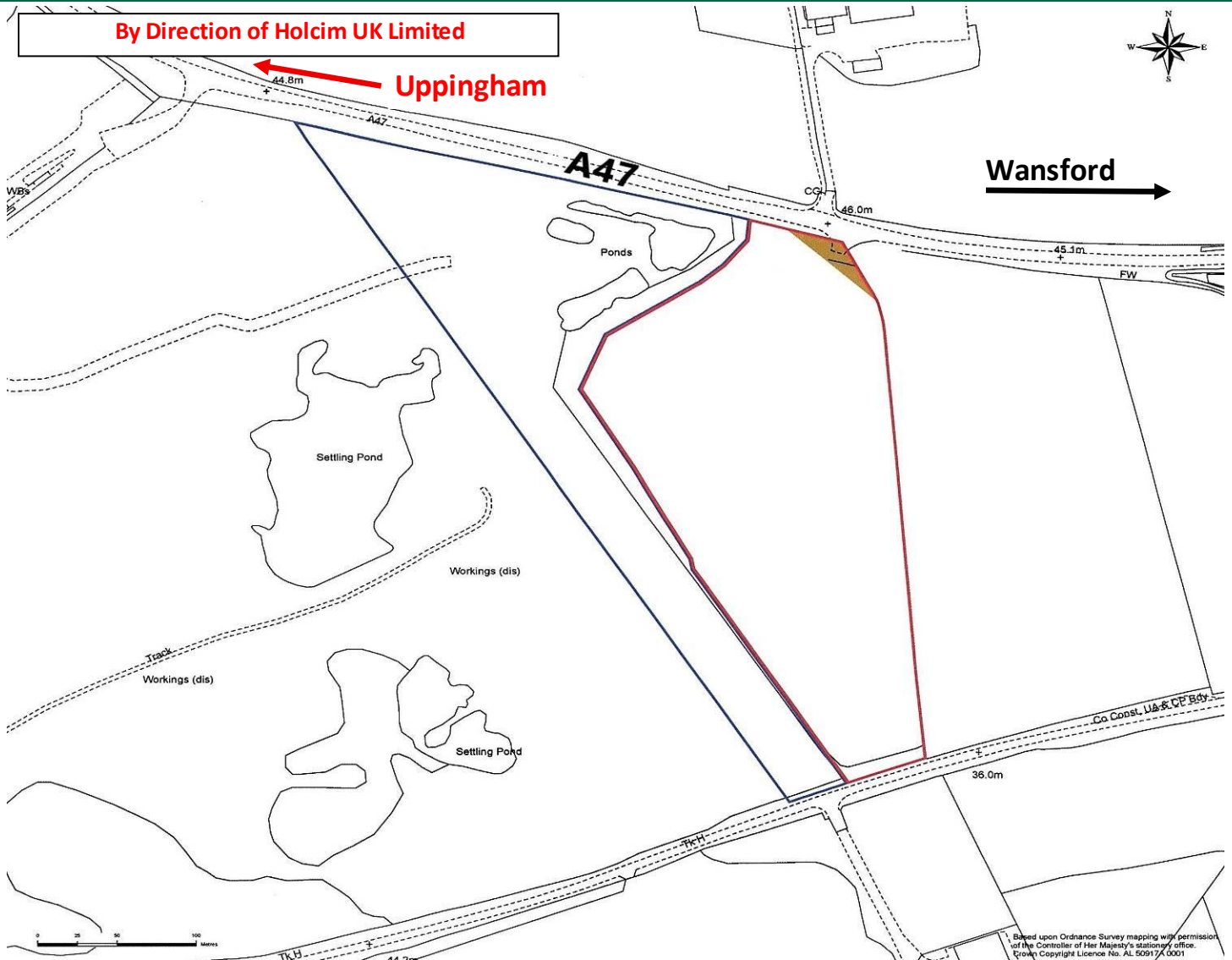


EST 1770



# Longstaff.COM

SPALDING AGRICULTURAL: 01775 766766 Option 4 [www.longstaff.com](http://www.longstaff.com)



Enclosure of Grass Land, Situate on the south side of the A47,  
Just to the north west of Wansford, Peterborough, PE8 6NQ

**TOTAL 12.26 ACRES (4.96 HECTARES) OR THEREABOUTS**

- High Profile 'A' Road Presence - [what3words.com/analogy.onlookers.rushed](http://what3words.com/analogy.onlookers.rushed) (Entrance to Field)
  - Restored Land Post Minerals Extraction
- Within 1 mile of Wansford and 8 miles west of Peterborough
  - Good and Well-Established Access

**OFFERS IN THE REGION OF £160,000 Subject to Contract**

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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

## **GENERAL DESCRIPTION**

This parcel of land currently laid to grass lies on the south side of the A47, a short distance to the north west of Wansford. Historically, it has been quarried for limestone and has been subsequently restored to a high ground level.

It enjoys a very visible profile to the A47 and has well-established vehicular access to the field which is also shared with the land immediately on the east side currently being quarried and in third party ownership.

## **LAND AND SOIL CLASSIFICATION**

The land is Grade 3 according to Land Classification Map of England and Wales. The soils are of the of the Elmton 1 Series which are described as shallow, well drained, brashy, calcareous, fine loamy soils over limestone.

The accuracy of this description may vary bearing in mind the mineral extraction process that has taken place on the land and the subsequent restoration programme.

All interested parties should make their own enquiries regarding soil type/structure.

## **FIXED EQUIPMENT**

There is no fixed equipment on the field - it is bare land.

## **SERVICES**

We are not aware that any services are connected to the land. For those parties who may require service connections for any particular purpose, they must make their own specific enquiries with the relevant utility/service providers as to availability, cost and practicality of connection (if indeed available).

## **RIGHTS OF WAY, WAYLEAVES AND EASEMENTS**

The land is offered For Sale subject to, and with the benefit of, all existing rights including rights of way whether public or private, light, support, drainage, water and electricity and other rights, easements, quasi-easements, and all wayleaves whether referred to specifically in these Particulars or not.

The land immediately to the east of the entrance way has the benefit of access over the entrance area and Bullimores who own the land immediately adjacent on the east side (and currently being quarried) are responsible for a fair proportion of cost of maintaining the joint area - coloured brown on the plan attached to these Particulars.

## **RESTORATION PROCESS**

Following extraction of limestone, the land has been restored to a high level. The seller retains a right at all times with or without vehicles to access, monitor, maintain and remove the bore holes located on the property.

## **BOREHOLES – PLEASE NOTE:**

An application has been submitted to the Environment Agency for the surrender of the waste permit and this is currently awaiting determination. Upon the successful surrender of the permit, the boreholes will be removed at the earliest possible occasion, the cost of which will not be the responsibility of the purchaser.

## **BOUNDARIES**

The extent of the land is as shown on the attached plan. Interested parties should familiarise themselves with the boundary features as to the extent of the land now being offered for sale, and specifically, these are:-

- a) North roadside/roadside/A47 – a fenced boundary with shared entrance area
- b) East side – Whilst the wire fence is inside the boundary, we believe that the hedge line is the actual boundary
- c) South side abutting the public road is to the edge of the verge on the field side
- d) Generally the wire fenced line.

Intended purchasers must carry out such enquiry as to the boundary features referred to and to familiarise themselves with the extent of the property now being offered for sale.

## **TENANT RIGHT/DILAPIDATIONS**

There will be no daim for Tenant Right nor counter claim allowed for Dilapidations (if any).

## **ENVIRONMENT AGENCY CHARGE**

All charges to be borne by the current permit holder (Mick George Limited).

## **TENURE**

The land is offered for sale with the benefit of freehold tenure.

## **POSSESSION**

Vacant possession will be available upon completion of the Sale.

## **DELINKED PAYMENTS**

If there are any Delinked Payments arising from the cessation of the Basic Payment Scheme, these will not be available to the purchaser.

## **CONTRACTS AND QUOTAS**

There are no contracts nor quotas available with the sale of the land.

## **SPORTING AND MINERAL RIGHTS**

The Sporting Rights are included in the sale of the land in as far as they are owned. In practical terms, the Mineral Rights are not applicable as the land has already been extracted for limestone.

## **ENVIRONMENTAL SCHEMES**

None of the land has been entered into any Environmental Schemes to date (as far as we are aware).

## **VIEWING**

Interested parties are invited to walk the land during daylight hours with a set of these Particulars to hand. They should, at all times and for the protection of their personal safety, take appropriate precautions to ensure that no damage occurs either to themselves nor to the land, nor any part thereof. The entrance gate is locked so access is only available on foot.

## **PLANS, AREAS AND SCHEDULES**

Interested parties must carry out such verification as they may require regarding the extent and area of the land included in the sale. The areas and information provided within these particulars is for 'guidance purposes' only.

## **LAND REGISTRY TITLE**

The land is currently registered with adjacent land (which is not included in the sale). The Title Numbers are CB194212, CB129639 & CB137968 A copy of the Titles and the plan are available upon request from the Seller's agent.

### **OVERAGE/UPLIFT/CLAWBACK CLAUSE**

The Vendor or its successor in Title will retain the benefit of an Overage/Uplift/Clawback condition on the sale of the land for a period of 20 years at a rate of 25% of the uplift in value. The trigger for such a payment would be the first of any of the following:

- a) Implementation of a change of use on all or any part of the land.
- b) The sale of the land with the benefit of Planning Consent on any part of the land.
- c) Commencement of development works/building works consequent to planning consent being granted for alternative use on any part of the land.

However, this clause will not be triggered by an Agricultural/Horticultural/Private Equestrian use. i.e. Stables for privately owned horses (on a non-business footing) would be permitted.

### **RESTRICTIVE COVENANT**

A restrictive covenant will be placed on the sale of the land by the Vendor to prevent the siting/use (either on a permanent or temporary basis) of any caravan, mobile or 'static' or permanent residential dwelling or home or vehicle use for temporary or permanent residential/living purposes.

Should the Vendor subsequently dispose of their adjacent land at Thornhaugh quarry, then the restrictive covenant would fall away.

### **LAND RESTORATION COMPLIANCE**

Rights of Access for this purpose will be reserved for the Vendor/Mick George Limited to allow them access at the appropriate time to remove the monitoring boreholes. They will provide reasonable notice for this purpose which is all part of the restitution process to achieve final compliance and is referred to in the Sale Particulars.

### **LOCAL AUTHORITIES**

Planning & Highways:	Peterborough City Council - Planning Services: Sand Martin House, Bittern Way, Fletton Quays, Peterborough, Cambridgeshire PE2 8TY	CALL: 01733 453410
Water:	Anglian Water Customer Services PO Box 10642, Harlow, Essex CM20 9HA.	CALL: 08457 919 155

## GENERAL VIEWS OF THE LAND FOR SALE



## GENERAL VIEWS OF THE LAND FOR SALE





## TENURE

Freehold

## PARTICULARS CONTENT - Ref: S11695 (2.4.26)

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. Floor plans are provided for illustrative purposes only and are not necessarily to scale. 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.

## LOCATION

[what3words.com/analogy.onlookers.rushed](http://what3words.com/analogy.onlookers.rushed)

## ADDRESS & CONTACT

R. Longstaff & Co LLP. 5 New Road, Spalding, Lincolnshire, PE11 1BS. T: 01775 766766 Option 4

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## LOCATION PLAN

