

Richardson

CHARTERED SURVEYORS

**57.47 Acres Arable Land
Langley Bush Road, Upton
Peterborough, PE6 7BF**

FOR SALE

£450,000



- 57.47 Acres
- Grade 3 Arable Land
- 4 Fields
- Sold by Private Treaty

Sheep Market House, Stamford, PE9 2RB



www.richardsonestateagents.co.uk

01780 762433

INTRODUCTION

A unique opportunity to acquire a commercial block of highly productive arable land.

LOCATION

The land is located off Langley Bush Road in the Parish of Ufford in the county of Cambridgeshire. With vehicular access from both Langley Bush Road, Upton and Stamford Road, Ufford the land is positioned 5 miles South-East of Stamford, 8 miles North-West of Peterborough and situated in the North-West corner of Cambridgeshire.

DESCRIPTION

Four good-sized arable fields laid out in a single ring-fenced enclosure, extending to a working area of 57.47 acres.

The land is categorised as Grade 3 by the Agricultural Land Classification of England and Wales. It is predominately from the Sherborne soil association as defined by the Soil Survey of England and Wales. The Sherborne series is described as “Shallow well drained brashy calcareous clayey soils over limestone”.

ACCESS

The land has two entry points from the Public Highway shown coloured blue on the sale plan. From Langley Bush Road there is a Right of Way for agricultural purposes. From Stamford Road, Ufford, there is a further access track providing entry from the North edge.

METHOD OF SALE

The land is offered for sale by Private Treaty as a whole with Vacant Possession available upon completion.

ENVIRONMENTAL SCHEMES

The land is not included within any environmental schemes and is therefore sold free of any on-going management restrictions.

BASIC PAYMENT SCHEME

Entitlements commensurate with the claimable area of each lot are included within the sale. All of the land has been declared for the 2021 Basic Payment Scheme and the purchaser will be required to indemnify the vendor in respect of any claim or penalty arising out of any failure by the purchaser to comply with the cross compliance requirements for the remainder of the 2021 scheme year.

DESIGNATIONS

All the land is within the Environment Agency surface water Nitrate Vulnerable Zone.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights, including existing Rights of Way, both public and private, light, support, drainage, water and other obligations, easements and wayleaves whether referred to or not in these particulars.

The land is crossed by both a gas main and overhead electricity power lines with associated poles.

The land is not crossed or affected by any Public Footpaths or Bridleways.

SPORTING, TIMBER AND MINERAL RIGHTS

All sporting, mineral and timber rights are to be included within the sale insofar as they are owned.

TENANT RIGHT

There shall be no claim for tenant right and the Purchaser will not be entitled to make any claim for dilapidations or other matters.

EARLY ENTRY

Early entry for post-harvest cultivations for the establishment of a growing crop will be made available to the successful purchaser of each Lot upon payment of a double deposit.

OUTGOINGS

All the land is subject to Drainage Rates payable to the Environment Agency.

VAT

Guide prices provided are exclusive of VAT. In the event that the sale of the property, or any part or right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition. The land is not elected for VAT.

LOCAL AUTHORITY

Peterborough City Council, Town Hall, Bridge Street, Peterborough, PE1 1HF

SOLICITORS

Chattertons Solicitors, 9 Broad Street, Stamford, PE9 1PY

HEALTH & SAFETY

Please be as vigilant as possible when making your inspection. Please observe any specific signage of the property. Please adhere to Government guidelines in respect to Covid-19.

FURTHER INFORMATION

For further information please contact Jamie Richardson direct line 01780 761651, mobile 07807 915329 or email jrichardson@richardsonsurveyors.co.uk

VIEWING

The land may be viewed at any reasonable daylight hour with a set of sales particulars to hand.

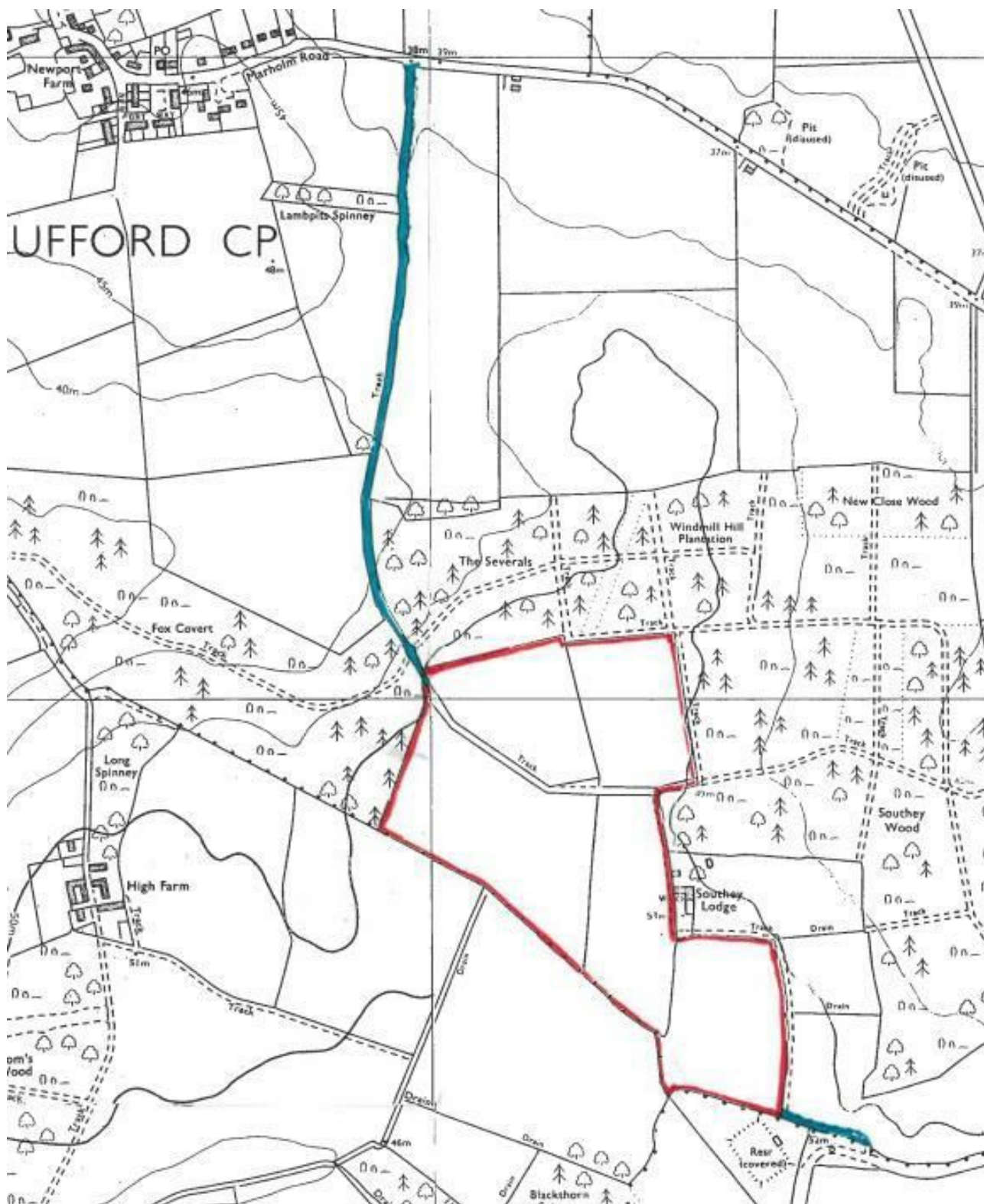
PLANS

The plan outlined in these details is for identification purposes only.

BACK CROPPING

Field No	OS Area (ha)	2021	2020	2019	2018
1078	6.99	Winter Oats	Spring Wheat	Winter Wheat	Spring Beans
2495	7.40	Winter Oats	Spring Wheat	Winter Wheat	Spring Beans
3067	4.13	Winter Oats	Spring Wheat	Winter Wheat	Spring Beans
4551	4.71	Winter Oats	Spring Wheat	Winter Wheat	Spring Beans
Total	23.23				





IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

PLANS - The plans included are based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationary Office. Crown Copyright reserved. (ES100003856). The plans are published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.