

Richardson

CHARTERED SURVEYORS

Werrington Bridge Road
Milking Nook
Peterborough
PE6 7PP

FOR SALE

GUIDE PRICE £50,000



- Arable Land
- 2.89 Acres
- Road Frontage
- For Sale by Private Treaty
- Registered Title
- Vacant Possession

Sheep Market House, Stamford, PE9 2RB



www.richardsonsurveyors.co.uk

01780 762433

DESCRIPTION

A single parcel of land extending to 2.89 acres (1.17 ha). The land has excellent access directly onto Werrington Bridge Road.

The field is predominantly Grade 3 as categorised by the Land Classification of England and Wales. The soil type is from the Downholland 1 series being described as "Deep stoneless humose clayey soils, calcareous in places" by the Soil Survey of England and Wales.

LOCATION

The land comprises a single parcel of arable land in the parish of Milking Nook fronting Werrington Bridge Road.

what3words: witless.stunt.discussed

METHOD OF SALE

The land is for sale by Private Treaty with Vacant Possession.

CROPPING

2025 - Fallow

2024 - Fallow

2023 - Beans

2022 - Cereal

BASIC PAYMENT SCHEME (BPS) & ENVIRONMENTAL SCHEMES

The land is sold without the benefit of any Historic Reference Amount associated with Delinked Payments.

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

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The land is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, whether public or private, and any other rights, obligations, easements and quasi easements, whether specifically mentioned or not.

SPORTING, MINERAL & TIMBER

The sporting, mineral and timber rights are included in the freehold sale, to the extent as they are owned.

CLAWBACK

A clawback clause charging 30% of any uplift in value in the next 21 years due to development will be payable to the vendor except for agricultural development.

HISTORIC DESIGNATION

We understand the land is not affected or restricted by any Ancient Monument Designation.

ACCESS

Access to the land is taken directly off Werrington Bridge Road.

BOUNDARIES

The successful purchaser shall be deemed to have full knowledge of all boundary responsibilities.

DRAINAGE

Drainage rates are payable to the North Level District Internal Drainage Board.

SERVICES

There are no services to the property.

TENURE & POSSESSION

The land is offered for sale Freehold, with the benefit of Vacant Possession.

LOCAL AUTHORITY

The land is located in the administrative boundaries of Peterborough City Council.

VIEWINGS

At any daylight hour, on foot, with a set of particulars to hand.

HEALTH & SAFETY

Please be as vigilant as possible when making your inspection. Please observe any specific signage of the property.

PLANS

The plan enclosed is for identification purposes only.

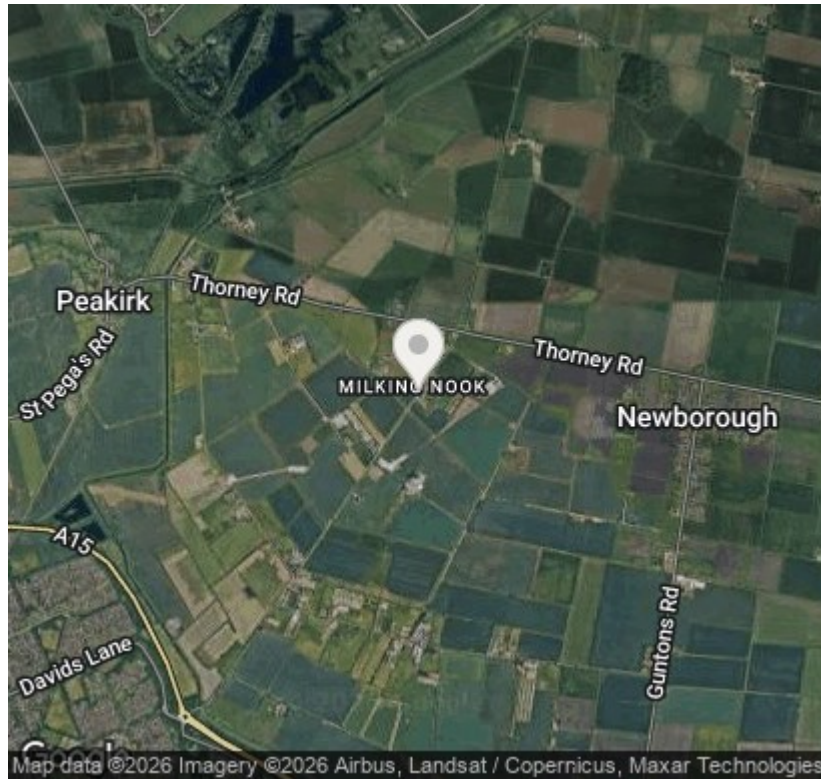
FURTHER INFORMATION

For further information please contact Jamie Richardson on his direct line 01780 761651 or email jrichardson@richardsonsurveyors.co.uk

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.





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. Stationery 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.