



Chapel Bridge Farm, Slate Barn Drove

Whittlesey, Peterborough, PE7 2LU

Guide Price £215,000

Richardson

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An agricultural yard with four storage buildings that can include grain and potato storage and hard core yard. The adjacent bungalow is also available for sale along with a potential padock area which is available by separate negotiation.

LOCATION

The agricultural yard is situated on Slate Barn Drove, 3 miles south of Whittlesey and 7 miles south east of Peterborough.

DESCRIPTION

The agricultural yard sits on a plot of 1.37 acres (0.56 hectares). There are four buildings in total with a variety of uses. Hard standing provides access to all buildings.

POTATO STORE/GRAIN STORE (8.92m x 27.32m)

Steel portal frame construction with grain walling to 2.4m, spray foam insulation to eaves height, corrugated asbestos cement cladding and roof, double doors to front and rear. Approximate storage capacity for 350 tonnes.

GENERAL PURPOSE STORE (13.45m x 17.84m)

Steel portal frame construction with brick walling, corrugated asbestos cement cladding and roof, concrete floor, roller shutter door and a pedestrian door.

GRAIN STORE (13.45m x 9.1m)

Steel portal frame construction with brick walling, corrugated asbestos cement cladding and roof, timber ventilated floor and sliding door. Approximate storage capacity for 120 tonnes.





GENERAL PURPOSE STORE (13.45m x 7.87m)

Steel portal frame construction with brick walling, corrugated asbestos cement cladding and roof, concrete floor and sliding door.

METHOD OF SALE

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

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.

INTERNAL DRAINAGE BOARD

The drain running to the north west of the property is IDB maintained and includes a 9m byelaw access strip.

SERVICES

The farmyard benefits from mains water and single phase electricity. All buildings were fully re-wired in 2024 and given new internal and external LED lighting.

LOCAL AUTHORITY

The farmyard is located within the administrative boundaries of Fenland District Council.

HOUSE & POTENTIAL Paddock AREA

VIEWINGS

All viewings strictly by appointment through Richardson on 01780 761651 or jrichardson@richardsonsurveyors.co.uk

VAT

VAT is not payable.

HEALTH & SAFETY

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

PLANS

The plan enclosed is for identification purposes only.

FURTHER INFORMATION

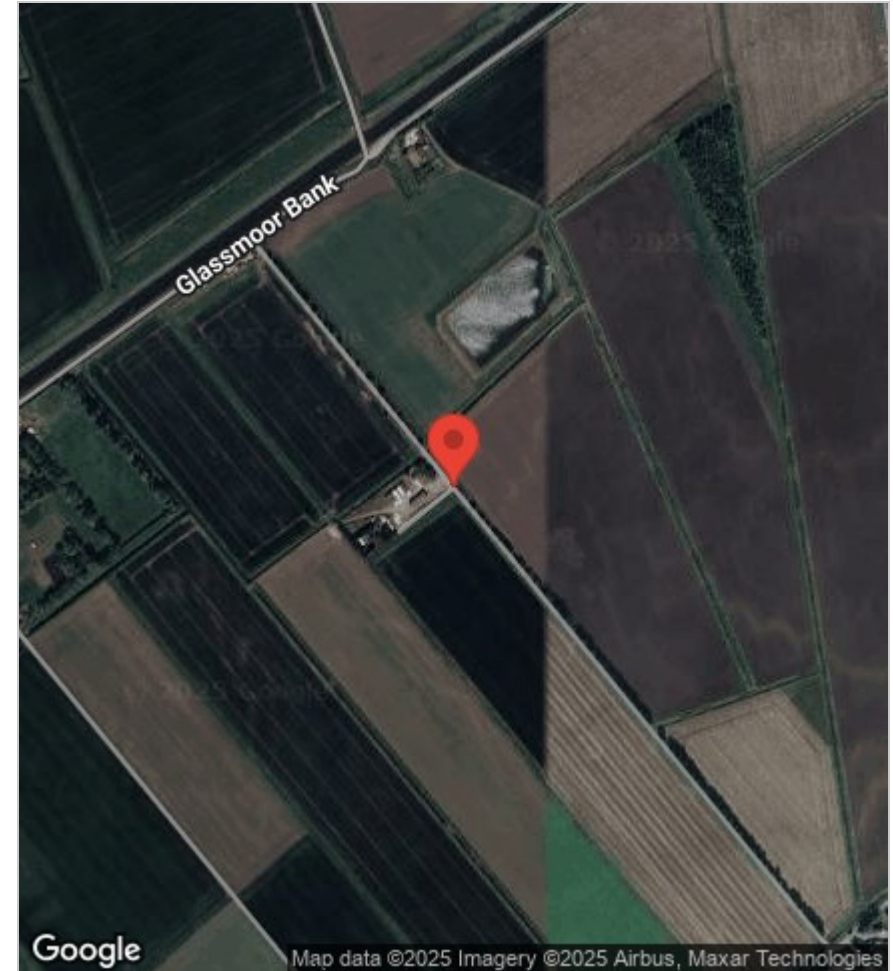
For further information please contact Jamie Richardson on his direct line 01780 761651 or email jrichardson@richardsonsurveyors.co.uk



Plan



Area Map



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.

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