



STRATEGIC DEVELOPMENT OPPORTUNITY

Harecroft Farm, Wisbech, Land at Wisbech St Mary & Land at Leverington, Cambridgeshire

A portfolio of about 86.91 acres (35.17 hectares) with strategic potential around the western Wisbech area.



Extending to about 86.91 acres in total the land is split into three parcels of predominantly Grade 1 arable along with two dwellings and a range of traditional farm buildings, available as a whole or in up to four lots.

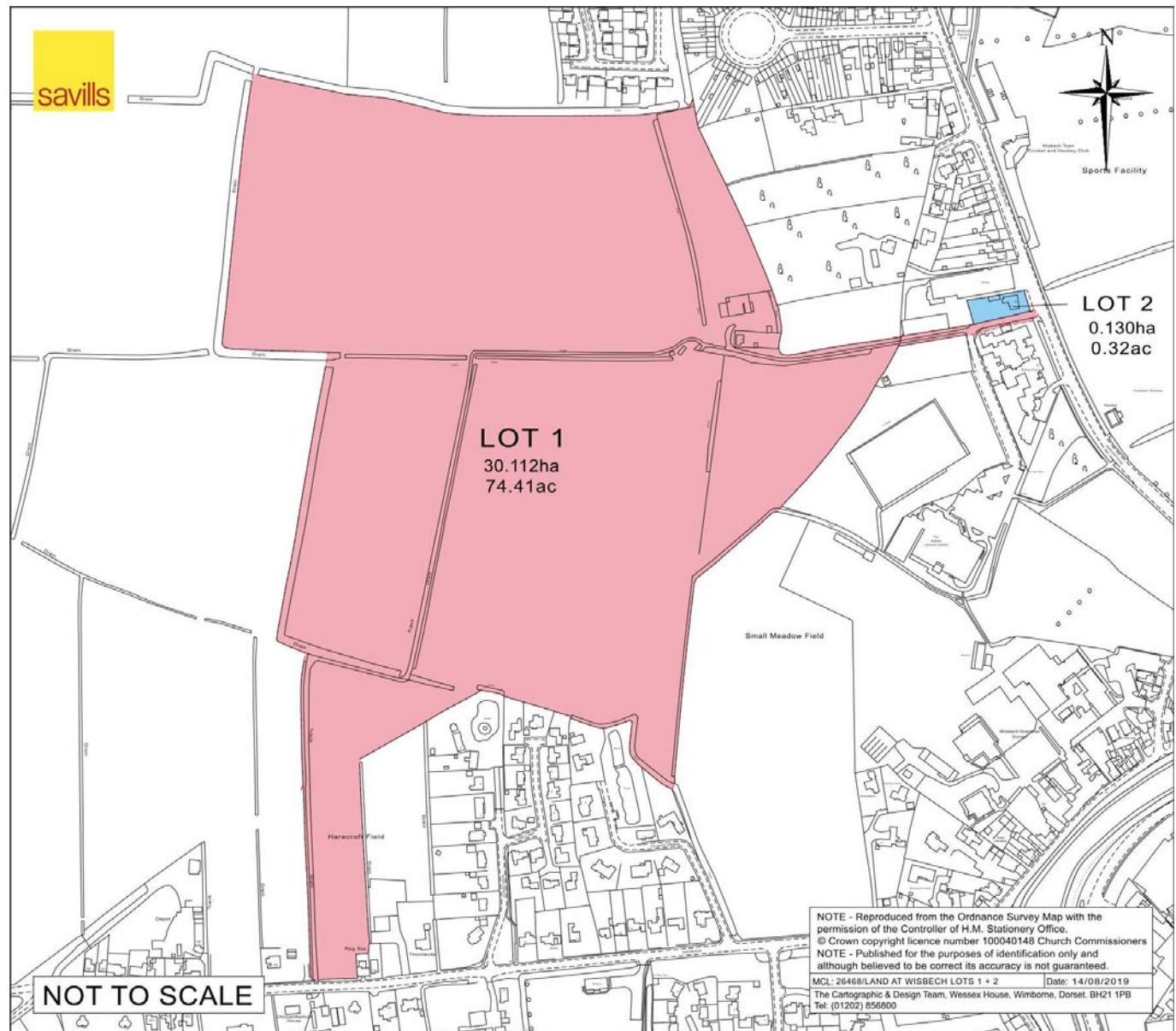
Classified as predominately Grade 1 the soils are described by the landis.org.uk soilscapes map as loamy and clayey soils of coastal flats with naturally high groundwater.

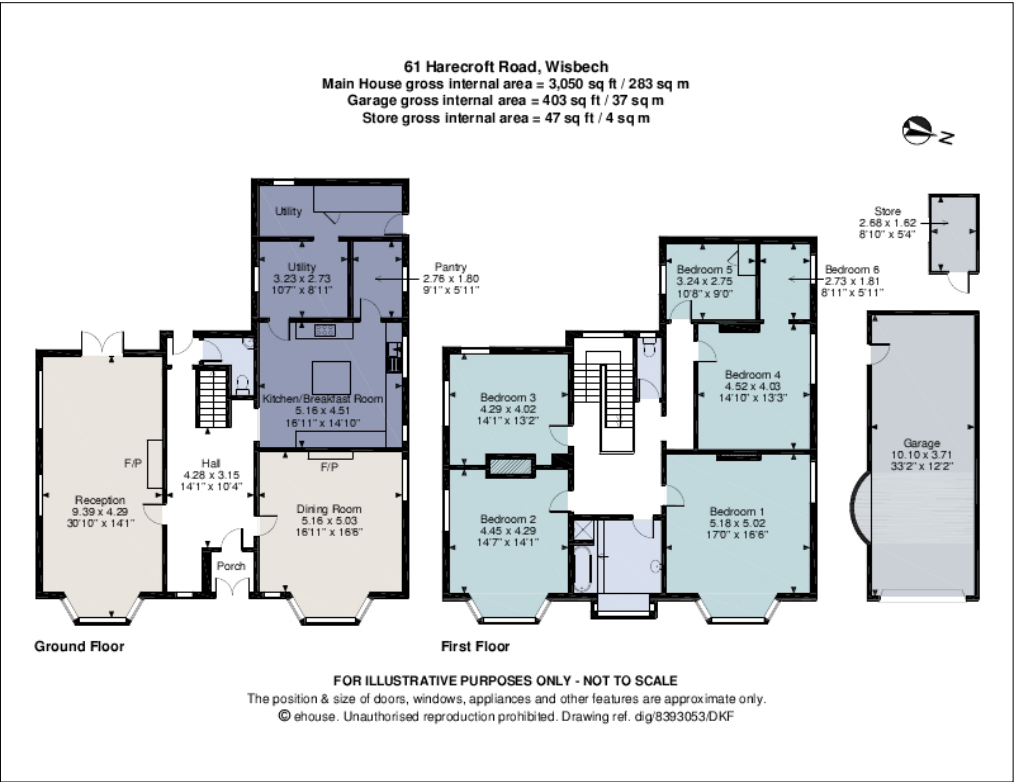
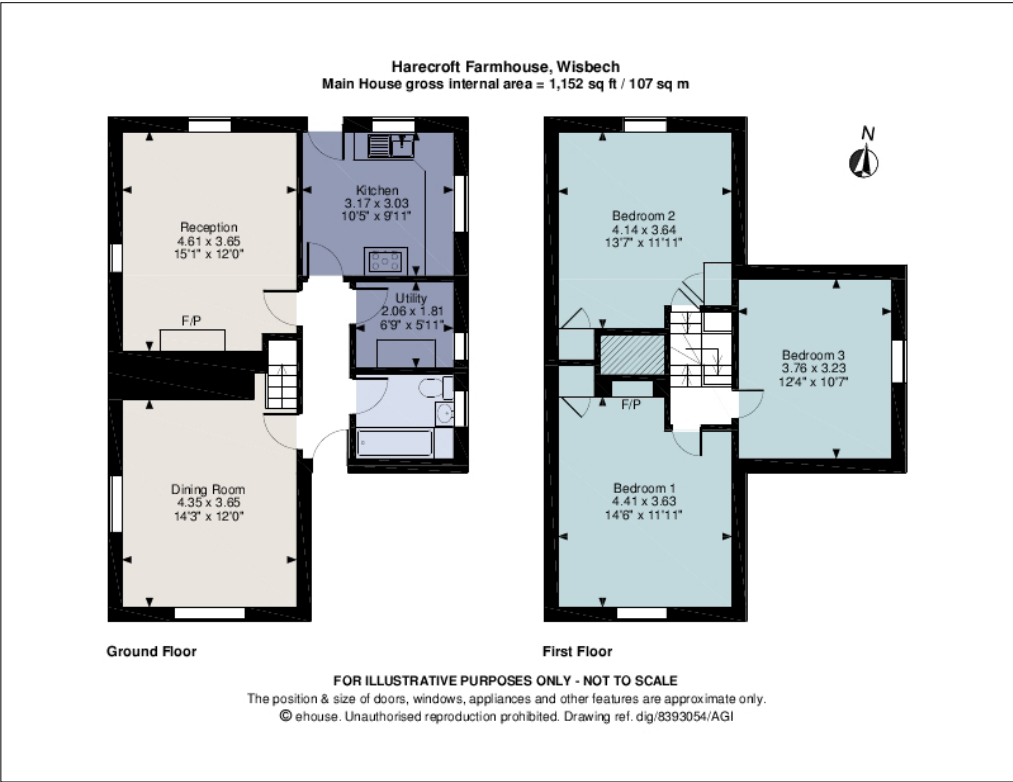
LOT 1 - HARECROFT FARM, WISBECH

Approached from Harecroft Road, Harecroft Farm extends to about 74.41 acres (30.11 hectares) in total and comprises a traditional brick with slate roof, 3 bedroom cottage, extending to approximately 1,152 square feet known as Harecroft Farmhouse. It is currently let on an Assured Shorthold Tenancy agreement producing a rent of £8,880 per annum. There is a range of traditional farm buildings and predominantly Grade 1 arable land let on a Farm Business Tenancy for £13,100 per annum. There is a small parcel extending to 0.05 acres running adjacent to the entrance track leading from Harecroft Road that is let by way of a periodic licence at a licence fee of £120 per annum. There is a second access to the land directly from Barton Road.

LOT 2 - 61 HARECROFT ROAD, WISBECH

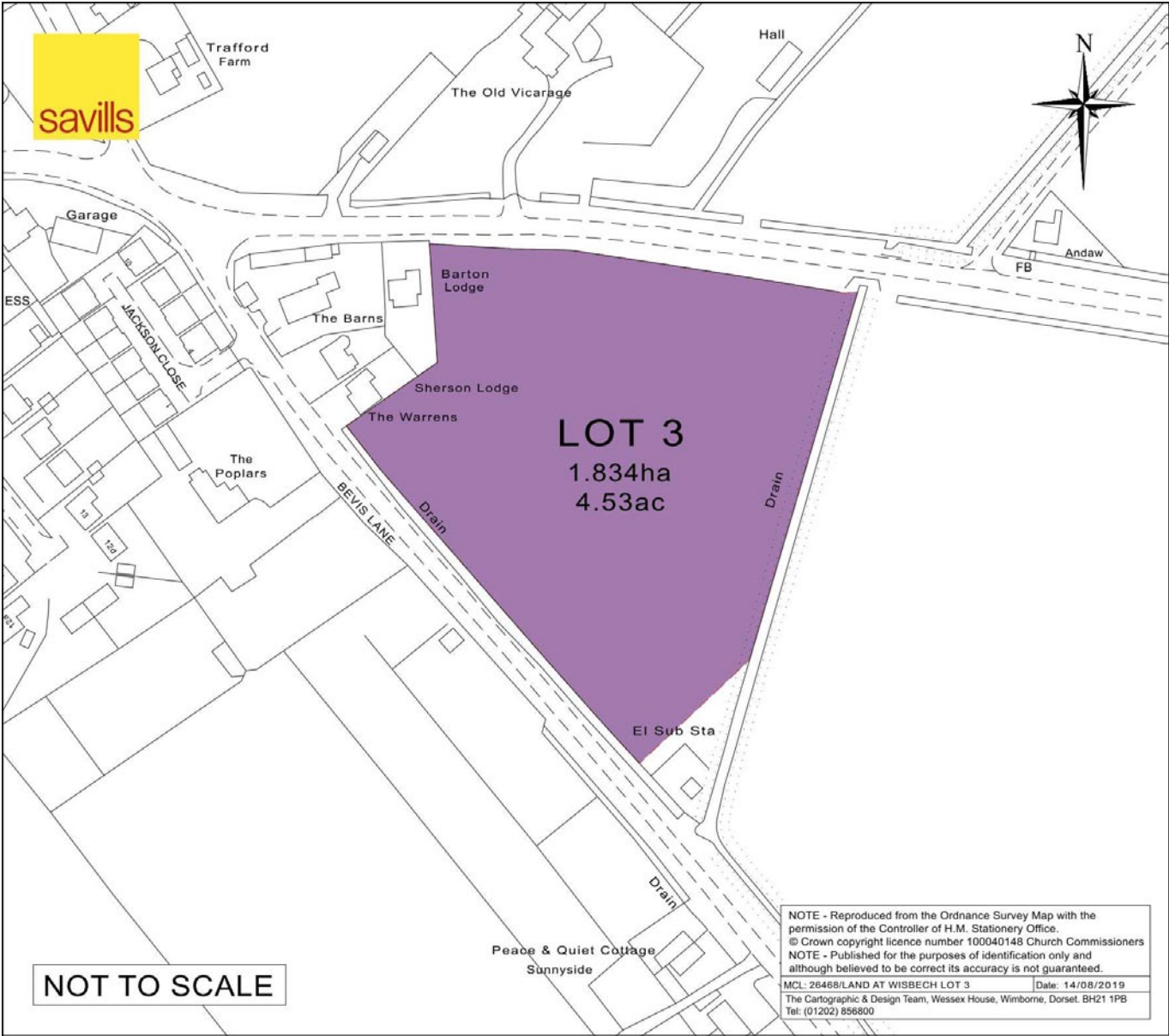
Situated adjacent to the main entrance to Harecroft Farm, this spacious 6 bedroom, brick built Victorian dwelling extends to approximately 3,050 square feet and is currently let under an Assured Shorthold Tenancy producing a rent of £7,980 per annum. Sitting in a large plot extending to around 0.32 acres (0.13 hectares), with a detached garage and off street parking for multiple vehicles, 61 Harecroft Road is in need of renovation work.





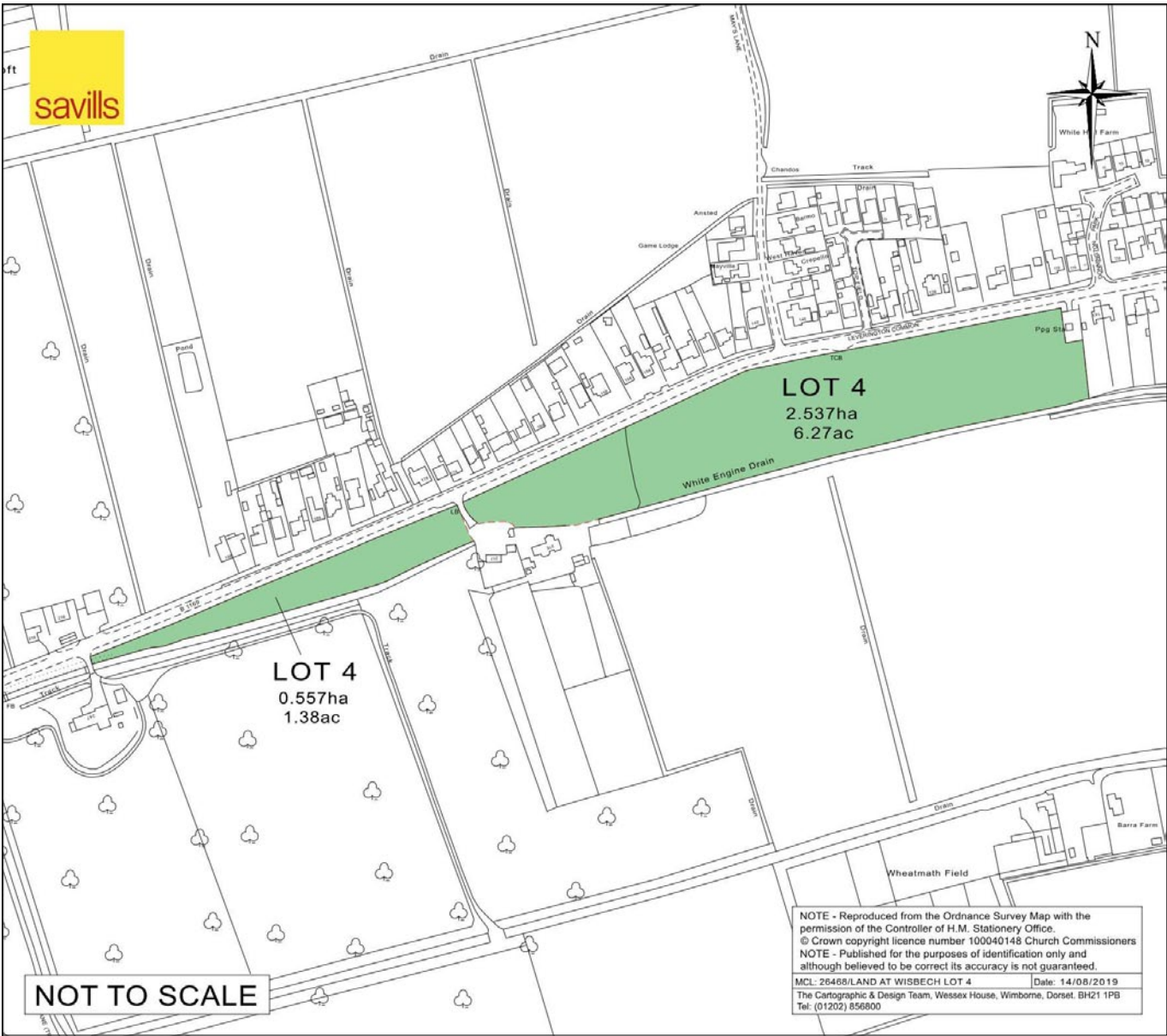
LOT 3 - LAND AT WISBECH ST MARY

A small parcel of arable land extending to 4.53 acres (1.83 hectares) currently let on a Farm Business Tenancy for £860 per annum.



LOT 4 - LAND AT LEVERINGTON

A linear piece of land fronting onto the public highway extending to about 7.65 acres (3.09 hectares) currently let on a grazing licence for £450 per annum.



OVERAGE / UPLIFT CLAUSE

Lots 1, 3 and 4 will be sold subject to a development uplift clause. This uplift clause will specify that 50% of any increase in value of the land or buildings due to development (as defined in Section 55 of the Town and Country Planning Act 1990) will be payable to the vendors, or their successors in title, should such a development occur within 40 years from the date of completion. The uplift clause shall not be triggered by any development for agricultural and/or equestrian purposes.

VAT

Lot 3 and the land and farm buildings in Lot 1 are subject to VAT which will be payable by the purchaser in addition to the purchase price.

BASIC PAYMENT SCHEME

It is understood that some of the land is registered to receive payments under the Basic Payment Scheme. The entitlements belong to the tenants and are not available with the sale.

SERVICES

Harecroft Farmhouse is supplied with single phase electricity, a mains water supply and private drainage. 61 Harecroft Road is supplied with single phase electricity, a mains water supply and private drainage.

TENURE & POSSESSION

The freehold of the land is being sold subject to varying tenancies and agreements as detailed below:

Lot 1 - A Farm Business Tenancy with a current rent of £13,100pa. Notice has been served to terminate with effect from 10th October 2020.

A periodic Assured Shorthold Tenancy with a current rent of £8,880pa. A periodic Licence with a licence fee of £120pa.

Lot 2 - A periodic Assured Shorthold Tenancy with a current rent of £7,980pa.

Lot 3 - A Farm Business Tenancy with a current rent of £860pa. Notice has been served to terminate with effect from 10th October 2020.

Lot 4 - A Grazing Agreement with a current rent of £450pa. The current agreement expires 30th November 2019.

Copies of these tenancies and agreements are available from the selling agents.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private whether mentioned or not.

SPORTING, TIMBER & MINERAL RIGHTS

The sporting and timber rights are included in so far as they are owned. The mineral rights are reserved by the vendor in so far as they are owned.

DRAINAGE

The land is subject to drainage rates payable to the North Level District Internal Drainage Board.

FLOOD ZONE

The majority of the land lies within flood zone 3.

EPCS

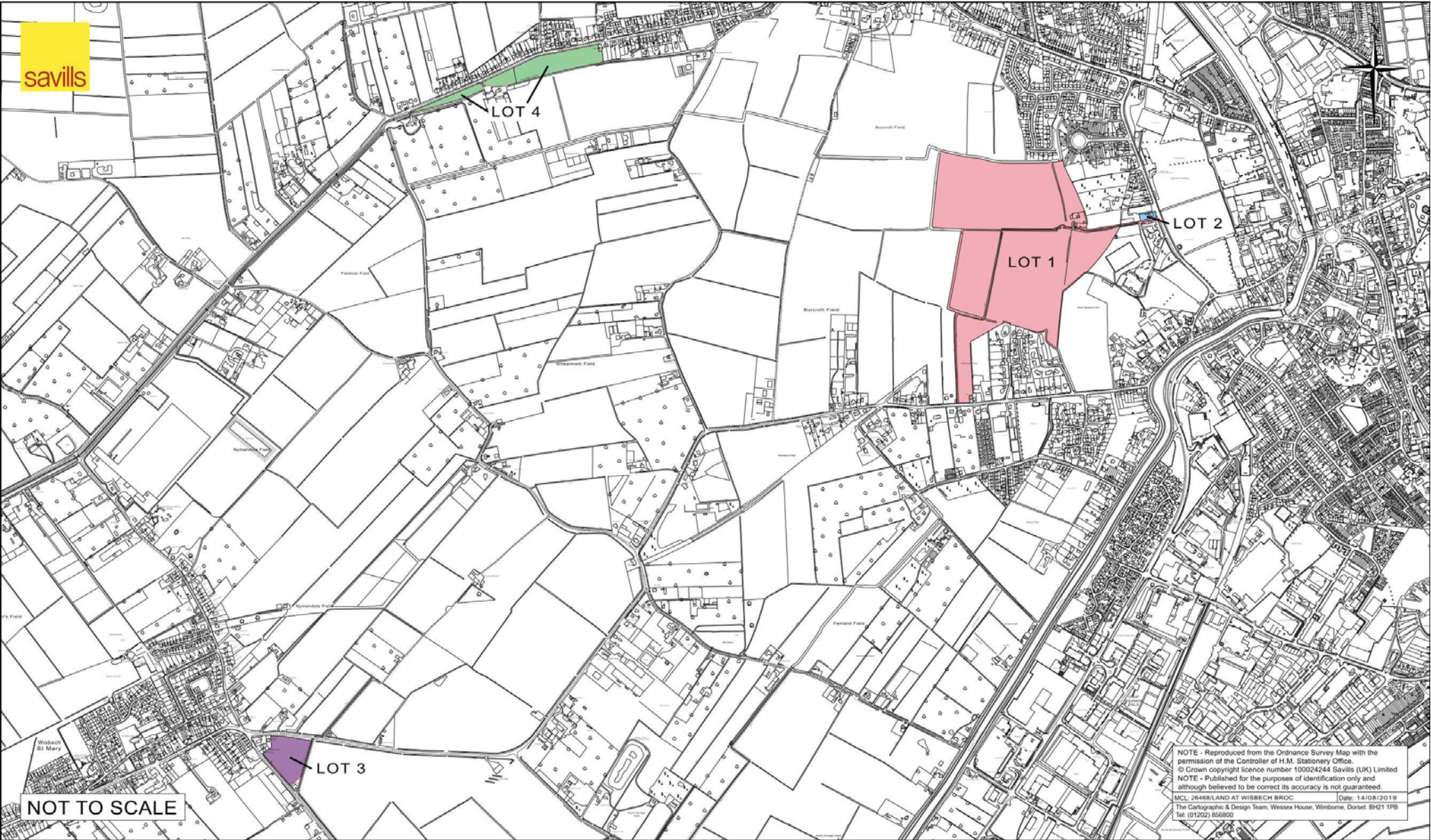
Harecroft Farmhouse: E

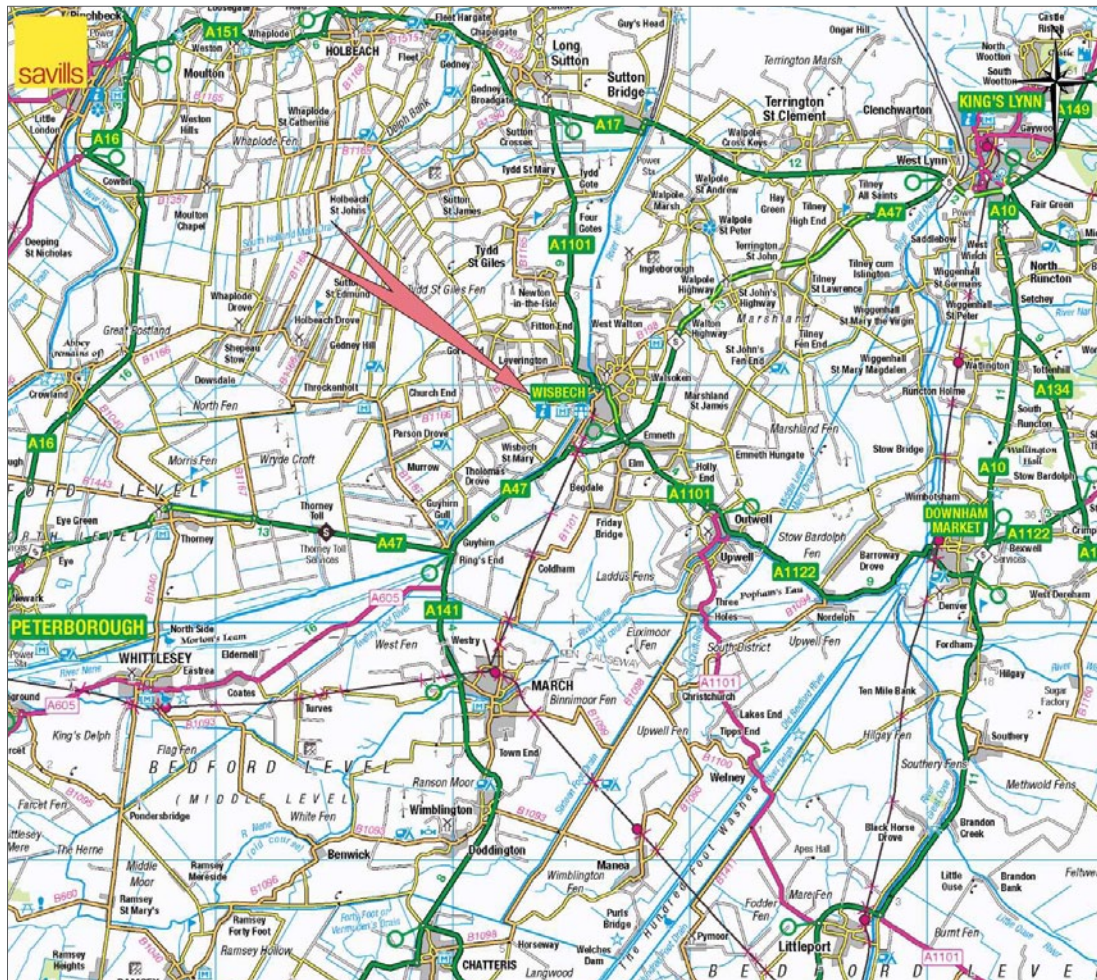
61 Harecroft Road: E

BOUNDARIES

The vendor and vendor's agents will do their best to specify the ownership of boundaries, hedges, fences and ditches but will not be bound to determine these.







VIEWINGS

The majority of the land can be seen during daylight hours providing you have a copy of the Savills sales particulars to hand. Viewings to the houses are strictly by appointment through the selling agents. Given the potential hazards of a working farm, viewers should take extra care and precaution with regard to their personal safety when viewing the property.

Photographs taken July 2019.

Brochure dated August 2019.

CONTACT

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