



NORTHOLM FARM

Eye Green, Peterborough, PE6 7TY

A productive parcel of Grades 2 & 3 arable land



- Grade 2 & 3
- Predominantly bare arable land
- Road access
- Mainly within a ring fence
- Available as a whole
- About 364.75 acres (147.61 hectares)

DISTANCES:

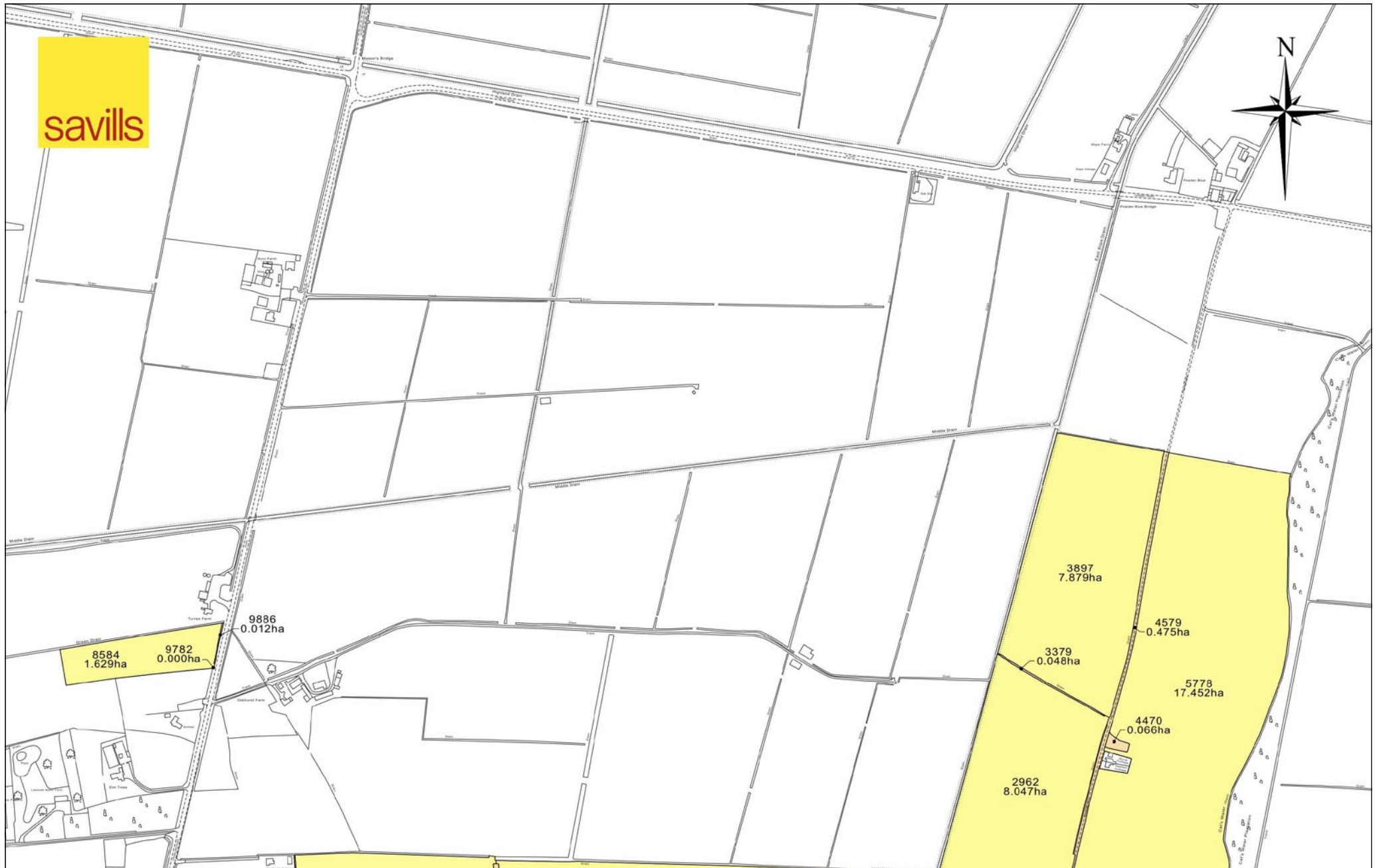
- Peterborough: 5 miles
- Spalding: 15 miles
- Wisbech: 17 miles

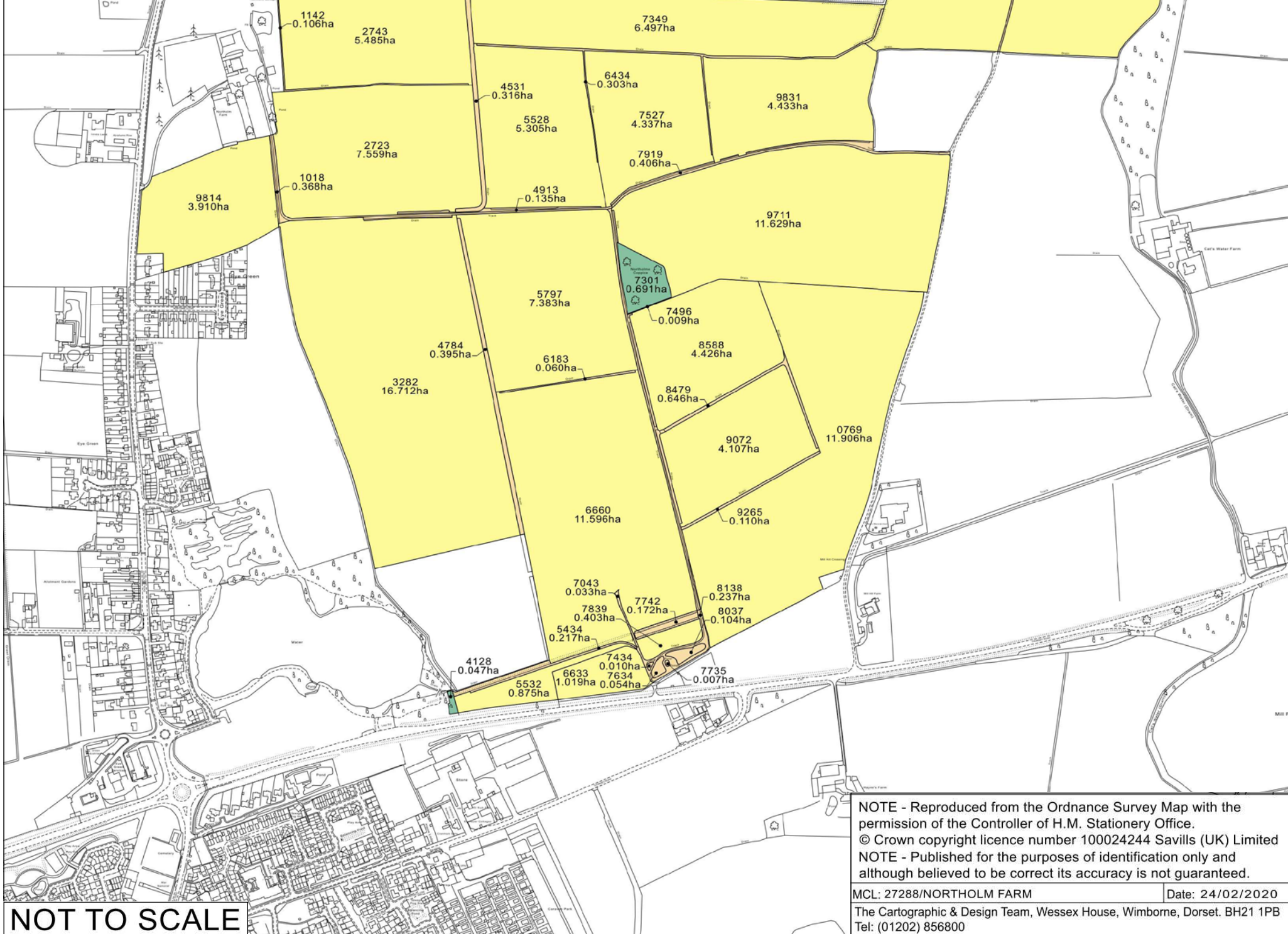
(All distances are approximate. Your attention is drawn to the important notice on the back page.)

Northolm Farm extends to about 364.75 acres (147.61 hectares) of predominantly Grades 2 and 3 arable land. The land is located to the north east of Eye Green which is a village located a short distance to the north east of Peterborough. The land benefits from multiple points of access directly onto the Crowland Road and Nipcut Road, both of which give excellent access to the A47. The land is found mainly within a ring fence to the east of the village of Eye Green, there is however a small off-lying parcel of fallow land located to the west of the Crowland Road to the north of the village. The main parcel of land is well serviced with internal tracks.

The Soil Survey of England and Wales records the soils as being predominantly of the Shabbington and Downholland 1 series. The Shabbington soils are described as deep fine loamy and fine loamy over sandy soils variably affected by groundwater. Some slowly permeable seasonally waterlogged fine loamy over clayey soils and suitable for the growing of winter cereals and grassland. The Downholland 1 soils are described as deep stoneless humose clayey soils, calcareous in places. Some peat soils and deep humose calcareous silty soils. Flat land. Groundwater usually controlled by ditches and pumps with a risk of wind erosion. These soils are suitable for the growing of cereals, sugar beet, potatoes and field vegetables in the Fens.







DRAINAGE

The selling agents understand that part of the farm is under drained. Drainage plans are available on request.

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

SERVICES

The selling agents are not aware of any services connected to the land.

TENURE, METHOD OF SALE, POSSESSION & HOLDOVER

The freehold of the property is available as a whole by private treaty. The land will be sold subject to a Farm Business Tenancy that is due to expire on the 10th October 2020. A period of holdover may be required by the outgoing tenant to harvest late crops.

BASIC PAYMENT SCHEME

The land is registered to receive payments under the Basic Payment Scheme. 145.47 entitlements are included in the tenancy and the sale.

ENTRY LEVEL/ HIGHER LEVEL STEWARDSHIP AGREEMENT

The land is subject to a combined Entry Level and Higher Level Stewardship Agreement which expires on the 30th June 2020.

VAT

In the event that any part of the sale is subject to VAT this will be payable by the purchaser in addition to the purchase price. It is the selling agent's understanding that the holding is not opted for VAT.

RESTRICTIVE COVENANTS

The land will be sold subject to a restrictive covenant for agricultural and equestrian use. The land will be sold subject to an approval of plans covenant.

NATIONAL GRID PIPELINE

There is a gas pipeline that runs under the property. Part of this pipeline has been identified as being too shallow by the National Grid. The area affected has not been cropped and the National Grid is compensating the tenant for loss of crop and is working on a longer term solution.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

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

SPORTING, TIMBER & MINERAL RIGHTS

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

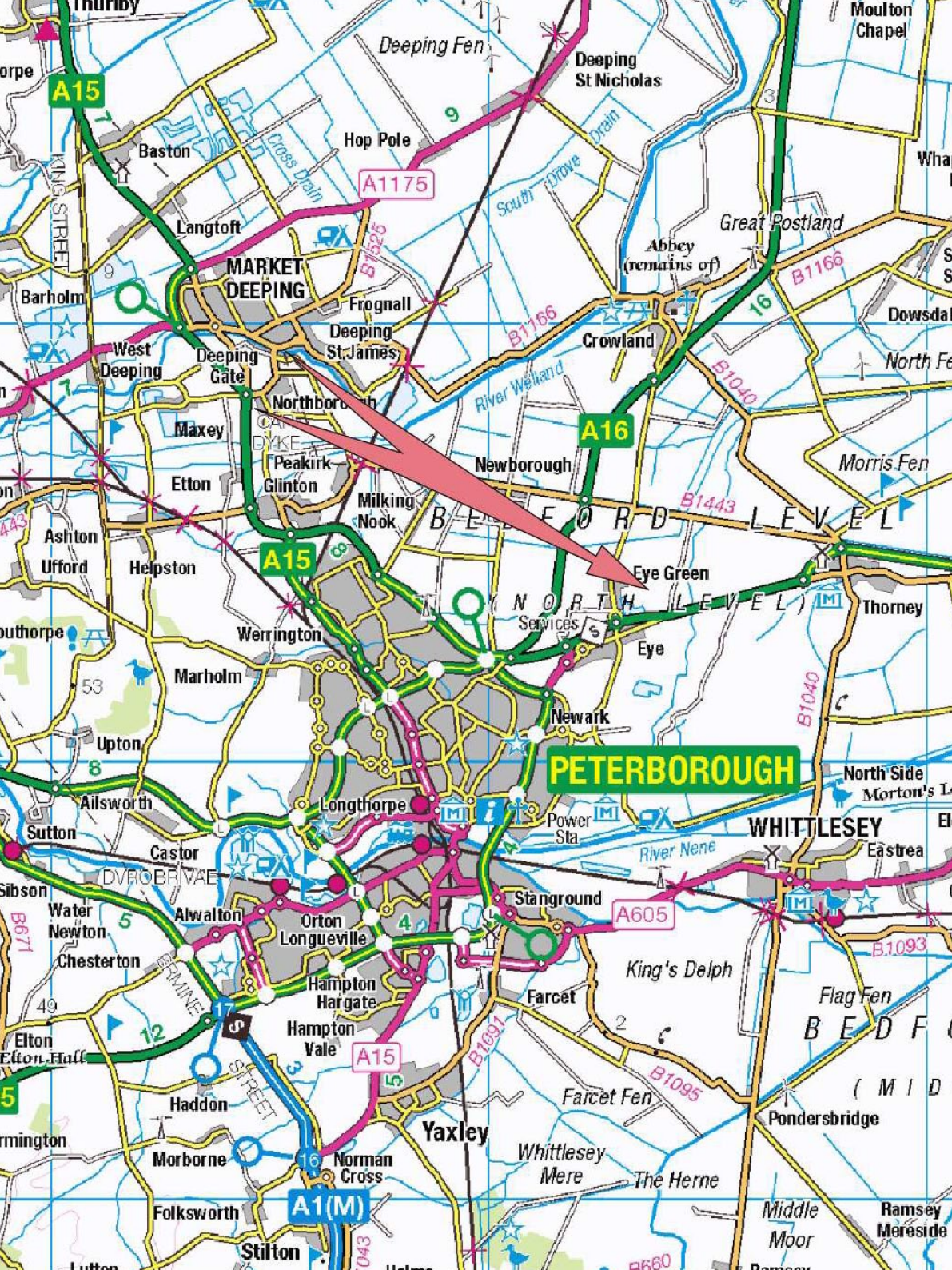
FLOOD ZONE

The majority of the land is located in flood zone 3.

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 land may be viewed during daylight hours providing you have a copy of the Savills sales particulars to hand. Given the potential hazards of a working farm, viewers should take extra care and precaution with regards to their personal safety when viewing the property.

CONTACT

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IMPORTANT NOTICE

Savills and their clients give notice that:

1. 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 or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Photographs taken February 2020. Particulars dated February 2020. 203226ST