WILLLOW & BANK FARM
Murrow, Wisbech, PE13 4HR

Grades 1 & 2 arable land available with a pair of semi-detached cottages and general purpose building.
Willow & Bank Farm

- Grades 1 & 2 arable land
- A pair of semi-detached cottages
- General purpose building
- Access via roads and internal tracks
- Available as a whole or in up to 4 lots
- About 363.39 acres (147 hectares)

DISTANCES:
- Wisbech: 7 miles
- Peterborough: 18 miles
- Spalding: 19 miles

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

Willow and Bank Farm extends to about 363.39 acres (147 hectares) of predominantly Grades 1 and 2 arable land and is available as a whole or in up to four lots. The farm is located predominantly to the south of the village of Murrow to the west of the town of Wisbech.

LOT 1A: BANK FARM

Located on the eastern side of Murrow Bank Road to the south of the village of Murrow, Bank Farm extends to about 159.37 acres (64.49 hectares) in a single ring fenced parcel. Included within Bank Farm is a general purpose building of steel portal frame construction, grain walling and ventilated grain flooring in one half.

LOT 1B: BANK FARM COTTAGES

Located adjacent to the general purpose building at Bank Farm is a pair of semi-detached cottages known as 246 Murrow Bank and 248 Murrow Bank. Both cottages contain 3 bedrooms and benefit from off road parking and generous front gardens. 246 Murrow Bank is let on a periodic Assured Shorthold Tenancy agreement. 248 Murrow Bank is let on a Rent Act tenancy.
LOT 2: WILLOW FARM

Willow Farm is located to the west of Murrow Bank Road and extends to about 142.34 acres (57.6 hectares) of bare land. The land is serviced by a centrally located service track leading directly onto Murrow Bank Road.

LOT 3: LAND AT MURROW

Lot 3 is located to the north west of Murrow village and extends to about 61.27 acres (24.79 hectares) across four fields with two fields adjacent to the North Level Drain. The land is accessed via a right of way leading to the south east corner of the land from Murrow Bank Road to the north of the village.

SOILS

The Soil Survey of England and Wales records there being three main soil types running across the farm, these being the Dowels series, the Agney series and the Downholland 1 series. The Dowels soils are described as stoneless clayey soils, in places calcareous, often over peat. Some calcareous coarse and fine silty soils locally. Complex soil pattern with the coarser soils often on low ridges with groundwater controlled by ditches and pumps. These soils are suitable for the growing of sugar beet, other arable crops and some field vegetables.

The Agney Soils are described as deep stoneless calcareous fine and coarse silty soils. Groundwater usually controlled by ditches and pumps. Flat land. These soils are suitable for the growing of cereals, sugar beet, potatoes and field vegetables.

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.

TENURE, METHOD OF SALE, POSSESSION & HOLDOVER

The freehold of the land is available as a whole or in up to four lots by private treaty.

The farmland is sold subject to a Farm Business Tenancy that is due to expire on the 10th October 2020. A period of holdover will be required by the outgoing tenant to harvest late crops.

246 Murrow Bank is sold subject to a periodic Assured Shorthold Tenancy agreement. 248 Murrow Bank is sold subject to a Rent Act Tenancy.

OVERAGE CLAUSE / COVENANT

Part of lot 2 (field numbers: 2831, 4118, 3722 and 4836 on the sale plan), is to be sold subject to a development uplift clause. This uplift clause will specify that 50% of any increase in value of the land 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. There shall be no deductible costs from the overage payment. The land will be sold subject to an approval of plans covenant.
VAT
The holding is opted for VAT which will be payable by the purchaser in addition to the purchase price.

BASIC PAYMENT SCHEME
146.75 Non-SDA Basic payment entitlements will be included in the sale. These are held by the outgoing tenant and will be transferred to the purchaser after the end of the 2020 claim year. The buyer is to indemnify the tenant against any non-compliance.

SERVICES
246 Murrow Bank benefits from oil fired central heating and mains electricity. 248 Murrow Bank is supplied with mains electricity. Drainage to both cottages is to a joint septic tank. The general purpose agricultural building is supplied with mains electricity.

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 land is located in flood zone 3.
ENERGY PERFORMANCE CERTIFICATES
246 Murrow Bank - E
248 Murrow Bank - F

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. Viewings to the houses are strictly by prior appointment through the selling agents. 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
For further information please contact:
Andrew Pearce
Savills Lincoln
apearce@savills.com
+44 (0) 1522 508 933
Sam Thomas
Savills Lincoln
sthomas@savills.com
+44 (0) 1522 507 315

IMPORTANT NOTICE
Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd. and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Savills, their clients and any joint agents 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 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.