



# A SUBSTANTIAL RANGE OF FORMER APPLE STORE BUILDINGS AND A PARCEL OF PRODUCTIVE ARABLE LAND

FENDYKE LANE, GOREFIELD, PE13 5JE

**BROWN & CO**

## DESCRIPTION AND LOCATION

A range of former apple cold stores with 1.33 hectares (3.29 acres) of adjoining amenity land and 13.98 hectares (34.54 acres) of productive Grade 1 arable land. The property is situated between Fendyke Lane and Wolf Lane, and between the villages of Gorefield and Leverington, Wisbech. Postcode: PE13 5JE (Fendyke Lane).

The property is available as a Whole or in two Lots (see Sale Plan for Lotting).

**Lot 1** – Comprises approximately 2,710m<sup>2</sup> (29,160sqft) of former apple cold stores, general purpose buildings and offices. The buildings are predominantly of brick and steel construction under a corrugated asbestos roof and have concrete floors.

Adjoining the buildings, to the west, is approximately 1.33 hectares (3.29 acres) of land which is currently in an arable crop rotation but will be identified on the ground if the Lots are sold separately. There are two access points to Lot 1, both from Fendyke Lane, as illustrated on the Sale Plan. A Buyer of Lot 1 will be responsible for fencing the boundary between Lot 1 and Lot 2.

**Lot 2** – 13.98 hectares (34.54 acres) of productive Grade 1 arable land belonging to the Wallasea 2 Soil Association comprising deep stoneless clayey and silty soils, calcareous in places. The soils are suitable for growing winter cereals, sugar beet, potatoes and field vegetables.

The land can be accessed from Fendyke Lane on the eastern boundary and from Wolf Lane on the western boundary.

## GENERAL REMARKS & STIPULATIONS

**METHOD OF SALE** The property is offered for sale by Private Treaty as a Whole or in two Lots.

**TENURE AND POSSESSION** The property is offered for sale Freehold with Vacant Possession.

**EXCHANGE OF CONTRACTS & COMPLETION** Following the acceptance of an offer/s, Exchange of Contracts will take place within 28 days after receipt by the Buyer/s Solicitor of a draft Contract with Completion no later than 28 days thereafter.

**HOLDOVER** Subject to timescales for agreeing a Sale, the Sellers reserve the right of Holdover on the land for a reasonable time period to allow for crops to be removed.

**SERVICES** Three-Phase Electricity and mains water are connected to the buildings in Lot 1.

**BASIC PAYMENT SCHEME (BPS)** Basic Payment Scheme Entitlements are not included in the sale.

**DRAINAGE RATES** Drainage Rates for the land are payable to the North Level District Internal Drainage Board.

**BACK CROPPING** The land has been down to rose plants in recent times and since then wheat, sugar beet and grass have been grown in rotation.

**WAYLEAVES, EASEMENTS AND RIGHTS OF WAY** The property is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light support, drainage, water and electricity supplies and other rights, easements, quasi-easements and all wayleaves whether or not referred to in these Particulars.

**VALUE ADDED TAX** Should any sale of the property or any right attached to it become a chargeable supply for the purpose of VAT, such tax shall be payable by the Buyer/s in addition to the Contract price. It is understood that none of the land is elected for VAT.

**OVERAGE** The area shaded grey on the Sale Plan, fronting Fendyke Lane, is being sold subject to an Overage Agreement. The Sellers will retain 40% uplift in value from the apportioned sale value for the land (at the date of completion of the sale) in the event that Planning Permission/Permitted

Development for non-agricultural development is obtained during a period of 20 years from the date of completion of the sale.

**SPORTING RIGHTS, MINERALS AND TIMBER** Sporting rights, timber or timber like trees, and mineral rights (except as reserved by statute or to The Crown) are included in the sale.

**TOWN & COUNTRY PLANNING** It is understood that no Planning Applications have been made on any of the property in the past 20 years. All of the land and property has an Agricultural Use Class.

**PLANS, AREAS AND SCHEDULES** These have been prepared as carefully as possible and are based on Ordnance Survey scale plans and Land Registry data. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

**DISPUTES** Should any disputes arise as to the boundaries or any points concerning the Particulars, schedules and plans, or the interpretation of any of them, the question will be referred to an Arbitrator appointed by the Selling Agents, whose decision acting as Expert shall be final. The Buyer/s shall be deemed to have full knowledge of all boundaries and neither the Sellers nor the Selling Agents will be responsible for defining the boundaries or the ownership thereof.

**ANTI-MONEY LAUNDERING LEGISLATION** In accordance with the most recent Anti Money Laundering Legislation, the Buyer/s will be required to provide proof of identity and address to the Selling Agents once an offer is submitted and prior to Solicitors being instructed.

**VIEWING** Please contact Rowley Barclay on 01553 770771.

**HEALTH AND SAFETY** The property is part of a working farm and therefore viewers should be careful and vigilant whilst on the holding. Neither the Sellers nor the Selling Agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

## IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in May 2021. Brochure by wordperfectprint.com.

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