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# Land at Ginton, Cambridgeshire



**Approximately  
6.906 acres  
of grassland**



**Grassland immediately to the north of Ginton, with road frontage and a water supply, suitable for agricultural and equestrian uses.**

**FOR SALE BY PRIVATE TREATY**

**GUIDE PRICE: £70,000**

**[www.artheyassociates.co.uk](http://www.artheyassociates.co.uk)**

**2<sup>nd</sup> Floor, 4 West Street, Oundle, Peterborough, PE8 4EF**

# A freehold block of grassland extending to approximately 6.906 acres (2.79 hectares), suitable for agricultural, equestrian or other amenity uses subject to planning.

## Location

The land is situated approximately 100m past the last house on leaving the village of Glinton on the North Fen Road. Glinton lies approximately 8 miles to the north west of Peterborough, and 10 miles to the east of Stamford

## The Land

The land is shown edged red on the cover plan, and extends to 6.906 acres (2.79 hectares) of well drained Grade III land.

A footpath and Brook Drain runs along the northern boundary, and is included within the sale.

## Tenure and Method of Sale

The land is Freehold with vacant possession, and offered for sale by Private Treaty.

## Basic Payment Scheme & Environmental Schemes

The land is no longer registered for BPS and no Entitlements are included within the sale. The land is no longer within any environmental schemes.

## Wayleaves, Easements and 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 whether specifically mentioned in these particulars. There is a public footpath running along the northern boundary.

## Covenants

The land is sold subject to and with the benefit of all existing covenants, whether specifically mentioned herewith or not.

## Development and Overage Clauses

An overage clause will be applied to the sale of the land whereby the seller will retain 25% of any uplift in value resulting from any planning permission obtained for a change of use from agricultural or equestrian uses, for a period of 20 years from the date of completion of the sale. The overage will be triggered upon the implementation of a planning permission, or a subsequent sale of the land with the benefit of the permission, whichever is sooner.

## Title Matters

The Sporting, Mineral and Timber Rights are included with the sale, as far as they are owned.

## Boundaries

The purchaser will be responsible for a stockproof boundary fence line upon completion of the sale.

## Services

A water supply has been brought to the land but the purchaser must arrange for their own sub meter connection.

## Drainage Charges

The land is located within the Welland & Deepings IDB catchment area and drainage rates are levied.

## Value Added Tax (VAT)

It is not anticipated that there will be any VAT chargeable upon the sale of the Land, but should the sale of the land or rights attached to the sale become a chargeable supply for the purposes of VAT, the tax will be paid by the Purchaser in addition to the purchase price.

## Viewing

The land may be viewed during daylight hours with a copy of these particulars in hand

## Agent Contact

Please contact Tom Arthey on 01832 270 269 | 07748 295 448 or by email on [tom@artheyassociates.co.uk](mailto:tom@artheyassociates.co.uk)

## General Notes

### Plans, Area & Measurements

These have been carefully prepared to the best of the agents knowledge, using OS plans, but are for identification purposes only. The purchaser shall be deemed to have satisfied themselves as to the description of the land and measurements provided, but any error or mistake shall not annul the sale, nor entitle either party to compensation in respect thereof. All measurements are approximate. Plans included or attached to these particulars are based upon the Ordnance Survey Maps copy right reserved 100022432

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**Particulars Dated: September 2020. Photos taken: August 2019**

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