

# Cruso & Wilkin

**FOR SALE**

**A great opportunity to acquire a Barn with planning consent for residential and agricultural Land, Amounting 6.00 Ha (14.83 Acres), or Thereabouts Angle Road, Outwell, Wisbech, Cambridgeshire, PE14 8PT**



**Guide Price: Available in two lots or as whole  
£250,000 for the whole.**

**The Land - £140,000. The barn - £110,000  
(Subject to contract)**

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apc@crusowilkin.co.uk

The Estate Office, Church Farm, Hillington,  
King's Lynn, Norfolk PE31 6DH

**Description:**

The barn and land offered for sale comprises of a steel frame agricultural building with profiled sheet steel walls and fibre cement roofing. The building has a concrete floor and the building is 104.3m<sup>2</sup>.

It has planning permission for conversion to a 3 bedroom property.

Included is a parcel of 6.00 Ha of Grade 1 agricultural land situated at Angle Road, Outwell, Wisbech.

The land is as follows:

6.00 Ha (14.83 Acres) of grade 1 arable land. (TF5304 4100). Building located on the eastern side of the land. It is offered for sale as a whole or in two lots.

The land being 14.21 acres and the Barn sitting in 0.62 of an acre.

The Vendors have maintained the land in a good condition and rotated cropping.

**Location & Directions:**

Coming from upwell head north-west on the A1101 towards St Peters Road. After 0.8 miles turn right onto Church Drove and then take a left turn to stay on the A1101. At the end of the road turn right onto Downham Road continue for about 0.4 miles before turning left onto Langhorn's Lane. Continue on Langhorn's Lane for 0.7 miles then take the right turn onto Angle Road, The land will be about 0.2 miles down Angle Road on the left.

Nearest Post Code: PE14 8PT

**Terms of Sale:**

The property is initially offered for sale by Private Treaty as a whole. The Vendors and their Agent reserve the right to invite best and final offers and/or conduct a private auction within a pre-determined timescale if required.

**Restrictions:**

The land can be used for agricultural purposes or residential buildings.

**Tenure & Possession:**

The land is freehold with the benefit of vacant possession upon completion.

**Nitrate Vulnerable Zones:**

The land offered for sale is not in an Nitrate Vulnerable Zone.

**Holdover:**

The land is currently in stubble should the Vendors plant a further crop this will either be taken over at cost plus enhancement or reserve the right to have holdover to harvest the crop.

**Access:**

Access to the land is available off the adopted highway via gated access.

**Drainage Rates:**

The land is registered with the internal drainage board and the rates are currently payable.

**Sporting, Timber & Mineral Rights:**

The sporting, timber and mineral rights are held in hand and are included in the sale, subject to statutory exclusion.

**Contracts & Quotas:**

The land does not come with the benefit of any contracts nor quotas.

**Basic Payment Scheme:**

The land is not registered for the Basic Payment Scheme, neither has it been entered into any environmental scheme.

**Services:**

The land does not have the benefit of any services.

**Ingoing Valuation:**

There will be no Tenant Right Valuation in respect of unexhausted nor residual manurial values neither shall there be any allowance or set off in respect of dilapidations, if any.

**Viewing:**

Strictly by prior appointment with the Vendors' Agent, Cruso & Wilkin, tel. 01553 691691. All viewings to be conducted during daylight hours only, on foot, with a copy of these particulars in hand.

**Health & Safety:**

We would ask you to be as vigilant as possible when making an inspection for your own personal safety. We request that viewers are not accompanied by either children or dogs for their own safety.





### Wayleaves, Easements & Rights of Way:

The property is offered, subject to and with the benefit of all existing rights of way whether public or private light support drainage or water electricity supplies and other rights and obligations easements quasi-easements and restrictive covenants and all existing and proposed wayleaves, poles, masts, pylons, stays, cables, drains, water, gas and other pipes whether referred to herein or not. The land does obtain an overhead power cable with an electricity tower in the field.

### Town & Country Planning:

The barn has approval for a single residential dwelling under class Q Ref 24/00266/PACU3 for a 3 bedroom property. Copies available on the Borough Council of King's Lynn and West Norfolk website or from the Agent.

The property is offered subject to any existing Development Plan, Tree Preservation Order, Ancient Monument, Town Planning Schedule, or Resolution which may be or may come into force.

The Purchaser will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the property.

### Boundaries, Plans, Areas Schedules & Disputes:

The Purchaser will be deemed to have full knowledge of the boundaries and areas and any mistake or error shall not annul the sale nor entitle any party to compensation in respect thereof.

Should any dispute arise as to the boundaries or any points arise on the general remarks, stipulations, particulars, schedule, plan or the interpretation of any of them, questions shall be referred to the selling Agent whose decision acting as experts shall be final.

The Parcel is bound by ditches on all sides where ownership is to the middle of ditch except the south side which is bound by Lady Drive.

### Value Added Tax:

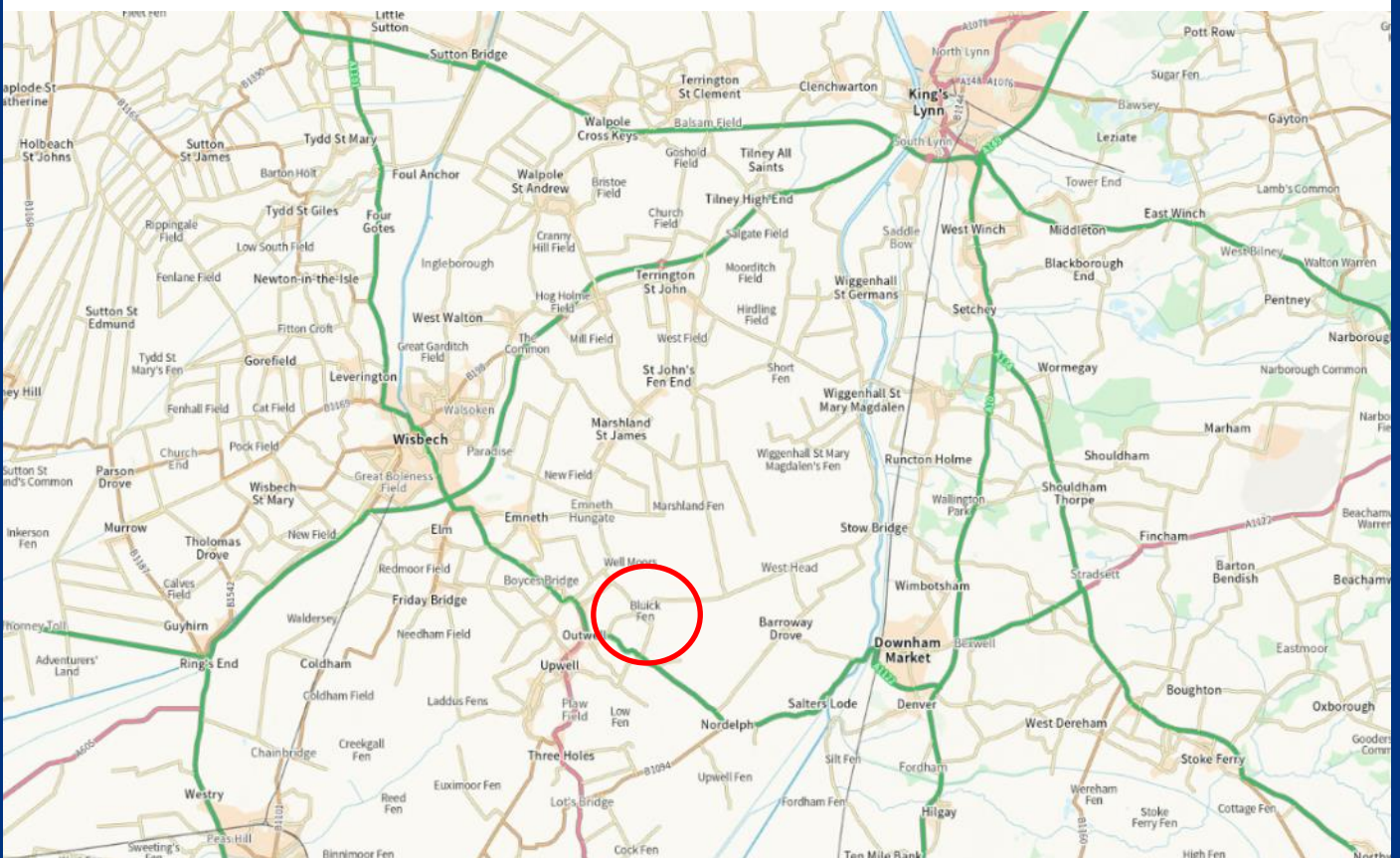
Should the sale of this property, or any rights attached to it, become chargeable to Value Added Tax, then the tax at the prevailing rate will be payable by the Purchaser in addition to the contract price.

### Local Authorities:

Borough Council of King's Lynn & West Norfolk, Kings Court, Chapel Street, Kings Lynn, Norfolk, PE30 1EX  
Tel. 0344 800 8020

Particulars Prepared: September 2024

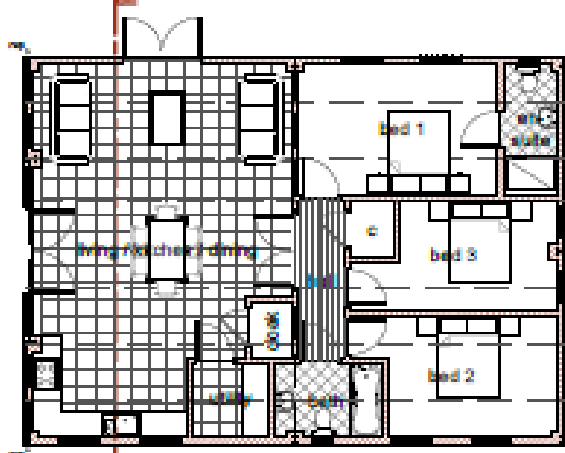
Photographs Taken: September 2024



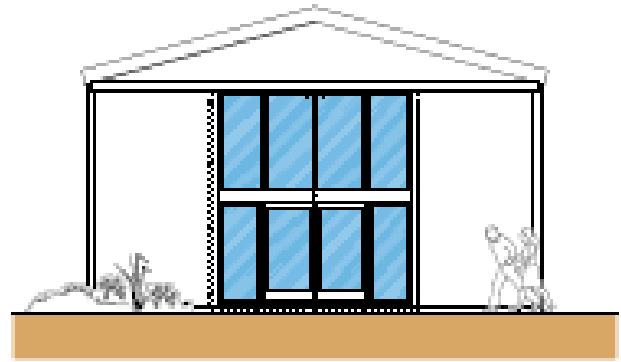
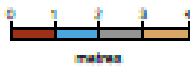
### Important Notices

Cruso & Wilkin for themselves and for the Vendors or Lessors of this property, whose Agents they are, give notice that all statements contained in these particulars as to this property are made without responsibility on the part of Cruso and Wilkin, their joint Agents or the Vendors or Lessors 1. These particulars are set out as a general outline for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. All descriptions, dimensions and references to conditions necessary permission for use and occupation and other details are given, having (for the purposes of Consumer Protection from Unfair Trading Regulations 2008) taken all reasonable steps to avoid committing an offence. Nonetheless, such statements do not constitute any warranty nor representation by the Vendor. Further, such statements are accurate only to the best of the present information and belief of the Vendor. We have not been instructed to carry out a physical survey of the property, a structural survey, nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over or attached to the property (whether referred to or not within these particulars). 3. No person in the employment of Cruso & Wilkin has any authority to make or give any representations or warranty whatever in relation to this property, nor is such representation or warranty given by Cruso & Wilkin or the Vendors of the property.

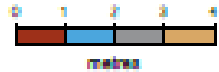
Site Plans  
NOT TO SCALE



Floor Plan  
Scale: 1:100



Front Elevation (W)  
Scale: 1:100



**Barn and Agricultural land Angle Road Outwell**



Based upon the Ordnance Survey with the sanction of the controller of H.M. Stationery Office.  
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The Estate Office, Church Farm, Hillington, King's Lynn, Norfolk, PE31 6DH.  
Tel: 01553 691691

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