

Harrison Rose

Estate Agents Ltd

FOR SALE



Pasture land located on the outskirts of Whittlesey.

Located off of East Delph, Thorney Road, Whittlesey.

- **3.66 HECTARES (9.04 ACRES) (STS)**
- **PASTURE LAND**
- **STEEL FRAMED HAY BARN**
- **FIVE STABLES**
- **BARN MEASURING 39 ft X 30 ft APPROX**

Guide Price

£150,000



T: 01733 202525 | info@harrisonroseproperty.com | F: 01733 202962

Ref: 1118

www.harrisonroseproperty.com

Registered in England and Wales company No. 07655708 Registered Office: 3 Angel House, Whittlesey, Peterborough, PE7 1SE VAT No. 116 5551 26



Harrison Rose Estate Agents are delighted to present an opportunity to purchase a barn and stables in land, measuring over 9 acres (sts) with frontage onto the B1040.

The land is situated directly on the outskirts of Whittlesey and is currently used for equestrian activities and is enclosed with post and wire fencing. A driveway with direct access from the B1040 leads to the barn and stables.

The land is being sold subject to an overage whereby in the event that planning permission or commercial development is obtained and the land is either sold with the benefit of that permission or the development is implemented within 25 years of completion then the overage payment of 30% of the uplift in value over the sale value shall be payable to the sellers.

Health and safety. Viewers should be mindful and vigilant whilst on the holding. Neither the seller nor the selling Agents are responsible for the safety of those viewing the property. Accordingly those viewing the property do so at their own risk.

We are not aware of any services connected to the site.

The land may be viewed having first notified the selling agent. Please call 01733 202525 to arrange a viewing.

Draft details only may be subject to amendment
None of the statements/measurements in these particulars should be relied on as representations of fact.
Any applications/services mentioned should not be taken as a guarantee that they are in working order.