



MAXEY
GROUNDS

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Agricultural

Lot 1: £30,000

Lot 2: SSTC



Ref: 21023

Land at March Lane and West Drove South, Walpole Highway, Wisbech, Cambridgeshire PE14 7RA

- Grade II Agricultural Land
- One Parcel Remaining
- 1.64 Ha (4.05 acres) at March Lane, Walpole Highway (Available)
- 1.99 Ha (4.92 acres) at West Drove South, Walpole Highway (SSTC)
- Vacant Possession from 11th October 2022



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DESCRIPTION

Grade II agricultural land available For Sale by Private Treaty.

LOT 1

Lot 1 is a parcel of Grade II agricultural land, extending to approximately 1.64 hectares (4.05 acres) outlined in red on the plan overleaf.

PAST CROPPING

2021 Winter Wheat
2020 Winter Wheat
2019 Winter Wheat
2018 Winter Wheat

ACCESS

The land can be accessed via March Lane, an unmade lane off of West Drove North.

LAND AND SOIL CLASSIFICATION

The land is classified as Grade II on the Natural England Agricultural Land Classification Map, Easter Region.

It is shown on the Soil Survey of England and Wales to be of the Blacktoft Association, a medium clay soil suitable for a range of cereal crops.

OUTGOINGS

We have been advised by King's Lynn Internal Drainage Board that the drainage rates payable in respect of Lot 1 for this coming financial year are £19.21. Interested parties are advised to make their own enquiries of the King's Lynn Internal Drainage Board.

ASKING PRICE

Lot 1 is offered for sale at an asking price of £30,000.

LOT 2 - SSTC

Lot 2 is a parcel of Grade II agricultural land, extending to approximately 1.99 Ha (4.92 acres) outlined in blue on the plan overleaf.

This Lot is now Sold Subject to Contract.

INFORMATION

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The land is offered subject to all existing rights, including rights of way whether private or public, light, support, drainage, water and electricity supplies, and other rights, easements quasi easements and all wayleaves, whether referred to or not in these particulars.

POSSESSION

The land is currently occupied on a periodic tenancy under the Agricultural Tenancies Act 1995. Notice has been served on the tenant for vacant possession from 11th October 2022.

Details of the current tenancy are available upon request from the Agent, for genuine enquiries.



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BASIC PAYMENT SCHEME

The land is registered for the Basic Payment Scheme and the entitlements are owned by the Tenant so entitlements are not included with the sale.

BOUNDARIES

The land is shown on the plan in these particulars. The Purchaser will be deemed to have full knowledge of all boundaries.

PLANS, AREAS AND SCHEDULES

Plans have been prepared for identification purposes only and although they are believed to be correct, their accuracy is not guaranteed. The areas have been taken from the Ordnance Survey Promap system.

VIEWING

The land may be viewed at any reasonable hour with a copy of these particulars in hand.

DIRECTIONS

To access the parcel at March Lane, follow Lynn Road out of town towards the A47. At the roundabout, take the first exit to continue on Lynn Road through Walton Highway. Turn left onto West Drove North and, after the first bend, turn right onto March Lane. The parcel can be found on the right hand side.

The parcel at West Drove South can be found by following Lynn Road out of the town centre. At the roundabout, take the first exit to continue on Lynn Road through Walton Highway. Cross the A47 and take the first right onto West Drove South. The parcel is on the left-hand side of the junction where West Drove South continues to the left.

PARTICULARS PREPARED 9th April 2021
Updated 18th October 2021

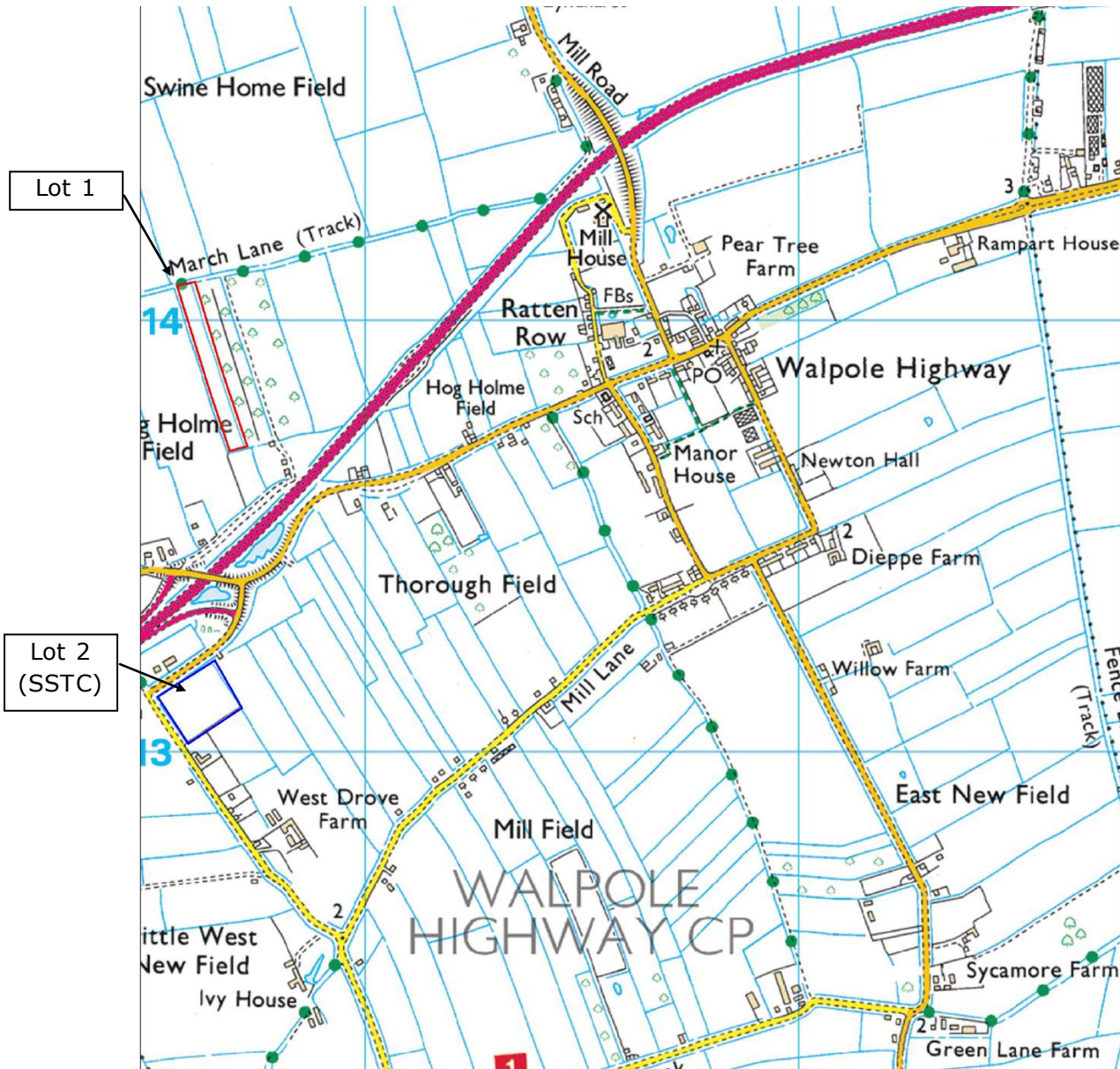


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NOT TO SCALE - FOR REFERENCE ONLY



Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.

Offices at March and Wisbech

www.maxeygrounds.co.uk