



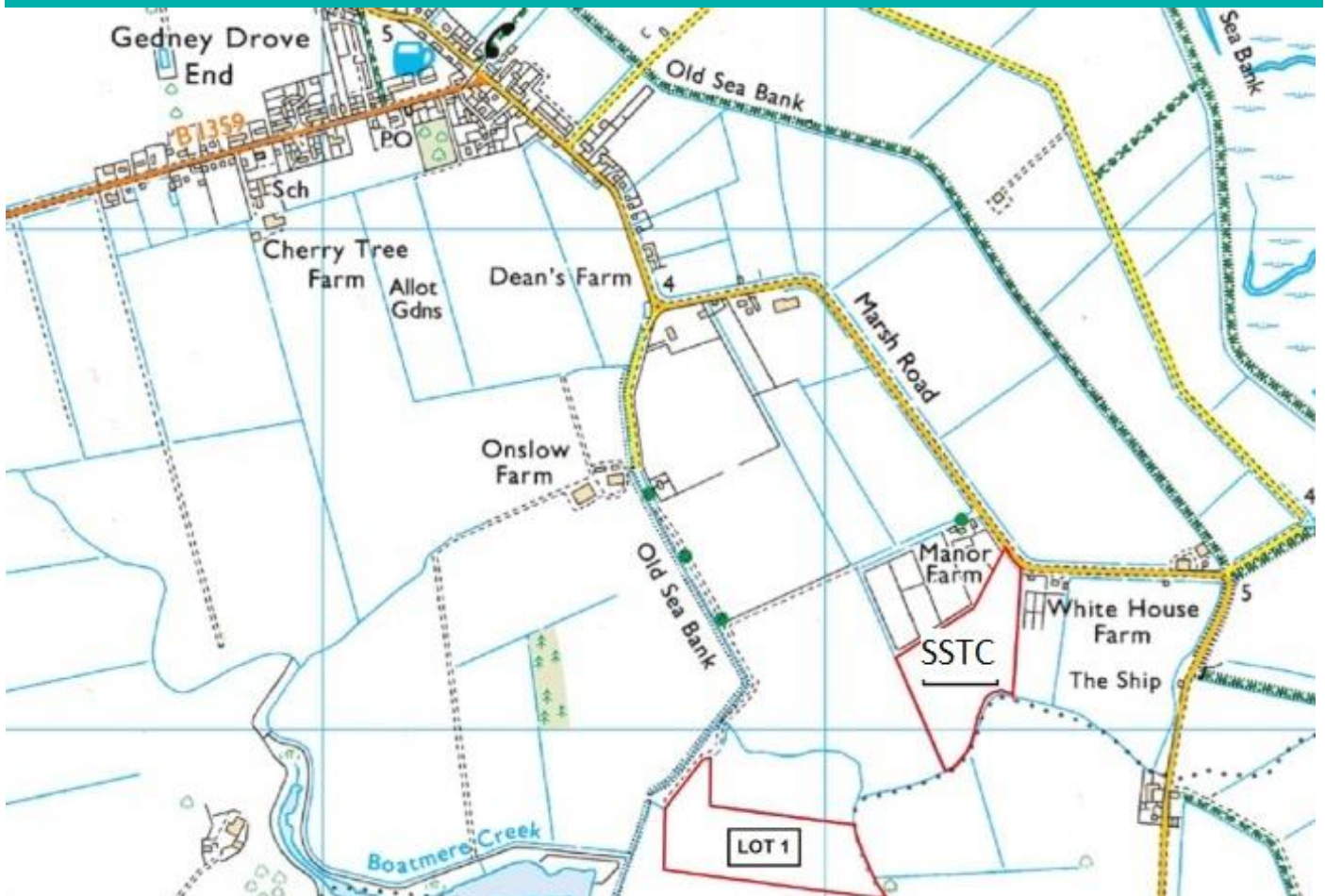
MAXEY
GROUNDS

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Agricultural

£160,000



Ref: 20169

**Part Sunderlands Farm, Marsh Road, Gedney Drove End, Spalding,
Lincolnshire PE12 9NP**

- An Enclosure of Arable Land
- Extending 15.04 Acres (6.08 Hectares), more or less
- Grade 1 Arable Land
- For Sale by Private Treaty
- Vacant Possession from 11th October 2022



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SITUATION

The land is located at Gedney Drove End, approximately 4 miles north of Sutton Bridge and Long Sutton. The field has access from a track off Marsh Road or off Onslow Lane.

DESCRIPTION

A parcel of Grade 1 arable land, in total 15.04 Acres (6.08 Hectares), more or less, located off Marsh Road, Gedney Drove End.

The land is within the Wisbech soil series, deep stoneless silty soils suitable for growing sugar beet, potatoes, field vegetables, cereals and horticultural crops.

The parcel is registered under Title LL361054.

METHOD OF SALE

The Land is offered For Sale by Private Treaty as a whole, or in two Lots.

GUIDE PRICE

Lot 1 - £160,000

Lot 2 - SSTC

LAND SCHEDULE

Lot	RLR Map Number	Acres	Hectares	RPA Area (Ha)
1	TF4627 8776	15.04	6.084	6.10
2	SSTC	SSTC	SSTC	SSTC

PREVIOUS CROPPING

2021 Pumpkins
2020 Wheat
2019 Vegetables
2018 Mustard
2017 Potatoes

RIGHTS OF WAY AND EASEMENTS

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

POSSESSION

The land is offered for sale freehold. The land is currently subject to a one-year Farm Business Tenancy with vacant possession available from 11th October 2022.

TENANT RIGHT

All unexhausted manorial values and lime residues are included in the Sale. No claim for dilapidations, if any, shall be made by the Purchaser against the outgoing Tenant.



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NITRATE VULNERABLE ZONE

The Land does not lie within a Nitrate Vulnerable Zone.

SPORTING AND MINERAL RIGHTS

The Sporting and Mineral Rights, in so far as they are owned, are included in the Sale.

BOUNDARIES

The Vendor will not be bound to determine the ownership of the boundaries. The Purchaser must satisfy themselves as to the ownership of the boundaries.

OUTGOINGS

Drainage rates are payable to the South Holland Internal Drainage Board.

We have been advised by the South Holland IDB that the drainage rates payable in respect of the land for the current financial year are as follows:

Lot 1: £169.67

Lot 2: SSTC

Interested parties are advised to make their own enquiries of the South Holland IDB.

SERVICES

There are no services connected to the land.

BASIC PAYMENT SCHEME

The Land has been registered with the Rural Payments Agency under the Basic Payment Scheme and the entitlements for the land will be included with the sale.

The outgoing Tenant will retain all payments in respect of the 2022 claim year and the purchaser will be required to indemnify the outgoing Tenant in respect of all cross compliance matters up to 31st December 2022.

VIEWING

Interested parties may view the Land at their own risk, during daylight hours, with a set of these particulars in hand.

DIRECTIONS

From Wisbech, follow the A1101 (Sutton Road) out of town towards Long Sutton. At the roundabout with the A17 continue straight over onto B1359 (Wisbech Road). Turn left at the junction to stay on B1359 (London Road). Turn right onto Roman Bank and follow the road out of Long Sutton as it becomes Little London, then Lutton Gowts.

After approximately 2 miles, turn right onto South Drove. Follow the road for approximately 2.8 miles before turning left onto Marsh Road. The first parcel of land can be accessed directly from Marsh Road, between Manor Farm and Burton House. To access the second parcel either take the track adjacent to Manor Farm, or use Onslow Lane which also joins the track.

PARTICULARS PREPARED 21st July 2021
Updated 25th November 2021



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AMC

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.