

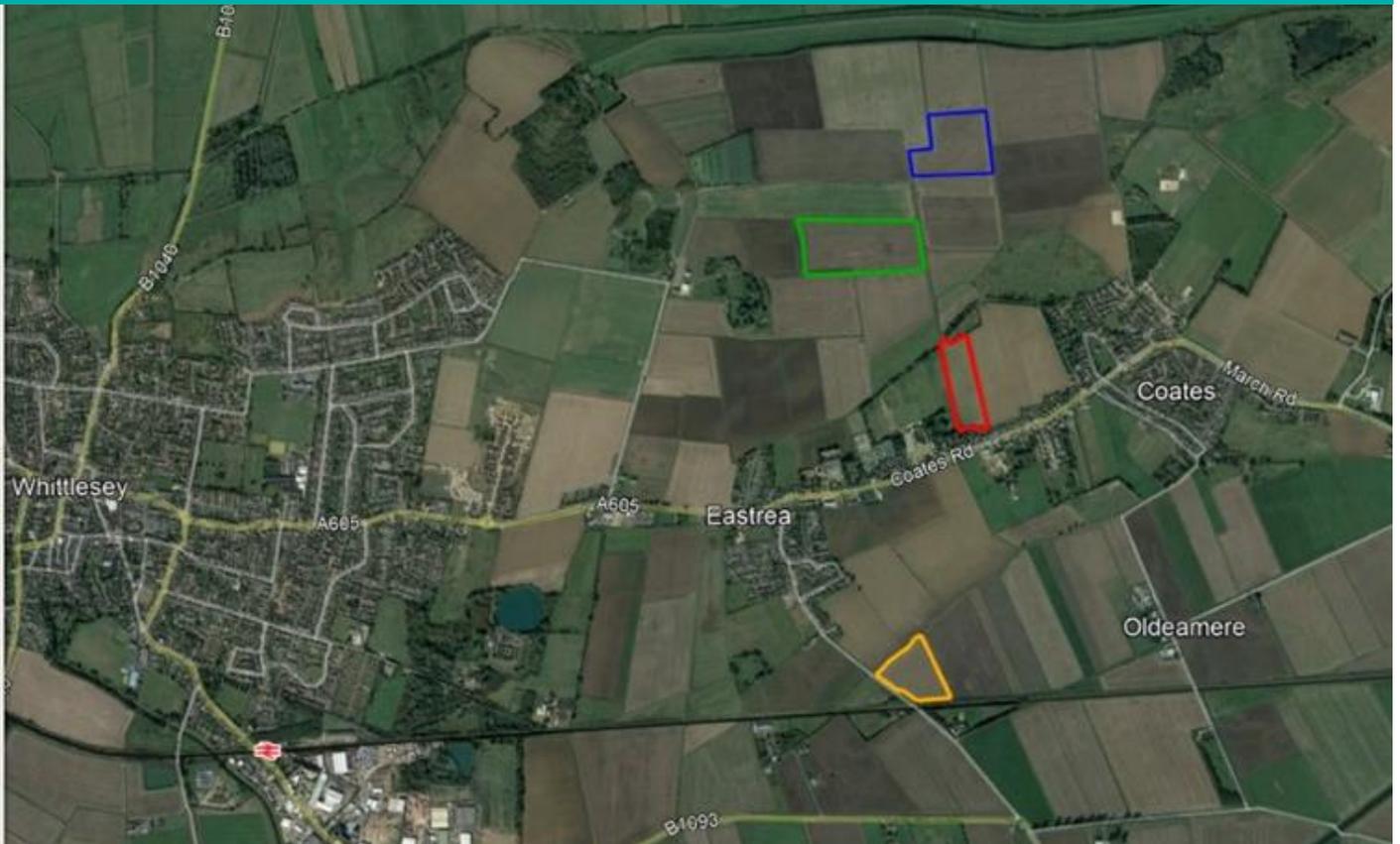


MAXEY GROUNDS

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Agricultural



Ref: 21175

Land at Coates and Eastrea, Whittlesey, Peterborough, Cambridgeshire

- Four Lots of Arable Land
- Arable land extending, in total, to **51.50 Acres** (20.84Hectares), more or less
- Grade 2 land suitable for a range of cropping
- For Sale by Private Treaty As a Whole or In Four Lots



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SITUATION

The land is situated between the villages of Coates and Eastrea, approximately 3 miles east of Whittlesey.

Lot 1 abuts Cow Way, Coates. Lots 2 and 3 abut on to Feldale Drive, (which leads from Cow Way) Coates. Lot 4 abuts Lake Drive, Eastrea at the junction with Wype Road.

DESCRIPTION

4 enclosures of arable land available as a whole or as 4 separate Lots.

All the land is shown as Grade 2 on the Agricultural Land Classification Map of England and Wales (Sheet 134).

The land belongs to the following soil association:
Lot 1 – Waterstock. Suitable for short term grassland, cereals, some field vegetables and fruit.

Lot 2, 3 and 4 – Downholland. Suitable for Cereals, sugar beet, potatoes and field vegetables.

All the land is registered with the Land Registry under Title Number CB360047. Large scale plans are available from the agents.

METHOD OF SALE

The Land is offered For Sale by Private Treaty, either as a whole or in up to 4 Lots.

NITRATE VULNERABLE ZONE

The Land lies within a Nitrate Vulnerable Zone.

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.
Offices at March and Wisbech

TENANT RIGHT

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

Any cultivations, seeds drilled, fertilisers and sprays applied since harvest of the 2021 crops will be charged at cost. Please contact the Agent for further details.

LAND SCHEDULE

Lot 1 Cow Way, Coates (Outlined in Red on the attached plan)

Field number: TL3097 – 1169

Acres: 8.89 more or less

Hectares: 3.60

Guide Price: £100,000

Note: There is a small Nissen type building in the south-western corner of the field and this is included in the sale.

Lot 2 Feldale Drive, Coates (Outlined in Blue on the attached plan)

Field number: TL3098 – 0856

Acres: 13.39 more or less

Hectares: 5.42

Guide Price: £110,000

Note: The registered title includes part of Feldale Drive.

Lot 3 Feldale Drive, Coates (Outlined in Green on the attached plan)

Field number: TL2998 – 7317

Acres: 20.75 more or less

Hectares: 8.40

Guide Price: £170,000

Note: The registered title includes part of Feldale Drive.

Lot 4 Lake Drive, Eastrea (Outlined in Orange on the attached plan)

Field numbers: TL2996 – 9766

Acres: 8.47 more or less

Hectares: 3.43

Guide Price: £75,000

Note: A nearby railway crossing has been included in the Network Rail (Cambridgeshire Level Crossing Reduction) Order 2020 and it is proposed to create a public footpath along the southern boundary of the field.



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Discussions are ongoing concerning the exact extent of the work required but notice to undertake surveys and investigations has been served. Further details from the Agent.

PREVIOUS CROPPING SCHEDULE

Lot 1 – TL3097 – 1169

2021 Maize
2020 Spring Wheat
2019 Winter Barley
2018 Winter Wheat
2017 Spring Peas

Lot 2 – TL3098 – 0856

2021 Maize
2020 Spring Wheat
2019 Winter Barley
2018 Winter Wheat
2017 Spring Peas

Lot 3 – TL2998 – 7317

2021 Maize
2020 Spring Wheat
2019 Winter Barley
2018 Winter Wheat
2017 Spring Peas

Lot 4 – TL2996 – 9766

2021 Beans
2020 Winter Wheat
2019 Forage Maize
2018 Winter Wheat
2017 Potatoes

POSSESSION

The land offered for sale freehold with vacant possession on completion subject to hold over if necessary.

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.

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OVERAGE PROVISIONS

Lot 1 is sold subject to an overage provision reserving 35% of the uplifted value for a period of 25 years in the event of planning permission being granted for development or for permitted development. It is not intended that this should be triggered by a single stable for personal use. Further details from the Agent.

BASIC PAYMENT SCHEME

The Land has been registered with the Rural Payments Agency under the Basic Payment Scheme. The Entitlements are EXCLUDED in the sale.

OUTGOINGS

Lots 1,2 and 3 fall within the area covered by the Feldale Internal Drainage Board.

Details of drainage rates are awaited. Contact the Agent for further details.

Lot 4 is rated by the Middle Level Commissioners and the annual value for the year ending 31st March 2022 is £136.08

UNDERDRAINAGE

Some underdrainage has been carried out in lots 2 and 4 in the past.

SERVICES

There are no services connected to the Land.

VIEWING

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

FURTHER INFORMATION

If you have any further queries, please call our March Professional Office on 01354 602030 and ask for either Shirley Pollard or Juliet Stephens.

PARTICULARS PREPARED 23rd November 2021.

Particulars Amended 18th February 2022.

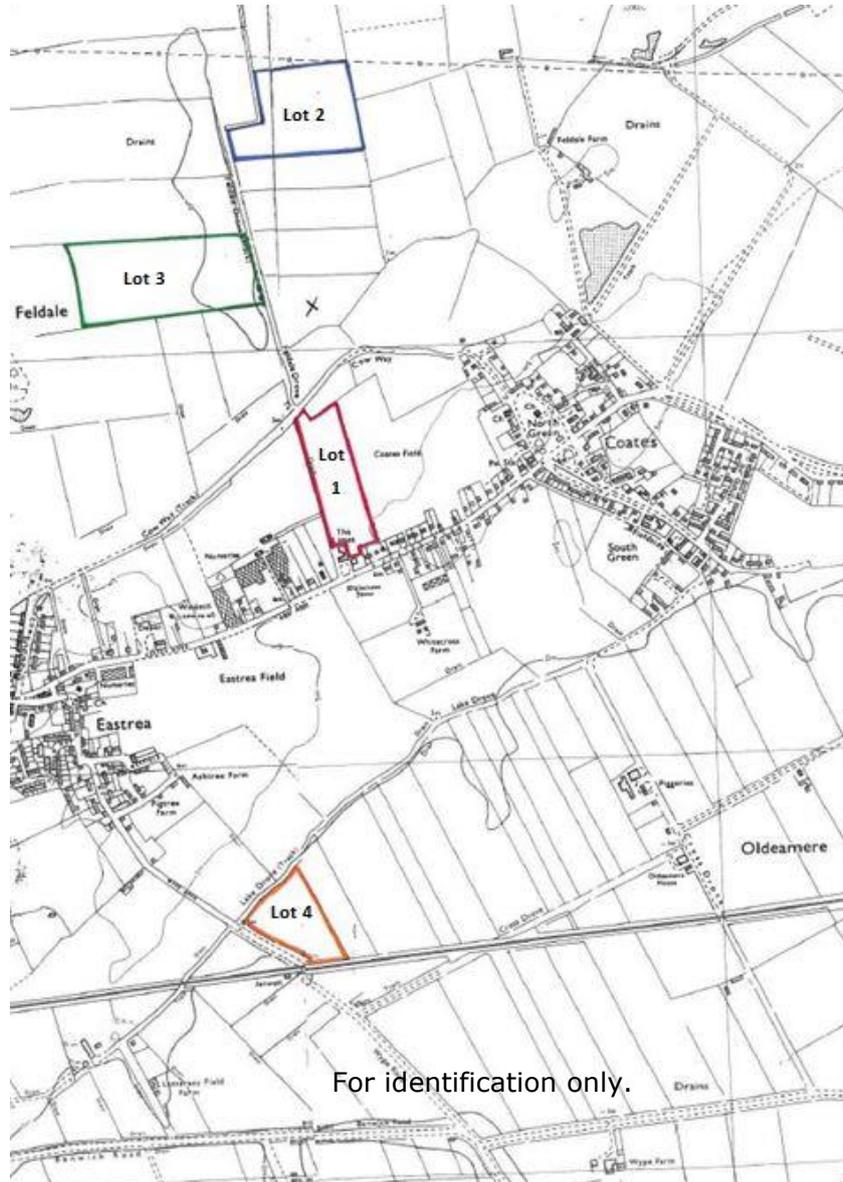


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Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good 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.