



MAXEY  
GROUNDS

agricultural@maxeygrounds.co.uk

01945 428830

Agricultural

**Guide Price:**

**£50,000-£60,000**



Ref: 22216E

**Approximately 4 acres off Cotton's Drove, Outwell, Wisbech  
PE14 0LG**

- Extending to 4 Acres (1.62 Hectares), more or less, in total
- Enclosed paddocks laid to grass
- Split into paddocks with post and rail fencing
- Gated access off of Cotton's Drove



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## Agricultural

### SITUATION

The land is located off of Cotton's Drove, Outwell. It is registered with the Land Registry under Title Number NK176396.

### DESCRIPTION

A regular shaped block of land laid to grass and bordered by post and rail fencing.

The property is accessed from Cotton's Drove which can be reached via either Moll's Drove or The Common. Cotton's Drove is a Byway Open to All Traffic.

### METHOD OF SALE

For Sale by Private Treaty with Vacant Possession upon completion.

### TERMS OF SALE

The purchaser will be required to reimburse the vendor for the cost of the searches, at a cost of £106.76.

Vendors Solicitor: Bowers Solicitors, 15 South Brink, Wisbech, Cambridgeshire PE13 1JL. 01945 583194

### NITRATE VULNERABLE ZONE

The land is 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.

An above ground electricity cable runs across the property with a pole within the field.

### POSSESSION

The land is offered for sale freehold with vacant possession on completion.

### 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.

### BASIC PAYMENT SCHEME

The Land has not been registered with the Rural Payments Agency and no entitlements are included within the sale.

### OUTGOINGS

We have been advised that the drainage rates payable for the current financial year (2022/23) are £92.96 to the Middle Level Commissioners and £29.05 to the Needham & Laddus Internal Drainage Board.

Interested parties are advised to make their own enquiries of the relevant drainage board.



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## LAND CLASSIFICATION

The land is shown to be Grade 1 agricultural land on the Natural England Agricultural Land Classification Map, East Region.

It is shown to be within the Wisbech soil series, suitable for growing a range of crops or for grassland.

## SERVICES

We understand that no services are currently connected to the land. Interested parties are advised to make their own enquiries of the relevant providers.

## VIEWING

Strictly by appointment with the Agent, Maxey Grounds.

NB. People viewing do so at their own risk and should exercise caution.

## FURTHER INFORMATION

If you have any further queries, please call our Wisbech Professional Office on 01945 428830 and ask for Natalie Jeary.

## DIRECTIONS

From our Wisbech Professional Office, proceed along South Brink towards the Horsefair Roundabout. Take the third exit onto Churchill Road (A1101) and continue as this becomes Elm High Road, until the Elme Hall Hotel roundabout. At the roundabout, take the second exit to stay on Elm High Road. Continue as this becomes Outwell Road, until the roundabout. Take the second exit onto Well Road (A1101). At the next roundabout, take the third exit and immediately turn right onto Basin Road. Follow the road until the junction and then turn left onto The Cottons. After approximately half a mile, turn right onto The Common. The land can be accessed from the track on the right-hand side that is signposted to C. P. Allen transport.

**PARTICULARS PREPARED** 18<sup>th</sup> January 2023  
**PARTICULARS AMENDED** 28<sup>th</sup> February 2023





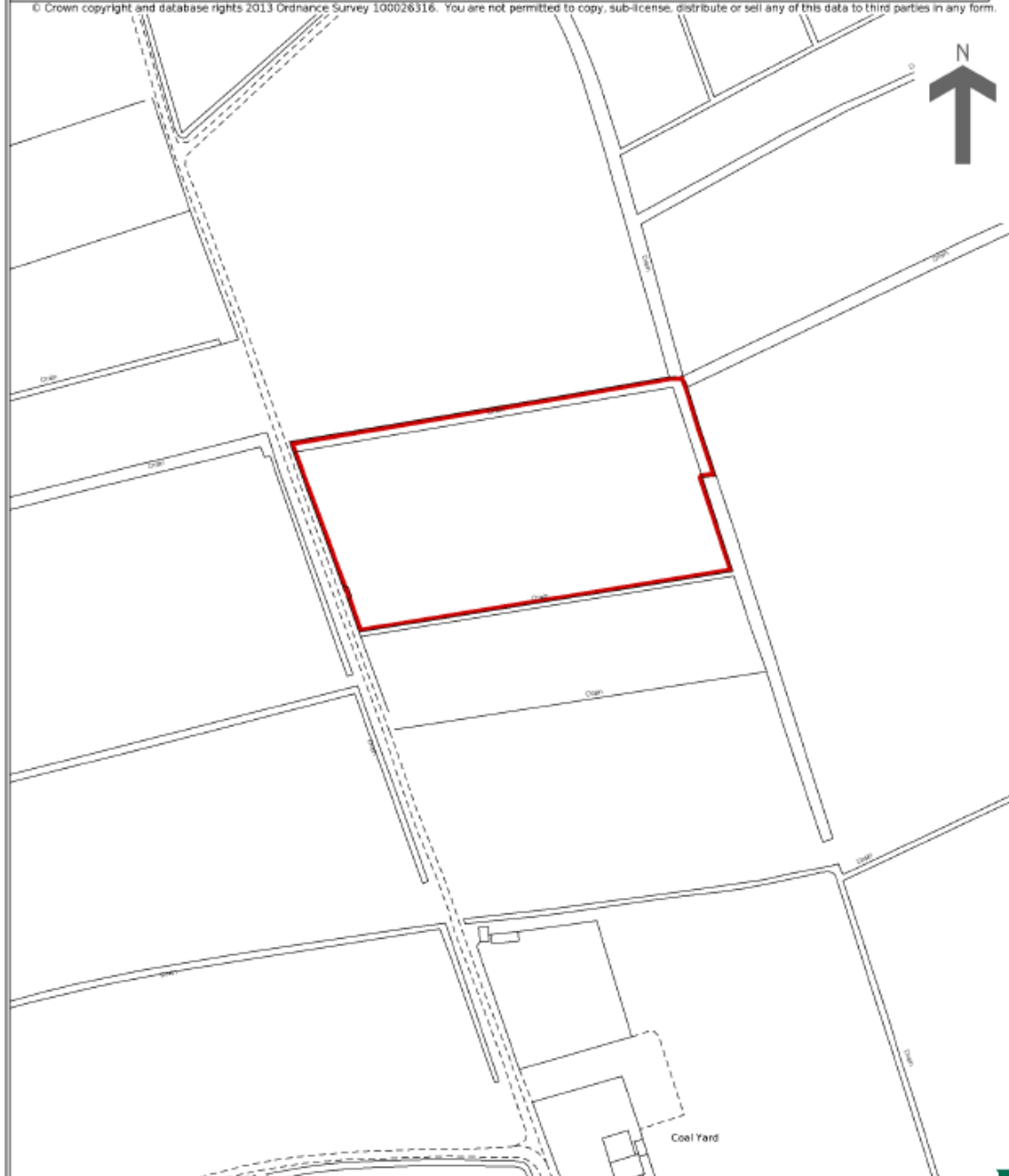
# MAXEY GROUNDS

HM Land Registry  
Official copy of  
title plan

Title number **NK176396**  
Ordnance Survey map reference **TF4903NE**  
Scale **1:2500**  
Administrative area **Norfolk : King's Lynn  
and West Norfolk**



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**Plan – Not to Scale and For Reference Only**

**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.

Offices at March and Wisbech

[www.maxeygrounds.co.uk](http://www.maxeygrounds.co.uk)