



MAXEY  
GROUNDS

agricultural@maxeygrounds.co.uk

01945 428830

Agricultural

**Guide Price £450,000**



Ref: 22061

**Land North of Franks Lane, Newton-in-the-Isle, Wisbech, Cambridgeshire PE13 5HN**

- Parcel of Arable Land
- 52.07 Acres (21.07 Ha)
- Grade 1
- Vacant Possession after Harvest 2023
- For Sale by Private Treaty
- Guide Price of £450,000





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**DESCRIPTION** A block of Grade 1 Arable Land extending to approximately 52.07 Acres (21.07 Hectares) located off Franks Lane. The land is divided into 3 parcels individually accessed off a well maintained concrete track. The land can be identified by using OS grid references TF4315 8340, TF4315 6655 and TF4315 6921.

**ACCESS** The land is accessed directly off Franks Lane.

**LAND AND SOIL CLASSIFICATION** The land is classified as Grade 1 on the Agricultural Land Classification Map of England and Wales. The soil is shown on the Soil Survey of England & Wales (Sheet 4 - Soils of Eastern England) as belonging to the Newchurch/ Agney Soil Associations which is described as calcareous alluvial gley soils. This soil is deemed suitable for a wide variety of arable and horticultural crops.

## PREVIOUS CROPPING

TF4315 8340 – 10.40 Hectares (25.70 Acres)

2023 Sugar Beet / Flower mix (CSS)

2022 Cabbage / Flower mix (CSS)

2021 Wheat

TF4315 6655 – 4.66 Hectares (11.52 Acres)

2023 Flower Mix (CSS)

2022 Flower Mix (CSS)

2021 Wheat

TF4315 6921 – 6.01 Hectares (14.85 Acres)

2023 Sugar Beet

2022 Cabbage

2021 Wheat

**POSSESSION** The land is offered For Sale Freehold with Vacant Possession after Harvest 2023.

**BASIC PAYMENT SCHEME** The land is registered with the Rural Payments Agency. Subsidy claims are delinked from the land from 2024 onwards.

6.989 Hectares of the land is currently in Mid-Tier Stewardship, which expires on 31<sup>st</sup> December 2026. The purchaser will be required to take over the scheme and indemnify the seller for any penalties incurred as a result of actions by the purchaser. Details of the scheme can be obtained from the Agents.

**OUTGOINGS** The land falls within the boundaries of the North Level District Internal Drainage Board, therefore drainage rates are payable. For 2023/24 these are £524.09.

**SPORTING RIGHTS** Sporting Rights are included in the sale.

**MINERALS** Mineral Rights, in so far as they are owned, are included in the sale.

**RIGHTS OF WAY & 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.

**VIEWINGS** The land may be viewed at any reasonable hour with a copy of these particulars to hand. What3words ///durations.cone.crunch.

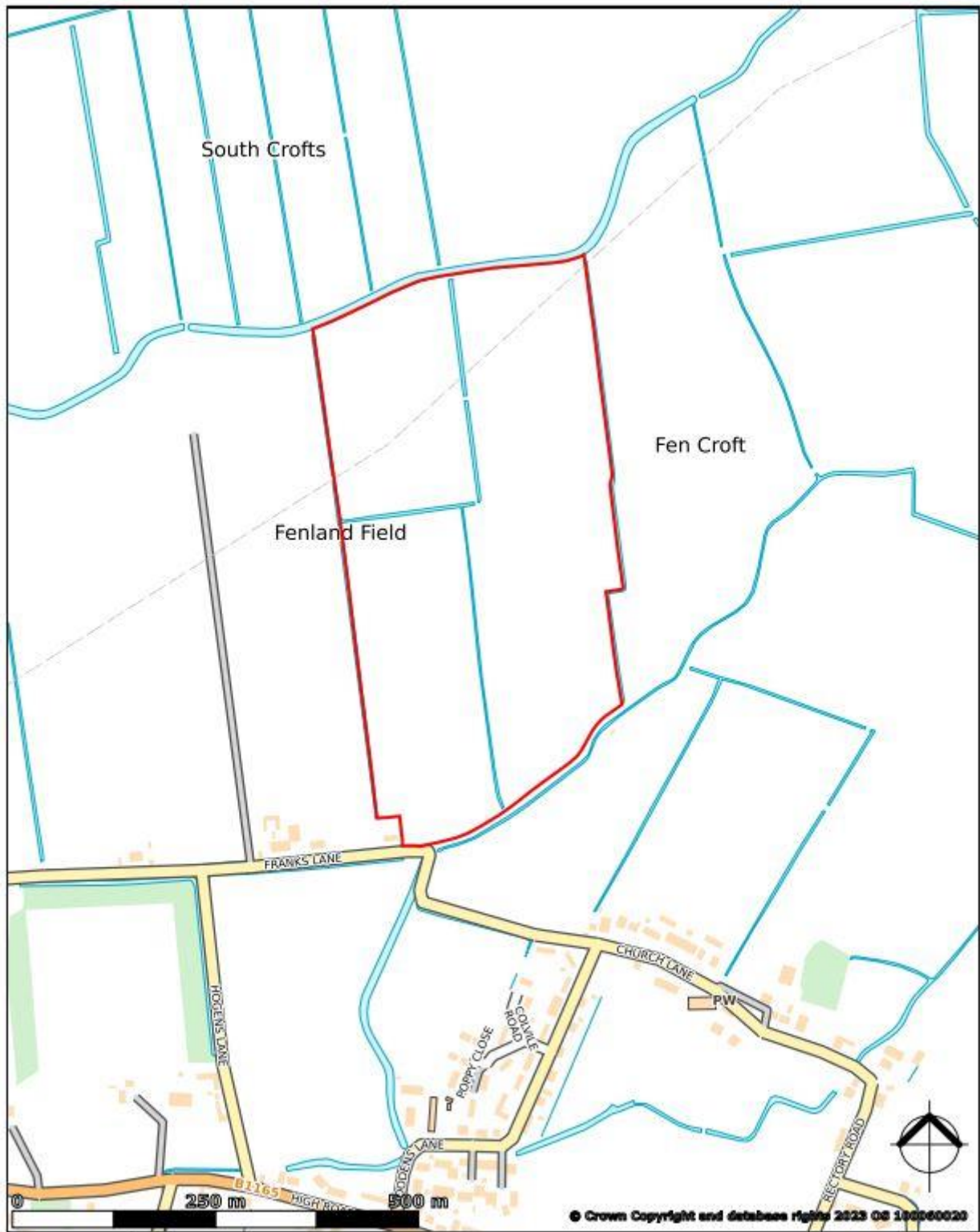
**FOR FURTHER INFORMATION** If you have any queries, please call our Wisbech Professional Office on 01945 428830 and ask for John Maxey or Juliet Stephens.

**PARTICULARS PREPARED** 18<sup>th</sup> May 2023

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Not to Scale, for Identification  
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