



MAXEY
GROUNDS

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Agricultural

**FOR SALE
BY AUCTION**



Ref: 23030

**4.79 acres land at Whittlesey Road, Benwick,
March, Cambridgeshire PE15 0XW**

- A block of Grade 1 arable land
- Extends to 4.79 acres (1.94 hectares) (more or less)
- For Sale by Auction at The Five Alls, Benwick, near March, PE15 0XA
- Guide Price £40,000 - £50,000



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SITUATION

The land is located on the outskirts of the village of Benwick with access off Whittlesey Road, (B1093).

DESCRIPTION

The land extends in total to 4.79 acres (1.94 hectares) (more or less). The boundary with the adjoining field is marked by posts. The field is numbered TL3391 - 8802 on the Rural Land Register. It is registered with the Land Registry under Title Number CB435799.

METHOD OF SALE

The property is offered For Sale by Public Auction. The Auction will take place on Thursday, 18th July 2024 and will be held at The Five Alls Public House, 33 High Street, Benwick, March, Cambridgeshire PE15 0XA, at 7pm.

TERMS OF SALE

The Auction Information and Legal Pack will be available for inspection during the 14 days prior to the Auction at our offices, by appointment with the Agent or by e-mail, on request.

At the fall of the hammer, contracts will unconditionally exchange with completion 28 days thereafter.

The successful Purchaser will be required to pay 10% of the purchase price on the night of the sale, with the balance upon completion.

The Purchaser will be required to reimburse the Vendor for the cost of the searches, together with an administration fee of £300 including VAT. The cost of the searches is £334.34.

POSSESSION

Vacant possession will be given upon completion of the purchase.

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 Vendor.

LAND CLASSIFICATION

The land is classified as Grade I on the Agricultural Land Classification of England and Wales (Sheet 134).

NITRATE VULNERABLE ZONE

The land lies within a Nitrate Vulnerable Zone.

BASIC PAYMENT SCHEME

The Vendor is retaining all delinked payments in respect of the land.

The land is currently drilled with a wild flower mix, but is not entered into any Stewardship Schemes and vacant possession is available on completion.



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PREVIOUS CROPPING

2023 – Maize
2022 - Winter Wheat
2021 - Winter Wheat
2020 – Potatoes
2019 - Winter Wheat
2018 - Spring Beans

SERVICES

There are no services connected to the land.

OUTGOINGS

Such of the outgoings, as are known, are mentioned in these Particulars, but no guarantee is given that the amounts stated are accurate or that all outgoings appear.

The land falls within the Middle Level Commissioners area and the March West and White Fen Internal Drainage Board.

The drainage rates for 2024/25 are £115.83 and £84.24 respectively.

SPORTING RIGHTS

The Sporting Rights are included in the Sale.

MINERAL RIGHTS

The minerals, 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.

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.

VALUE ADDED TAX

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or part of the property, becomes chargeable, VAT will be payable by the Purchaser, in addition to the purchase price. As far as we are aware the property is not subject to VAT.

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 queries, please call our March Professional Office on 01354 602030 and ask for Shirley Pollard.

PARTICULARS PREPARED

20th June 2024.

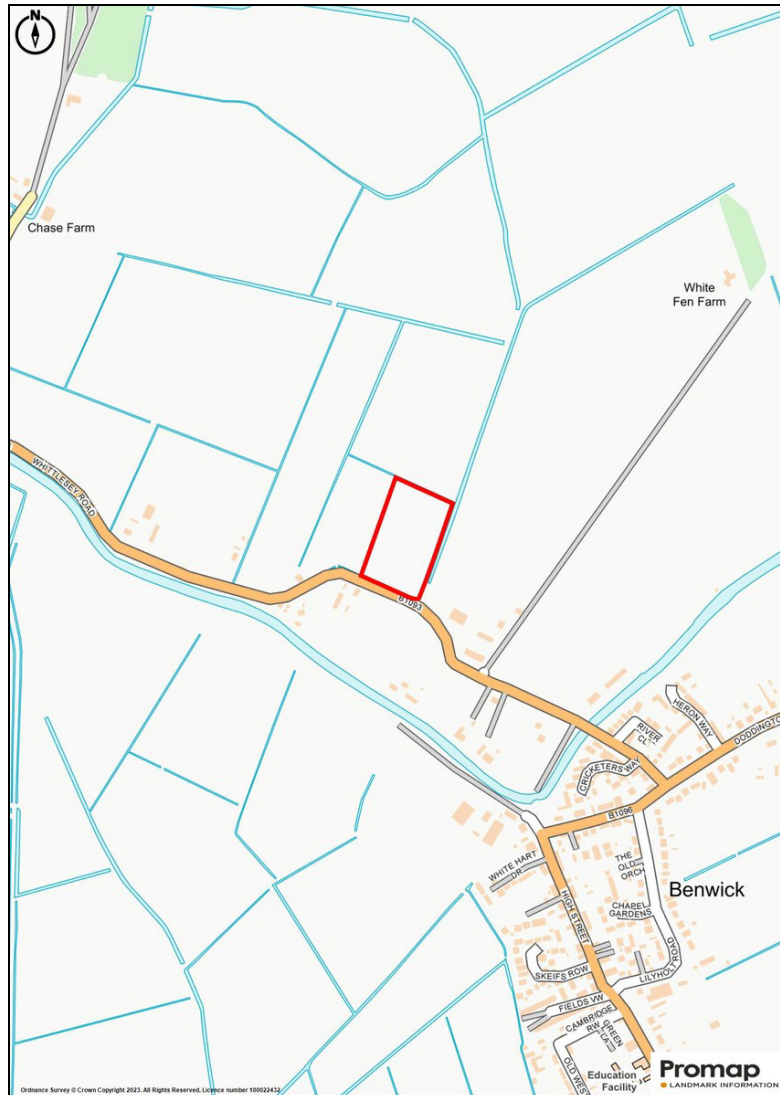


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Not to Scale – For identification purposes only.



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.