



MAXEY  
GROUNDS

agricultural@maxeygrounds.co.uk

01354 602030

Agricultural

**Guide Price: £110,000**



Ref: 24112

**11.80 acres (4.77 hectares)(more or less)  
Land at Chapel Road, Ramsey Heights,  
Ramsey, Huntingdon, PE26 2RS**

- Block of arable land
- Grade 1 & 2
- For Sale by Private Treaty
- Offers in the Region of £110,000





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## Agricultural DESCRIPTION

A block of Grade 1 and 2 arable land extending in total to 11.80 acres (4.77 hectares) (more or less) fronting Chapel Road, Ramsey Heights, Near Ramsey, Cambridgeshire. The land is numbered TL2384 - 7293 on the Rural Payments Agency system and is currently unregistered. Parts of the bank to the north and west of the field are included in the sale.

## LAND AND SOIL CLASSIFICATION

The land is classified as Grade 1 and 2 on the Agricultural Land Classification map of England and Wales. The soil is of the Peacock series described as calcareous clayey and non-calcareous fine loamy soil over clay and fen peat, suitable for a range of cropping, including cereals and root crops.

## PREVIOUS CROPPING

2024 – Part Potatoes Part Sugar Beet Part Wheat  
2023 – Part Potatoes Part Oats  
2022- Wheat  
2021 - Wheat  
2020 - Soya Beans

## POSSESSION

Vacant possession will be given upon completion of the purchase subject to holdover to harvest and cart and store the growing crops of sugar beet and potatoes, up to 30th November 2024.

## BASIC PAYMENT SCHEME

No delinked payments are included in the sale. The land is not entered into any Stewardship Schemes.

## OUTGOINGS

Drainage Rates are payable to the Middle Level Commissioners and Ramsey, Upwood and Great

Raveley Internal Drainage Board. The amounts for the year ending 31st March 2025 are set out below, for guidance only:

Middle Level Commissioners- £204.60  
Ramsey, Upwood and Great Raveley Internal drainage Board - £161.20

## SPORTING RIGHTS

These are included in the sale as far as they are owned.

## MINERAL RIGHTS

These are included in the sale as these are owned.

## RIGHTS & 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. There is an overhead electricity line which crosses the land. The Land abuts Chapel Road and is sold with the benefit of a right of way to gain access to the land at the rear as shown for identification on the attached Plan.

## VIEWINGS

Interested Parties may view the land, at their own risk, at any reasonable hour, with a copy of these particulars in hand.

What3Words: ///chickens.searching.swimsuits

## FOR FURTHER INFORMATION

If you have any queries, please call our March office on 01354 602030 and ask for Shirley or Jessica.

## PARTICULARS PREPARED

August 2024

## PHOTOGRAPHS TAKEN

July 2024



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LAND AT CHAPEL ROAD RAMSEY HEIGHTS HUNTINGDON CAMBS





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