



MAXEY GROUNDS

agricultural@maxeygrounds.co.uk

01945 428830

Agricultural

£100,000



Ref: 25209E

Land at The Wroe, Emneth, Wisbech, Cambridgeshire PE14 8AS

A block of agricultural land extending to approximately 3.62 Hectares (8.94 Acres) Subject to Measured Survey. The land is currently set to a range of trees and nursery stock which will be harvested prior to completion.





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DESCRIPTION

A parcel of agricultural land extending to approximately 3.62 Hectares (8.94 Acres) (Subject to Measured Survey) located at The Wroe.

ACCESS

The land has an extensive frontage to The Wroe with a number of access points.

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 and Wales as belonging to the Wisbech Soil Association.

CROPPING

The land is currently set to a range of trees and nursery stock.

POSSESSION

The land is offered For Sale Freehold with vacant possession from 31st March 2026.

BASIC PAYMENT SCHEME

The land is understood to be registered with the Rural Payments Agency. Subsidy claims are delinked from the land from 2024 onwards. The Seller will retain the benefit of any preceding claim.

OUTGOING

The land lies within the area covered by the King's Lynn Internal Drainage Board but contains no main drains. Interested parties are advised to make their own enquiries of the King's Lynn Internal Drainage Board at Pierpoint House, 28 Horsley's Fields, King's Lynn, Norfolk PE30 5DD. Tel 01553 819600 info@wlma.org.uk

METHOD OF SALE

The land is offered For Sale as a Whole by Private Treaty. The Seller reserves the right to conclude the sale process by means of Best and Final offers.

PARTICULARS PREPARED 16th December 2025

PHOTOGRAPHS TAKEN November 2025

BOUNDARIES

The Seller will not be bound to determine the ownership of the boundaries. The Buyer must satisfy themselves as to the ownership of the boundaries.

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. There are overhead power cables to part of the field.

VIEWINGS

The land may be viewed at any reasonable hour with a copy of these particulars to hand. The Health and Safety of those viewing is the responsibility of the individual undertaking the viewing. Cultivated or uncultivated land is, by its nature, likely to be uneven with possible trip hazards. Neither the Seller nor the Agent accept any responsibility for damage or injury to person or property as a result of viewing the land and parties do so entirely at their own risk.

SPORTING RIGHTS AND MINERAL RIGHTS

The Sporting and Mineral rights insofar as they are owned and capable of transfer are included in the sale.

FURTHER INFORMATION

If you have any queries, please contact Alan Faulkner at our Wisbech Professional Office on 01945 428830.

DIRECTIONS From the centre of Wisbech, follow the A1101/Churchill Road out of town. At the Elme Hall Hotel roundabout, take the second exit to stay on the A1101/Elm High Road. Continue on where the road becomes Outwell Road. After approximately 0.75 mile turn left onto The Wroe where the land can be found on the left hand side.

What3Words: ///lilac.shaver.eased



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AMC

For Identification Purposes Only – Do Not Scale

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