



# MAXEY GROUNDS

[agricultural@maxeygrounds.co.uk](mailto:agricultural@maxeygrounds.co.uk)

01945 428830

Agricultural

## £280,000



Ref: 25222E

**Land at Outwell Road, Emneth, Wisbech,  
Cambridgeshire PE14 8BG**

A block of commercial apple and pear orchard, together with ancillary tracks and building, extending in total to 12.86 Hectares (31.77 Acres) Subject to Measured Survey and located north of Outwell Road. The land is offered For Sale by Private Treaty.





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## Agricultural

**DESCRIPTION** A block of agricultural land in five parcels and extending in total to approximately 12.86 Hectares (31.77 Acres) Subject to Measured Survey and located north of Outwell Road, Emneth.

**ACCESS** The land is accessed via a Right of Way across the adjacent yard and land (shown verged blue on the plan). This Right of Way is shared with the neighbouring residential property.

**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 predominately to commercial apple orchard with approximately 2.0 Hectares (5.0 Acres) of pear orchard together with associated access tracks, wind breaks, building and infrastructure.

**POSSESSION** The land is offered For Sale Freehold with vacant possession upon completion.

**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.

**OUTGOINGS** The land lies within the area covered by the King's Lynn Internal Drainage Board and is bisected by Lakes Dyke, an IDB Main Drain. 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](mailto: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.

**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 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.

The location of the Right of Way is marked on site.

**VIEWINGS** Viewing is strictly by prior appointment with the Agent. 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 1.25 miles turn left off the A1101 onto Outwell Road where the entrance to the yard leading to the land can be found on the left hand side just before 215 Outwell Road.

What3Words: ///berated.trembles.formless

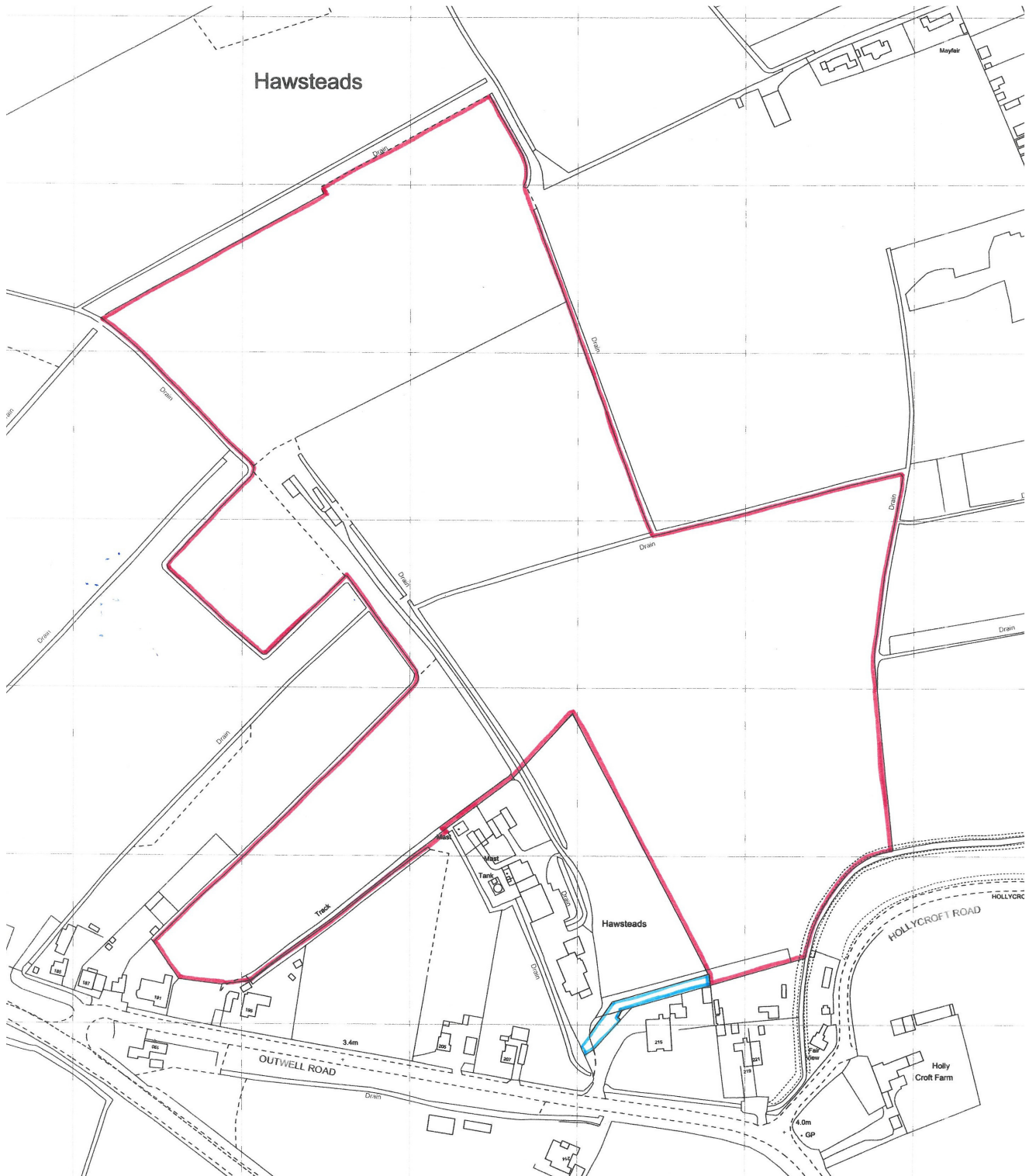
**PARTICULARS PREPARED** 6<sup>th</sup> January 2026

**PHOTOGRAPHS TAKEN** September 2025





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For Identification Purposes Only – Do Not Scale



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- SALES, LETTINGS AND PURCHASES
- VALUATIONS FOR ALL PURPOSES
- LOAN VALUATIONS FOR BANKS AND BUILDING SOCIETIES
- RENT REVIEWS AND LEASE RENEWALS
- PLANNING ADVICE, APPLICATIONS AND APPEALS
- RATING AND TAXATION VALUATIONS
- COMPENSATION CLAIMS
- EXPERT WITNESS REPORTS
- AGRICULTURAL SUBSIDY AND ENVIRONMENTAL SCHEMES

ASK FOR DETAILS OF HOW WE CAN HELP YOU



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

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