



**MAXEY
GROUNDS**

agricultural@maxeygrounds.co.uk

01354 602030

Agricultural

Guide Price £90,000



Ref: 25015

**8.14 acres (3.29 hectares) (more or less)
Land at Harpers Drove, Ramsey Heights,
Ramsey, Huntingdon PE26 2RR**

- Block of arable land
- Grade 1 & 2
- For Sale by Private Treaty





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DESCRIPTION

A block of arable land extending in total to **8.14 acres (3.29 hectares)** (more or less) fronting Harpers Drove, Ramsey Heights, Ramsey, Huntingdon. The land is numbered TL2485 - 7621 on the Rural Payments Agency System and is registered under Title Number CB495620 with Land Registry. The field is accessed from Harpers Drove.

LAND AND SOIL CLASSIFICATION

The land is classified as Grade 1 and 2 on the Agricultural Land Classification Map of England and Wales and is suitable for a wide range of crops.

CROPPING

2025 - Fallow
2024 - Fallow
2023 - Sugar Beet
2022 - Winter Wheat
2021 - Potatoes
2020 - Winter Wheat

POSSESSION

Vacant possession will be given upon completion of the purchase.

BASIC PAYMENT SCHEME

The land is registered with the Rural Payments Agency and claims have been submitted. All delinked payments belong to the previous tenant.

OVERAGE CLAUSE

The land is sold subject to an overage clause, retaining 30% of any uplift in value due to the granting of planning permission for residential or commercial use for a period of 30 years. This clause is not intended to be triggered by a single stable for domestic use.

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 - £152.79
Ramsey, Upwood and Great Raveley Internal Drainage Board-£120.39

SPORTING RIGHTS

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

MINERAL RIGHTS

These are included in the sale in so far 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.

VIEWINGS

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

What3Words: ///applied.microchip.concluded

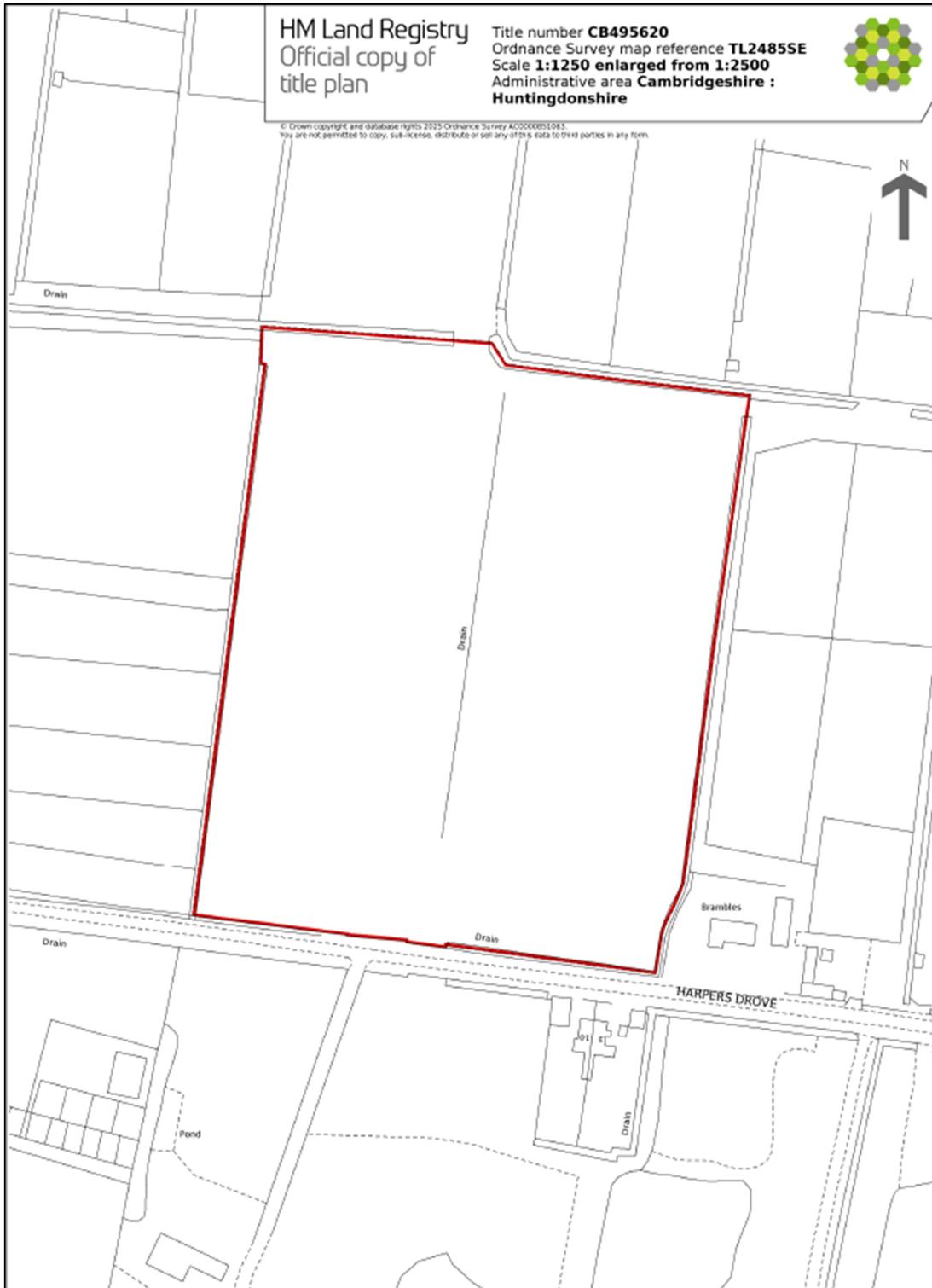
FOR FURTHER INFORMATION

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

PARTICULARS PREPARED January 2026



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Not to scale – for identification only



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AMC

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