



MAXEY
GROUNDS

agricultural@maxeygrounds.co.uk
01354 602030
Agricultural

Offers in excess of
£500,000



Ref: 24045

**Land at Knights End Road, March,
Cambridgeshire, PE15 0YR**

- 31.01 acres (12.55 hectares) land at Knights End Road, March, Cambridgeshire PE15 0YR.
- Former Machinery Sale Ground with variety of possible uses (subject to relevant planning being obtained).
- Established trees and hedges and hardened roadways.
- Vacant possession on completion.
- For Sale by Private Treaty, with **NO** overage clause
- Offers invited, in excess of £500,000.

Offices at March and Wisbech



www.maxeygrounds.co.uk



MAXEY GROUNDS

agricultural@maxeygrounds.co.uk

01354 602030

Agricultural

Location

The land is situated to the west of the market town of March in north Cambridgeshire, with easy access from the A141, March bypass. March lies approximately 15 miles east of Peterborough and 11 miles south of Wisbech.

Description

A single parcel of established grass land extending to 31.01 acres (12.55 hectares) (more or less), with a network of hardened roadways and mature hedges and trees. The field is numbered TL3994 - 5372 on the Rural Payments Agency system and is registered at the Land Registry under Title Number CB108691.

Initially a machinery sale ground from 1990, the land has subsequently been used for a variety of one-off leisure functions in conjunction with grazing and the regular production of hay.

There is a single portacabin on site, which is included in the sale, also a loading ramp. There are water troughs and two stand pipes at various locations around the field. There are two owl nesting boxes, on poles, on the south eastern and south western corners.

NOTE The two small sheds near the loading ramp and all machinery, implements and sundry items are excluded from the sale. These may be available by separate negotiation.

Services

Main water is connected and there is a septic tank on site. The electricity supply has been disconnected and the meter removed, but it has served temporary buildings and flood lighting in the past.

Land and Soil Classification

The land is classified as Grade 2 on the Agricultural Land Classification Map of England and Wales.

Possession

Vacant possession will be given upon completion of the purchase, subject to holdover to harvest the crop of hay, if necessary.

Outgoings

The land falls within the area covered by the Middle Level Commissioners and March Third District Drainage Commissioners. The land is not currently rated as an agricultural use for Drainage Rates, but it could be subject to a re-determined charge, depending on future use, in which case Drainage Rates would be payable to the two Drainage Authorities. Prospective Purchasers should contact the Middle Level Commissioners for further details.



MAXEY GROUNDS

agricultural@maxeygrounds.co.uk

01354 602030

Agricultural

Basic Payment Scheme

The land is NOT entered into any Stewardship Schemes. All delinked payments belong to the Seller.

Planning

Planning Permission was granted by Fenland District Council under their reference F/1614/88/F for Change of Use from agricultural land to auction sales of machinery and implements, dated 14th March 1989. There were subsequent Planning Permissions for the stationing of 2 portacabins, for use as offices, on concrete hardstandings and advertising hoardings. Further details are available from the Agents.

IMPORTANT NOTE The land is offered for sale with NO Development Uplift Clause.

Rights 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 wayleaves, whether referred to or not in these Particulars. There are no public or permissive footpaths on the land.

Sporting Rights

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

Mineral Rights

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

Viewings

Interested parties are asked to make an appointment with the Agents to view the land.

Local Authorities

Cambridgeshire County Council –
New Shire Hall, Emery Crescent Enterprise Campus, Weald, Huntingdon PE28 4YE.

Fenland District Council –
Fenland Hall, County Road, March, Cambridgeshire PE15 8NQ.

Middle Level Commissioners –
85 Whittlesey Road, March, Cambridgeshire PE15 0AH.

Anglian Water –
Osprey House, Kingfisher Way, Huntingdon PE29 6FN.

For Further Information

If you have any queries, please call our March Professional Office on 01354 602030 or 01945 428830 and ask for Shirley Pollard or Jessica Allen.

Particulars Prepared

Particulars prepared January 2026.

Photographs taken April 2024 and February 2026.



MAXEY GROUNDS





MAXEY GROUNDS



For identification purposes only. Not to scale



MAXEY GROUNDS

agricultural@maxeygrounds.co.uk

01354 602030

Agricultural



For identification purposes only. Not to 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.