Ref: 20112

The Walnuts and 189.70 acres at Flaggrass Hill Road and Creek Road, March Cambridgeshire PE15 0BY

- Cottage for renovation with yard and buildings and 2.7 acres of land, more or less
- Five Lots of Arable Land
- Arable land extending, in total, to 189.70 Acres (76.77 Hectares), more or less
- Range of Grade 1 and 2 land
- For Sale by Private Treaty As a Whole or In Six Lots

Offices at March and Wisbech

www.maxeygrounds.co.uk
THE WALNUTS, FLAGGRASS HILL ROAD, MARCH PE15 0BY (LOT 1)

DESCRIPTION
Lot 1 is a detached cottage in need of full renovation together with a yard, various outbuildings and 2.7 acres of land, more or less.

ACCOMMODATION:

GROUND FLOOR:
REAR PORCH 1.2m x 1.3m Brick base with wood framed windows above
KITCHEN 3.45m x 3.23m Range of base units
BASEMENT PANTRY 5.32m x 2.13m
BATHROOM 2.59m x 2.25m
W.C. 0.92m x 1.67m
CUPBOARD
SITTING ROOM 4.26m x 4.76m (min), 5.13m (max). Front entrance to property. Fireplace.
LIVING ROOM 3.55m x 3.19m (min), 3.4m (max). Fireplace. Stairs up to:

FIRST FLOOR:
BEDROOM ONE 3.41m x 4.76m (min), 5.13m (max) Fireplace.
BEDROOM TWO 4.27m x 2.07m (min), 2.43 (max)
BEDROOM THREE 4.2m x 2.61m

Steps down to:

STORAGE ROOM 1 2.59m x 1.8m (at chest height) Sloped roof.
STORAGE ROOM 2 2.54m x 1.8m (at chest height) Sloped roof.

SERVICES
Mains water and electricity are understood to be connected. Drainage is non-mains. Prospective purchasers are advised to make the relevant enquiries with the necessary utility companies prior to exchange and completion.

YARD AND BUILDINGS
The buildings comprise:

3 bay steel framed open fronted HAY BARN, steel frame and corrugated iron GRAIN STORE with grain bins.

Concrete block and mineral fibre clad STORAGE BUILDING, with concrete floor.

A range of old PIGGERIES.

LAND
2.7 acres of agricultural land, more or less, to the rear of the property. There is an additional paddock adjacent to the hay store which extends to 0.65 acres, more or less.

CONDITION
The cottage is in need of full renovation. Alternatively, the property may be suitable for a replacement dwelling, subject to any necessary planning consent.

COUNCIL TAX BAND
BAND C

EPC RATING
Band G

POSSESSION
Vacant Possession will be granted upon completion of the sale.

The yard and outbuildings are currently part of a one-year Farm Business Tenancy which will terminate on 10th October 2020.

VIEWING
Strictly by appointment with the Agent.

GUIDE PRICE
Offers over £250,000
THE LAND (LOTS 2 - 6)

SITUATION

Lots 2, 3 and 4 have frontage on to Flaggrass Hill Road, March. School Grounds Farm - Lot 5 is accessed via a minor road leading from Creek Road. Lot 6 has frontage to Creek Road, March.

DESCRIPTION

The land is available as a whole or as six separate Lots (Lot 1 being The Walnuts and farmyard).

DEVELOPMENT OVERAGE CLAUSE

Lot 1 (The Walnuts, outbuildings and land), Lot 2 and Lot 4 will be subject to a Development Overage Clause.

The Development Overage Clause will reserve the Vendor 30% of any additional value resulting from planning consent (including permitted development) for residential or commercial use for a period of 20 years from completion of the sale.

LAND SCHEDULE

<table>
<thead>
<tr>
<th>Lot</th>
<th>Plan Colour</th>
<th>Field Number(s)</th>
<th>Acres</th>
<th>Hectares</th>
<th>Land Grade</th>
<th>Guide Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Green</td>
<td>TL4398 0867</td>
<td>29.49</td>
<td>11.93</td>
<td>1/2</td>
<td>£230,000</td>
</tr>
<tr>
<td>3</td>
<td>Red</td>
<td>TL4298 8194</td>
<td>19.76</td>
<td>8.00</td>
<td>1/2</td>
<td>£160,000</td>
</tr>
<tr>
<td>4</td>
<td>Orange</td>
<td>TL4298 5177</td>
<td>20.28</td>
<td>8.21</td>
<td>1/2</td>
<td>£200,000</td>
</tr>
<tr>
<td>5</td>
<td>Light blue</td>
<td>TL4398 5293</td>
<td>105.51</td>
<td>42.70</td>
<td>1</td>
<td>£840,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td>TL4399 2730</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>TL4399 4942</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>TL4399 5614</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Dark blue</td>
<td>TL4398 7350</td>
<td>14.66</td>
<td>5.93</td>
<td>1</td>
<td>£120,000</td>
</tr>
</tbody>
</table>

PREVIOUS CROPPING SCHEDULE

<table>
<thead>
<tr>
<th>Lot</th>
<th>Field Number(s)</th>
<th>2020</th>
<th>2019</th>
<th>2018</th>
<th>2017</th>
<th>2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>TL4398 0867</td>
<td>Sugar Beet</td>
<td>Winter Wheat</td>
<td>Potatoes</td>
<td>Sugar Beet</td>
<td>Winter Wheat</td>
</tr>
<tr>
<td>3</td>
<td>TL4298 8194</td>
<td>Sugar Beet</td>
<td>Winter Wheat</td>
<td>Potatoes</td>
<td>Spring Barley</td>
<td>Spring Wheat</td>
</tr>
<tr>
<td>4</td>
<td>TL4298 5177:</td>
<td>Grass Maize</td>
<td>Grass Maize</td>
<td>Grass Maize</td>
<td>Grass Spring Barley</td>
<td>Grass Spring Barley</td>
</tr>
<tr>
<td></td>
<td>North South</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>TL4398 5293</td>
<td>Sugar Beet</td>
<td>Maize</td>
<td>Maize</td>
<td>Winter Wheat</td>
<td>Winter Wheat</td>
</tr>
<tr>
<td>5</td>
<td>TL4399 2730</td>
<td>Sugar Beet</td>
<td>Winter Wheat</td>
<td>Maize</td>
<td>Spring Barley</td>
<td>Spring Wheat</td>
</tr>
<tr>
<td>5</td>
<td>TL4399 4942:</td>
<td>Maize</td>
<td>Potatoes</td>
<td>Maize</td>
<td>Sugar Beet</td>
<td>Winter Wheat</td>
</tr>
<tr>
<td></td>
<td>East West</td>
<td></td>
<td></td>
<td></td>
<td>Spring Barley</td>
<td>Spring Wheat</td>
</tr>
<tr>
<td></td>
<td>TL4399 5614</td>
<td>Maize</td>
<td>Potatoes</td>
<td>Maize</td>
<td>Sugar Beet</td>
<td>Winter Wheat</td>
</tr>
<tr>
<td>6</td>
<td>TL4398 7350</td>
<td>Maize</td>
<td>Maize</td>
<td>Winter Wheat</td>
<td>Potatoes</td>
<td></td>
</tr>
</tbody>
</table>

METHOD OF SALE

The Land is offered For Sale by Private Treaty, either as a whole or in 5 Lots (the sixth Lot being The Walnuts, yard and buildings).

NITRATE VULNERABLE ZONE

The Land lies within a Nitrate Vulnerable Zone.

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.

TENANT RIGHT

All unexhausted manural values and lime residues are included in the Sale. No claim for dilapidations, if any, shall be made by the Purchaser against the Vendor or the outgoing Tenant.

Any cultivations, seeds drilled, fertilisers and sprays applied carried out after harvest of the present crops will be charged at cost. Please contact the Agent for further details.

NITRATE VULNERABLE ZONE

The Land lies within a Nitrate Vulnerable Zone.

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.

TENANT RIGHT

All unexhausted manural values and lime residues are included in the Sale. No claim for dilapidations, if any, shall be made by the Purchaser against the Vendor or the outgoing Tenant.

Any cultivations, seeds drilled, fertilisers and sprays applied carried out after harvest of the present crops will be charged at cost. Please contact the Agent for further details.
POSSSESSION
The land and buildings are currently subject to a one-year Farm Business Tenancy, with an end date of 10th October 2020. The land and buildings are offered for sale freehold with vacant possession on completion with holdover as follows:
Maize – To harvest the crop up to 30th November 2020.
Sugar Beet – To harvest the crop up to 31st December 2020.
Sugar Beet – To store at the yard at School Grounds Farm up to 31st December 2020.

SPORTING AND MINERAL RIGHTS
The Sporting and Mineral Rights, in so far as they are owned, are included in the Sale.

BOUNDARIES
The Vendor will not be bound to determine the ownership of the boundaries. The Purchaser must satisfy themselves as to the ownership of the boundaries.

The purchaser of Lot 1 will be required to fence the Northern boundary of the land (marked A-B on the attached plan) with a minimum of a post and 3 strands of wire fence within 3 months of completion.

Originally there was a dyke alongside Flaggrass Hill Road. This was infilled many years ago and an additional strip of land has been farmed. The area stated for Lot 3 in these particulars is taken from the 1926 Ordnance Survey map and does not include the additional strip.

BASIC PAYMENT SCHEME
The Land has been registered with the Rural Payments Agency under the Basic Payment Scheme. The Entitlements belong to the tenant and are NOT included in the sale. They may be available from the outgoing Tenant by separate negotiation.

The outgoing Tenant will retain all payments in respect of the 2020 claim year and the purchaser will be required to indemnify the outgoing in respect of all cross compliance matters up to 31st December 2020.

OUTGOINGS
The land falls within the area covered by the Middle Level Commissioners and drainage rates are payable to both them and an Internal Drainage Board.

For guidance, the rates payable for the year ending 31st March 2021 are as follows:

<table>
<thead>
<tr>
<th>Lot</th>
<th>Middle Level</th>
<th>March Fifth DDC</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>£47.06</td>
<td>£6.34</td>
</tr>
<tr>
<td>2</td>
<td>£472.94</td>
<td>£63.67</td>
</tr>
<tr>
<td>3</td>
<td>£319.80</td>
<td>£43.05</td>
</tr>
<tr>
<td>4</td>
<td>£335.40</td>
<td>£45.15</td>
</tr>
<tr>
<td>5</td>
<td>£1716.26</td>
<td>£231.04</td>
</tr>
<tr>
<td>6</td>
<td>£231.66</td>
<td>£31.19</td>
</tr>
</tbody>
</table>

SERVICES
There are no services connected to the Land.

VIEWING
Interested parties may view the Land at their own risk, during daylight hours, with a set of these particulars in hand.

DIRECTIONS
From our Market Place office, turn right onto Grays Lane (B1101) and continue onto Broad Street. At the traffic lights, turn right onto Station Road. Follow Station Road for approx. 0.8 miles. At the second mini roundabout, take the second exit onto Estover Road.

After approx. 0.5 miles turn left onto Flaggrass Hill Road. The Walnuts can be found on the right-hand side, with the agricultural land slightly further down the road on both the right and left-hand side of the road.

The agricultural land on Creek Road can be found by continuing on Estover Road as it becomes Creek Road (past the turning for Flaggrass Hill Road). The land can be found on the left-hand side.

FURTHER INFORMATION
If you have any further queries, please call our March Professional Office on 01354 602030 and ask for either Shirley Pollard or Natalie Jeary.

PARTICULARS PREPARED 26th August 2020

www.maxeygrounds.co.uk
Offices at March and Wisbech

www.maxeygrounds.co.uk
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.