



**MAXEY
GROUNDS**

agricultural@maxeygrounds.co.uk

01354 602030

Agricultural

Guide price £2,000,000



Ref: 20151

**Approx. 76.53 hectares at, Mumby's
Drove, Three Holes, Wisbech PE14 9JT**

- An Outstanding Silt Farm extending to 76.53 Hectares (189.10 acres) STMS
- Grade 1 Arable Land
- Farmyard with 500T Grain Store with Drying Floor
- Subject to Farm Business Tenancy until 2024
- Tenant paying a full Market Rent
- Excellent investment return





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DESCRIPTION

An Outstanding Silt Farm available For Sale, extending to 76.53 Hectares (189.10 Acres), subject to a Farm Business Tenancy until 10th October 2024 at a full Market Rent.

The land is registered with the Rural Land Registry. Entitlements are included and are currently leased to the Tenant. A schedule of land is set out below showing field parcel areas and field references corresponding with the plan and schedule.

In addition, the Roadways, Yard and Buildings serving the holding are included in the sale.

The ashes of R Deptford and a memorial are located within a small fenced area near to The Spinney in field TL5098 1574. Rights to retain the memorial and ashes, and to visit these, are reserved by the Vendors.

YARD AND BUILDINGS

In addition to the land is a conveniently located farmyard with a number of outbuildings and implement stores including a 500 Tonne grain store with drying floor. The grain store has had concrete grain walls installed to two sides in 2020 as a Landlord's improvement.

PV panels are sited on the grain store and are included with the sale. The purchaser will be transferred the PV subsidy rights with the Tenant benefitting from the electricity usage.

The Grain Store and lean to are included on the current FBT on a Full Repairing and Insuring basis. All other buildings are included in the tenancy and are subject to a schedule requiring repair to no better standard than existing. The purchaser will be required to insure the buildings with the premium reimbursed by the Tenant.

It is understood that part of the larger Nissan Hut has planning consent for general storage.

The yard will NOT be subject to an overage clause. Two recent applications have been submitted under Class Q of the Town and Country Planning (General Permitted

Field Name	Field Number	Hectares	Acres
Part Field 34/35	TL4998 7397	9.09	22.46
Field 36	TL4998 6042	10.27	25.37
Field 37	TL4998 7878	11.99	29.63
Field 38/40	TL5908 1574	35.85	88.58
Field 42	TL5099 5653	4.64	11.47
Field 43	TL5099 4477	4.69	11.59
Totals		76.53	189.10



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Development) (England) Order 2015 but were not allowed.

ROADWAYS

Farm Roads, Access, Barriers, Boundaries, Marker Posts and Non IDB adopted Drainage ditches are the responsibility of the Tenant.

The roadways outlined in green on the attached plan are to be included within the sale. There is a Right of Way across the roadways for the owners and occupiers of the adjoining land. There is a responsibility on the grantees of the Right of Way to pay a fair and reasonable proportion of the costs and expenses incurred in maintain the roads.

The farm has three access routes - from Mumby's Drove, from Poulter's Drove and directly onto the Sixteen Foot Bank, in part via rights of way.

TENANCY

The land offered for sale is part of a larger Farm Business Tenancy which covers all of the land (146.10 Ha) currently known as Ralingham Hall Farm.

The tenancy is at a good Market Rent and began on 11th October 2018. There are 4 years remaining on the tenancy with provision for a rent review in 2021 to allow for changes to the Basic Payment Scheme subsidy. The Tenant is responsible for all outgoings including Drainage Rates.

Full details of the tenancy are available upon request to those parties who have viewed with a genuine interest in the purchase of the land.

BASIC PAYMENT SCHEME

The land is registered with the Rural Payments Agency and has been used to claim entitlements under the Basic Payment Scheme. The entitlements belong to the Vendor and are Offices at March and Wisbech

currently leased to the tenant, within the Tenancy.

WAYLEAVES 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.

SOIL AND LAND CLASSIFICATION

The land is classified as Grade I and is good quality silt land capable of growing an extensive range of arable and horticultural crops. The land is within the Wisbech soil series. It is a highly fertile and easily worked free draining soil suitable for most arable, vegetable or horticultural crops.

NITRATE VULNERABLE ZONE

The land is within a Nitrate Vulnerable Zone.

ORGANIC CONVERSION

Field 38/40 is in year 1 of organic conversion, undertaken by the Tenant.

SERVICES

3 Phase electricity to meter in Grain store. Mains water is connected. Calor Gas for the dryer is payable by the tenant. An easement runs through the adjoining property Wiccan Lodge for the electricity and water connection to the farmyard.

METHOD OF SALE

The property is offered For Sale by Private Treaty as a Whole.

POSSESSION

The land and farmyard are offered For Sale subject to the existing Farm Business Tenancy which will run until 10th October 2024.



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SPORTING RIGHTS

The sporting rights are included in the sale but are currently leased to the Tenant.

BOUNDARIES

The land is shown on the attached plan and is for illustration purposes only. The Purchaser will be expected to have inspected and be aware of the boundaries prior to purchase.

Only part of field 34/35 is being sold. A stake is located within the field to mark the boundary although it is currently farmed with adjoining land.

OUTGOINGS

The land falls within the area covered by the Middle Level Commissioners and drainage rates are payable as follows:

Middle Level - 0.26p/£ - £3,261.70

Upwell IDB - 0.21p/£ - £2,634.45

PREVIOUS CROPPING

A schedule of previous cropping is listed below. French Beans, Lettuces and Bulbs have also been grown on the land in the past.

Field Name	2020	2019	2018	2017	2016	2015
Part field 34/35	Potatoes	Wheat	Sugar Beet	Wheat	OSR	Wheat
Field 36	Wheat	Potatoes	Wheat	Sugar Beet	Wheat	OSR
Field 37	Wheat	Hybrid Rye	Wheat	Sugar Beet	Wheat	Potatoes
Field 38/40	Maize (1 st year organic conversion)	Leeks/Wheat	Wheat	OSR	Wheat	OSR/Wheat
Field 42	Onions	Wheat	OSR	Wheat	Sugar Beet	Wheat
Field 43	Onions	Wheat	OSR	Wheat	Sugar Beet	Wheat

VIEWING

Strictly by appointment with the Agent Maxey Grounds & Co LLP. Please ask for John Maxey or Natalie Jeary for further information.

DIRECTIONS

From Wisbech take the A1101 to Outwell and then Upwell through to Three Holes. Turn right on to Mumby's Drove and follow the road till the end. The Farmyard can be found on the right-hand side.

From March/Chatteris take the B1098 Sixteen Foot Bank to Upwell. Turn Right at Croft Road to join the A1101 at Three Holes. Turn right on to Mumby's Drove and follow the road till the end. The Farmyard can be found on the right-hand side.

Postcode for Sat Nav PE14 9JT

PARTICULARS PREPARED 1st October 2020

Updated 9th October 2020



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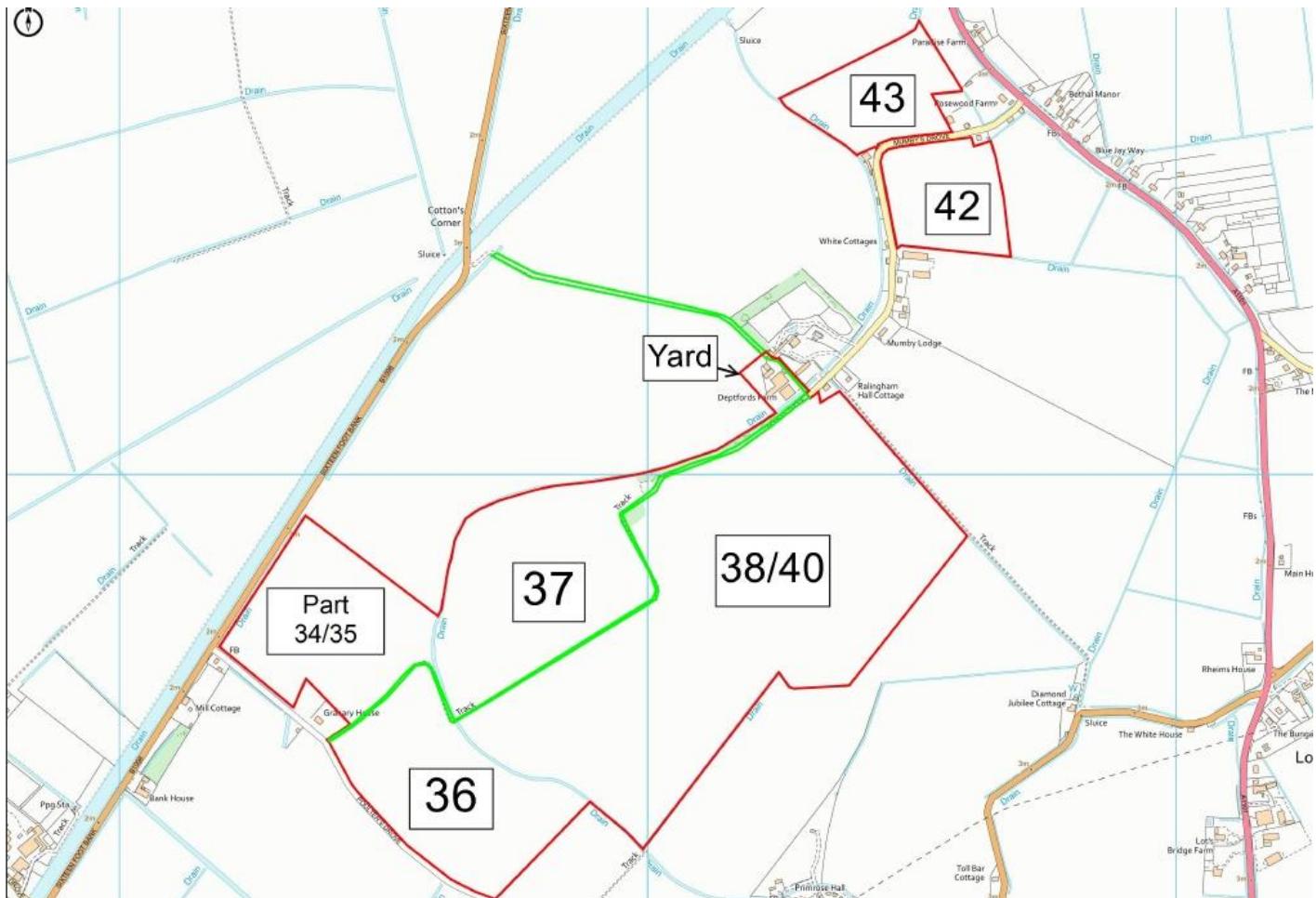




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Not to scale – for reference only

AMC

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.