



MAXEY
GROUNDS

agricultural@maxeygrounds.co.uk

01354 602030

Agricultural



Ref: 23113

8.950 acres (3.62 hectares) land at Binnimoor Road, March, Cambridgeshire

- Parcel of arable land.
- Grade 1.
- Vacant possession after harvest 2023.
- For sale by Private Treaty.
- Guide Price £85,000.



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DESCRIPTION

A single parcel of Grade 1 arable land extending to approximately 8.95 acres (3.62 hectares) (more or less) fronting Binnimoor Road, March, Cambridgeshire. The field is numbered TL4396 - 6471 on the Rural Payments Agency system and is registered with Land Registry under Title Number CB438168.

LAND AND SOIL CLASSIFICATION

The land is classified as Grade 1 on the Agricultural Land Classification map of England and Wales. The soil is of the Downholland 1 series described as marine alluvium and fen peat, suitable for a range of cropping, including cereals and root crops.

PREVIOUS CROPPING

2023 - Sugar Beet
2022 - Wheat
2021 - Wheat
2020 - Sugar Beet
2019 - Spring Barley
2018 - Wheat

POSSESSION

Vacant possession will be given upon completion of the purchase, subject to holdover to harvest and cart the growing crop of sugar beet, up to 30th November 2023.

BASIC PAYMENT SCHEME

The land is registered with the Rural Payments Agency and claims have been submitted. All monies from the 2023 claim belong to the outgoing Tenant and the Purchaser will be required to indemnify against any breaches, until the end of the claim year.

All delinked payments belong to the outgoing Tenant.

The land is not entered into any Stewardship Schemes.

OUTGOINGS

Drainage Rates are payable to the Middle Level Commissioners and March East Internal Drainage Board. The amounts for the year ending 31st March 2024 are set out below, for guidance only:

Middle Level Commissioners - £171.41
March East Internal Drainage Board - £79.80

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.

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.

FOR FURTHER INFORMATION

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

PARTICULARS PREPARED

27th September 2023

Photographs taken August 2023.



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NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

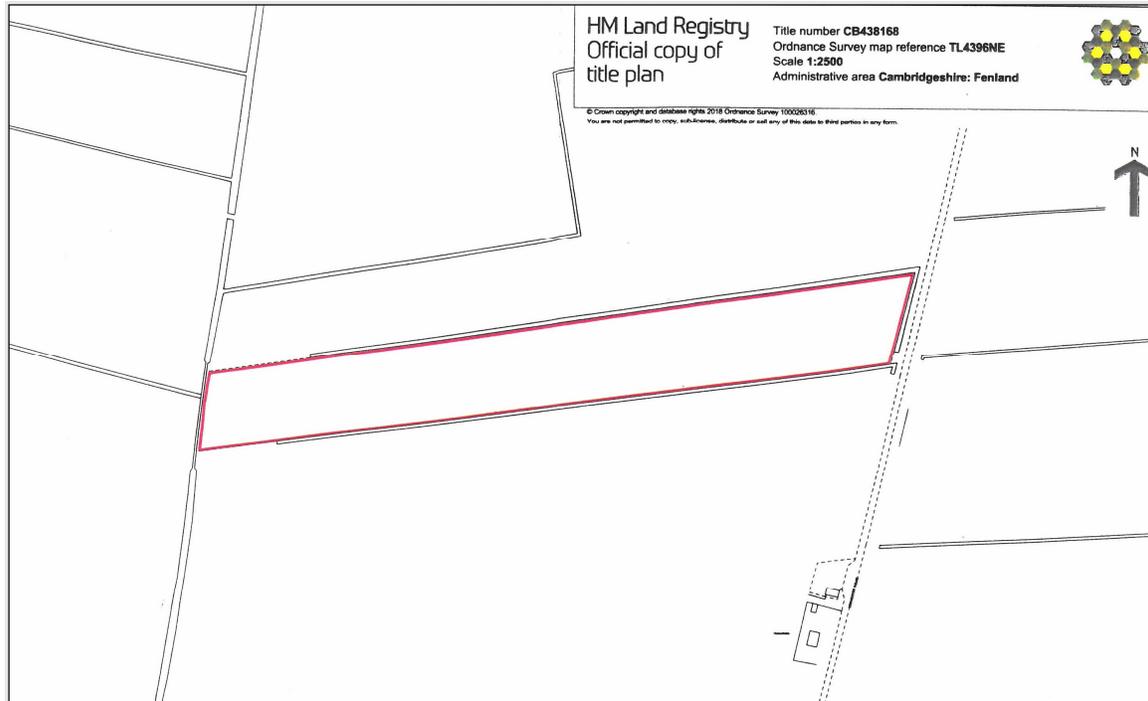


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Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good 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.