



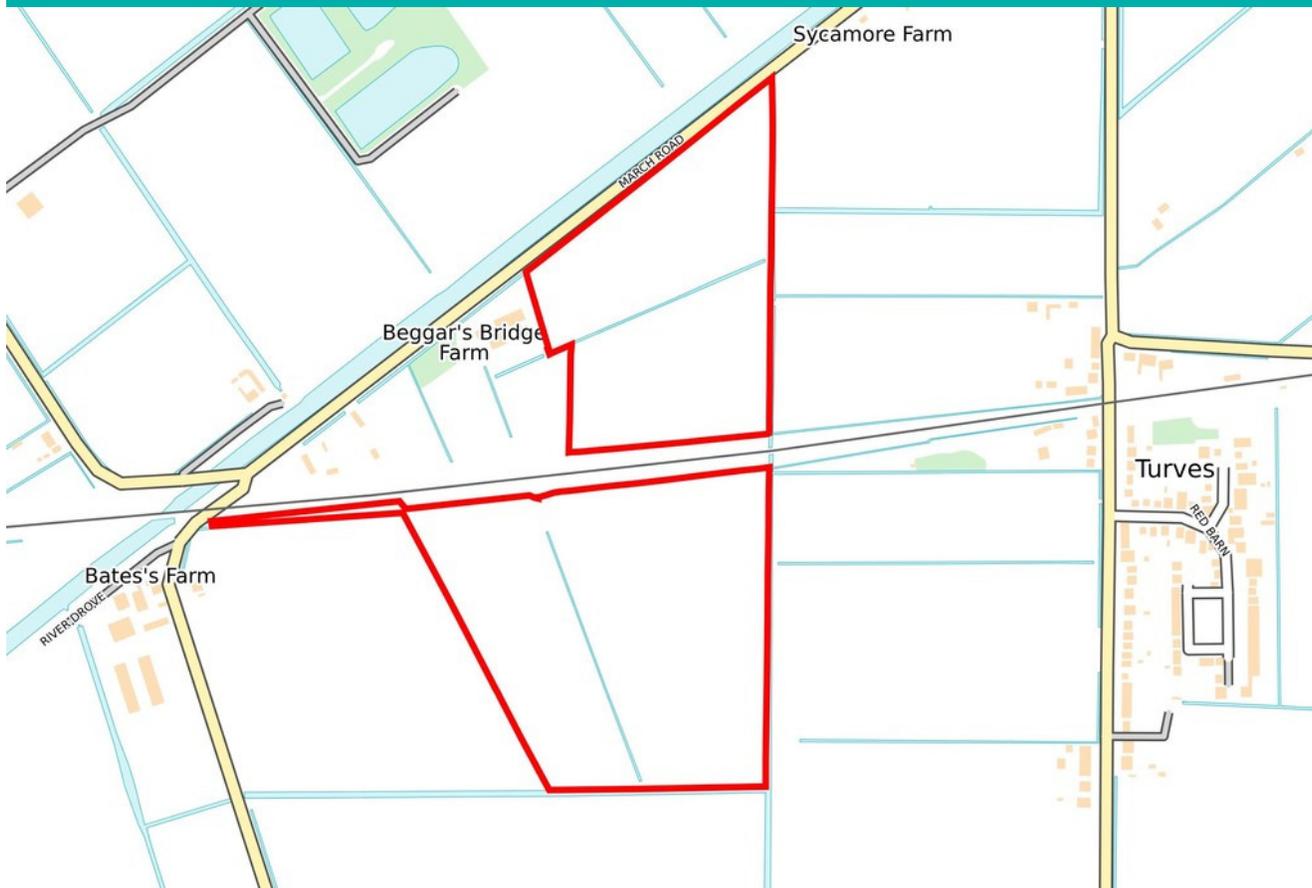
MAXEY
GROUNDS

agricultural@maxeygrounds.co.uk

01354 602030

Agricultural

Guide Price
£550,000



Ref: 23141

Land at Beggars Bridge, Coates, Whittlesey, Cambridgeshire, PE7 2DH

- Two blocks of arable land totalling 55.58 acres (22.49 hectares)(more or less)
- Vacant possession on completion
- For sale by Private Treaty
- Guide Price for the whole - £550,000



MAXEY GROUNDS

agricultural@maxeygrounds.co.uk
01354 602030

DESCRIPTION

A small, compact farm extending in total to 55.58 acres (22.49 hectares) (more or less), at Beggars Bridge Farm, Coates, Whittlesey, Peterborough, Cambridgeshire, situate to the north and south of the March to Whittlesey railway line.

The farm lies approximately 4 miles east of Whittlesey and 8 miles west of March, in north Cambridgeshire.

The northern block extends to 22.24 acres (9.00 hectares) (more or less) and has an extensive frontage to March Road.

The southern block is approached over a track leading from Turf Drove and extends to 33.34 acres (13.49 hectares) (more or less). This includes the track which is part of the Registered Title.

The land is registered under Title Numbers CB382943 and CB480829.

The land has been underdrained and plans are available from the Agents.

POSSESSION AND TENANT RIGHT

Vacant possession will be given on completion of the purchase.

Any cultivations, seeds drilled, fertilisers and sprays applied since harvest of the 2023 crops will be charged at cost, with reference to CAAV costings, plus VAT, as applicable.

Please contact the Agent for further details.

SCHEDULE

Field Number (Rural Payments Agency)	Area	
	Acres	Hectares
Northern Block		
TL3297 - 9106	11.81	4.78
TL3296 - 9289	10.43	4.22
Sub Total	22.24	9.00
Southern Block		
TL3296 - 9259	20.26	8.20
TL3296 - 7457	12.35	5.00
Track (Estimated)	0.73	0.29
Sub Total	33.34	13.49
Total area	55.58	22.49

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, marine alluvium and Fen peat, suitable for a range of crops including sugar beet and potatoes.

PREVIOUS CROPPING

Northern Block

2023 Maize
2022 Rye
2021 Wheat
2020 Maize
2019 Winter Barley



MAXEY GROUNDS

agricultural@maxeygrounds.co.uk

01354 602030

Agricultural

Southern Block

2023 Wheat
2022 Maize
2021 Spring Barley
2020 Wheat
2019 Rape (west) Maize (east)

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 Vendor.

All delinked payments belong to the Vendor.

OUTGOINGS

Drainage Rates are payable to the Middle Level Commissioners and March West Internal Drainage Board.

The amounts for the year ending 31st March 2024 are set out below, for guidance only:

Middle Level Commissioners - £1,088.53

March West Internal Drainage Board - £606.38

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 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 and all wayleaves, whether referred to or not in these Particulars.

There is an underground gas pipe alongside the railway line in the northern block and an easement is in place regarding this.

VIEWINGS

Interested parties may view at their own risk, during daylight hours, with a set 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

February 2024.

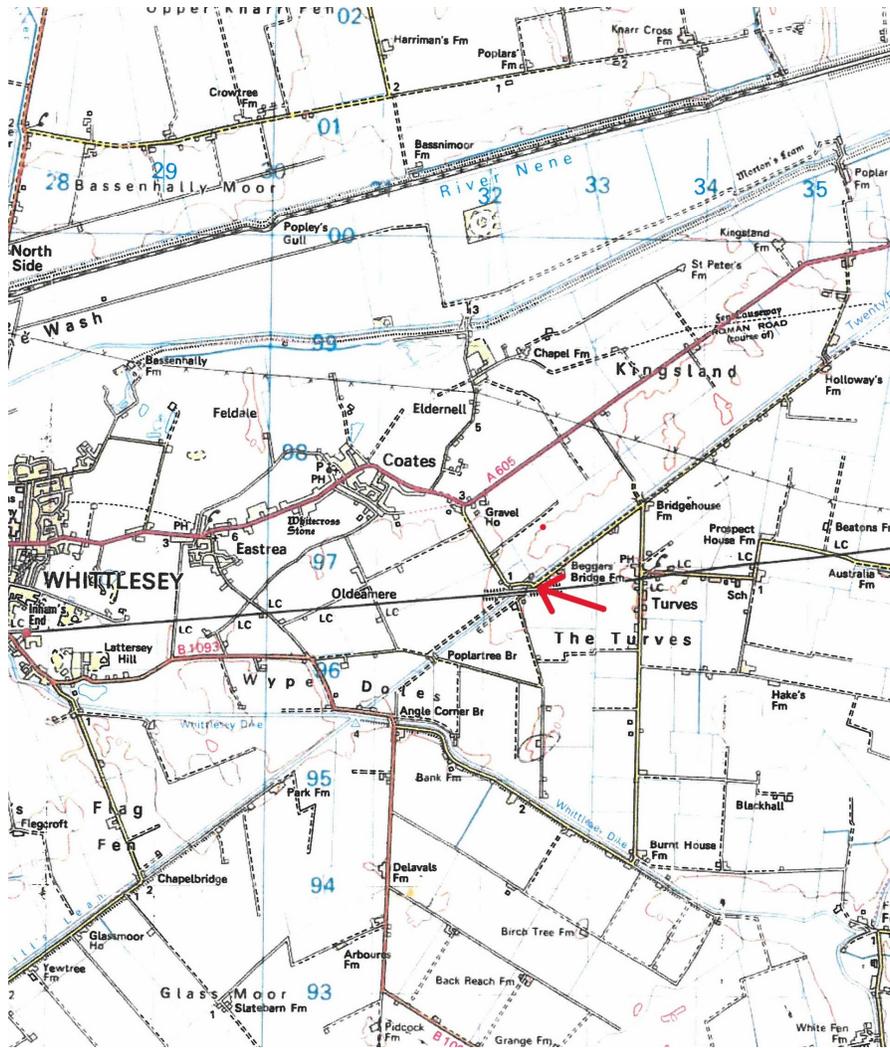


MAXEY GROUNDS

agricultural@maxeygrounds.co.uk

01354 602030

Agricultural



Location Plan



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.