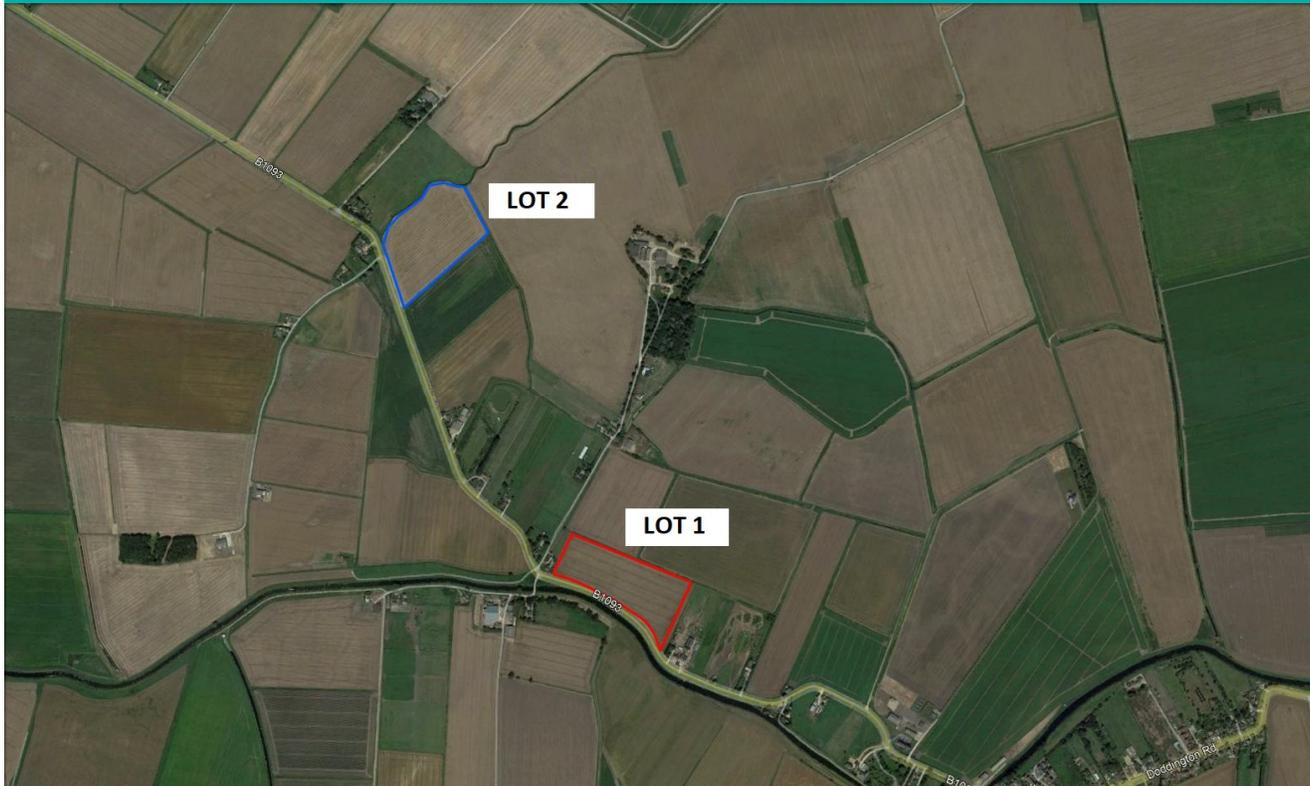




MAXEY  
GROUNDS

agricultural@maxeygrounds.co.uk  
01354 602030  
Agricultural

**Guide Price £250,000**  
**For the whole**



Ref: 23157

**25.74 acres (10.42 hectares) (more or less) Land at Whittlesey Road, Benwick, March, Cambridgeshire**

- 2 Fields extending in total to 25.74 acres (10.42 hectares) Land at Whittlesey Road, Benwick, March, Cambridgeshire.
- Lot 1 – known as 'Toll Field' 12.15 acres (4.92 hectares) (more or less)
- Lot 2 – known as 'Bedfords' 13.59 acres (5.50 hectares) (more or less)
- Grade 1
- Vacant Possession
- For Sale by Private Treaty
- Guide Price £250,000 total. Offers invited for the whole or in two separate Lots.



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## Agricultural

### LOCATION

Both fields have frontage to Whittlesey Road, to the north west of Benwick.

### DESCRIPTION

Two enclosures of arable land, extending to 25.74 (10.42 hectares) (more or less).

#### LOT 1

'Toll Field' is numbered TL 3391 -2621 on the RPA mapping system and extends to 12.15 acres (4.92 hectares) (more or less). As edged red on the plan.

The land is registered with Land Registry under Title Numbers CB435794 and CB247177. Access is from an unnamed track, leading from Whittlesey Road.

#### LOT 2

'Bedfords' is numbered TL 3392 - 7112 on the RPA mapping system and extends to 13.59 acres (5.50 hectares) (more or less). As edged blue of the plan.

The land is registered with Land Registry under Title Number CB181192.

Both fields are shown as Grade 1 on the Agricultural Land Classification map of England and Wales.

The soil is described as being of the Downholland 1 Series, marine alluvium and fen peat, suitable for a wide range of cropping, including sugar beet and potatoes.

### POSSESSION

Both fields have been harvested and vacant possession will be given on Completion of the purchase, or earlier by arrangement.

### PREVIOUS CROPPING

LOT 1 - 'Toll Field'  
2023 Mustard  
2022 Winter Wheat  
2021 Spring Barley  
2020 Winter Wheat  
2019 Sugar Beet

LOT 2 - 'Bedfords'  
2023 Spring Barley  
2022 Sugar Beet  
2021 Winter Barley  
2020 Winter Barley  
2019 Mustard

### 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 and the Purchaser will be required to indemnify against any breaches until the end of the claim year. All delinked payments belong to the Vendor.

The land is not entered into any Stewardship Schemes.

### UNDERDRAINAGE

Both fields have been underdrained and plans are available from the Agents.



# MAXEY GROUNDS

## OUTGOINGS

Drainage Rates are payable to the Middle Level Commissioners and March West and White Fen Internal Drainage Board. Approximate amounts, for guidance only, for the year ending 31st March 2024 are as follows:

LOT 1  
Middle Level Commissioners - £276.63

March West & White Fen IDB - £154.19

LOT 2  
Middle Level Commissioners - £306.83

March West & White Fen IDB - £171.02

## SPORTING AND 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, quasi easements and all wayleaves, whether referred to or not in these Particulars.

An overhead electricity line crosses Lot 2.

## 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.

## PARTICULARS PREPARED

October 2023.



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MAXEY GROUNDS & CO LLP ARE QUALIFIED AND EXPERIENCED CHARTERED SURVEYORS, AUCTIONEERS, VALUERS, LAND & ESTATE AGENTS PROVIDING A PROFESSIONAL SERVICE DEALING WITH RESIDENTIAL, AGRICULTURAL, RETAIL, INDUSTRIAL, OFFICE AND DEVELOPMENT PROPERTY INCLUDING:

- SALES, LETTINGS AND PURCHASES
- VALUATIONS FOR ALL PURPOSES
- LOAN VALUATIONS FOR BANKS AND BUILDING SOCIETIES
- RENT REVIEWS AND LEASE RENEWALS
- PLANNING ADVICE, APPLICATIONS AND APPEALS
- RATING AND TAXATION VALUATIONS
- COMPENSATION CLAIMS
- EXPERT WITNESS REPORTS
- AGRICULTURAL SUBSIDY AND ENVIRONMENTAL SCHEMES

ASK FOR DETAILS OF HOW WE CAN HELP YOU



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.