



MAXEY
GROUNDS

agricultural@maxeygrounds.co.uk

01354 602030

Agricultural

Guide Price £210,000



Ref: 25018

21.52 acres (8.71 hectares) (more or less)

Land At Benwick Road, Ramsey Forty Foot, Ramsey, Huntingdon PE26 2XU

- Block of arable land
- Grade 1
- For Sale by Private Treaty
- Guide Price: £210,000



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DESCRIPTION

A block of Grade 1 arable land extending in total to **21.52 acres (8.71 hectares)** (more or less) fronting Benwick Road, Ramsey Forty Foot, Near Ramsey, Cambridgeshire. The land is numbered TL3288 - 2060 and TL3288 - 4548 on the Rural Payments Agency System and is registered under Title Number CB341301. The field is accessed from Benwick Road and Four Hundred Drove.

LAND AND SOIL CLASSIFICATION

The land is classified as Grade 1 on the Agricultural Land Classification Map of England and Wales and is suitable for a wide range of crops, including sugar beet and potatoes.

CROPPING

2025 - Winter Wheat
2024 - Wheat
2023 - Spring Barley
2022 - Winter Wheat
2021 - Oilseed Rape
2020 - Winter Barley
2019 - Wheat
2018 - Potatoes

POSSESSION

Vacant possession will be given upon completion of the purchase subject to holdover to harvest the growing crop, if appropriate.

BASIC PAYMENT SCHEME

The land is registered with the Rural Payments Agency and claims have been submitted. All delinked payments belong to the vendor.

OUTGOINGS

Drainage Rates are payable to the Middle Level Commissioners and Benwick Internal Drainage Board. The amounts for the year ending 31st March 2025 are set out below, for guidance only:

Middle Level Commissioners	- £533.94
Benwick Internal Drainage Board	- £420.68

UNDERDRAINAGE

A comprehensive underdrainage scheme has been carried out by the current owners and a plan is available from the Agents.

SPORTING RIGHTS

These are included in the sale as far as they are owned.

MINERAL RIGHTS

These are included in the sale as these 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.

What3Words: ///songbird.user.subplot

FOR FURTHER INFORMATION

If you have any queries, please call our Professional office on 01354 602030 and ask for Shirley or Jessica.

PARTICULARS PREPARED 30th January 2025



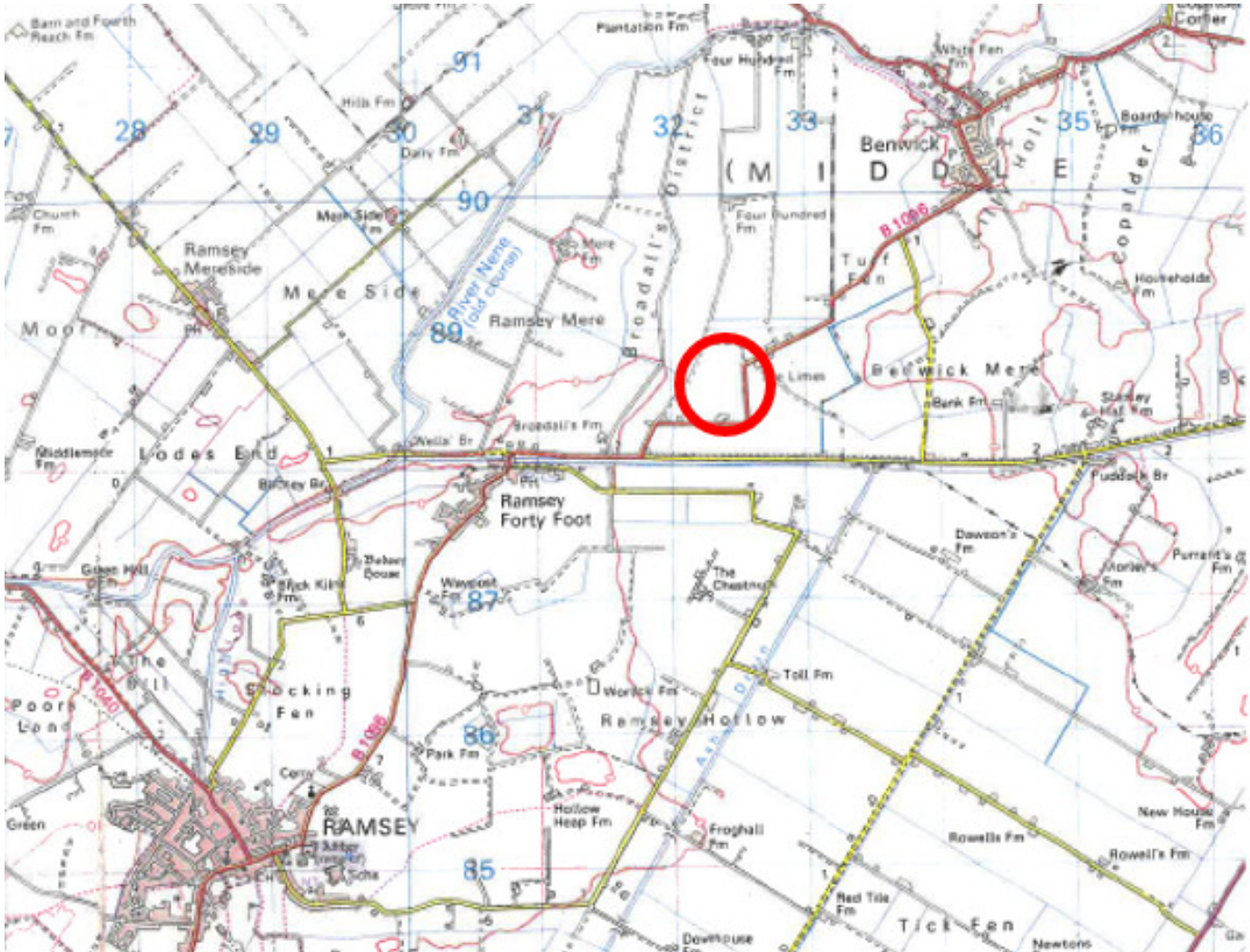


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Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good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