



MAXEY
GROUNDS

agricultural@maxeygrounds.co.uk

01354 602030

Agricultural

Guide Price £90,000



Ref: 25103

**Land at 'The Washes', West Delph, Whittlesey,
Peterborough, Cambridgeshire PE7 1RG**

- Two blocks of washland totalling 14.40 acres (5.83 hectares) (more or less)
- Available as a whole or in two lots
- Vacant possession on completion
- For Sale by Private Treaty
- Guide price for the whole £90,000





MAXEY GROUNDS

agricultural@maxeygrounds.co.uk

01354 602030

Agricultural

SITUATION

The land is located at 'The Washes', West Delph, Whittlesey, Peterborough, south of Moreton's Leam (Drain). The land lies approximately 4 miles east of Peterborough. The land is accessed via a track off West Delph, Whittlesey.

DESCRIPTION

The land extends in total to **14.40 acres (5.83 hectares)** (more or less). The land is registered with Land Registry under Title Numbers CB494890 and CB494889.

The western block extends to 9.24 acres (3.74 hectares) (more or less).

The eastern block extends to 5.16 acres (2.09 hectares) (more or less).

The land is located south of the Nene Washes Site of Special Scientific Interest.

The land is identified within the Priority Habitat Inventory as Coastal and Floodplain Grazing Marsh (England).

SCHEDULE

Title Number	Area	
	Acres	Hectares
LOT 1: Western Block		
CB494890	9.24	3.74
LOT 2: Eastern Block		
CB494889	5.16	2.09
Total area	14.40	5.83

SPORTING & MINERAL RIGHTS

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

LAND & SOIL CLASSIFICATION

The land is classified as Grade 4 on the Agricultural Land Classification Map of England and Wales.

POSSESSION

Vacant possession will be given upon completion of the purchase, subject to holdover in respect of a hay crop, if necessary.

OUTGOINGS

Drainage Rates are payable to the North Level District Internal Drainage Board. Interested parties are advised to make their own enquiries of the North Level District IDB at Drainage Office, Station Road, Thorney, Peterborough, Cambridgeshire PE6 0QE 01733 270333 enquiries@northlevelidb.org

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. There are no public footpaths on the land.

VIEWINGS

Interested parties may view the land, at their own risk, at any reasonable hour, with a copy of these particulars in hand.

What3Words:

Lot 1 - ///cubed.homes.impulse

Lot 2 - ///concerned.startles.positions

PARTICULARS PREPARED 15th April 2026

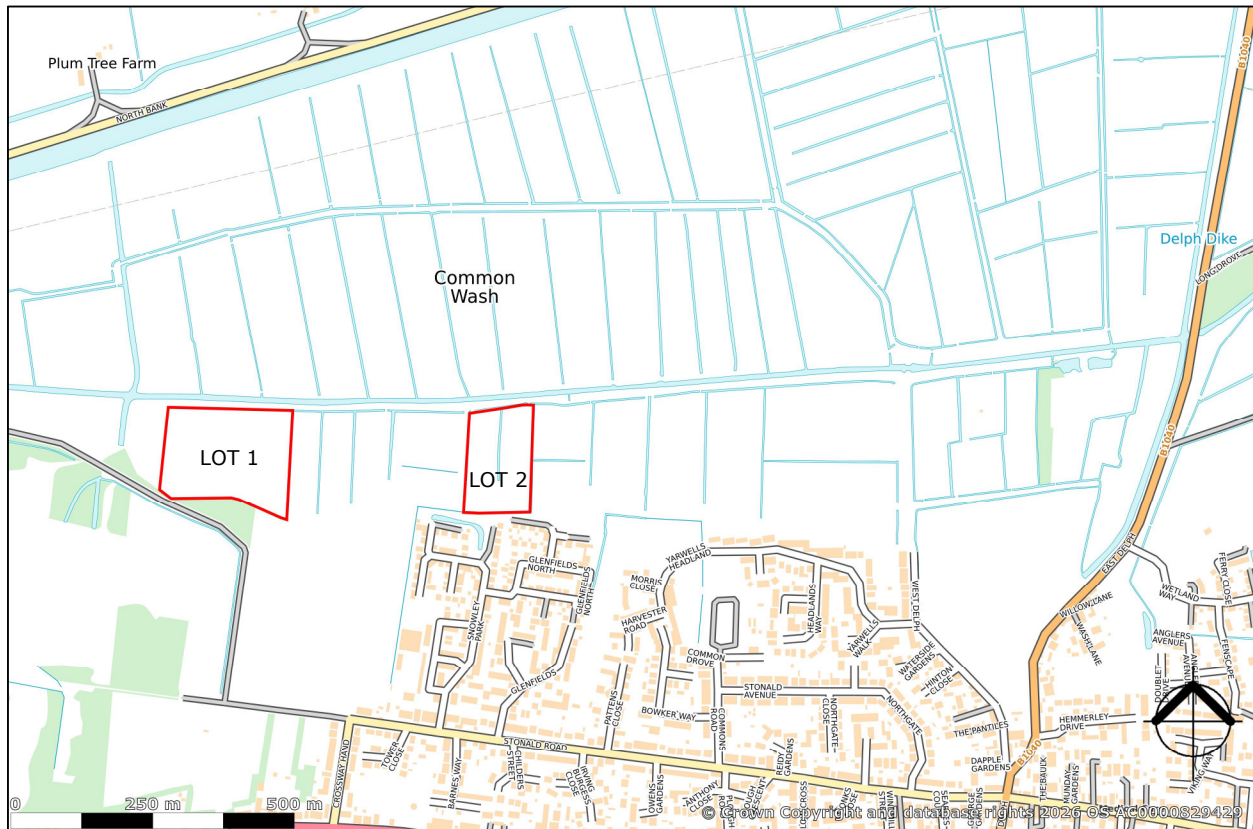


MAXEY GROUNDS

agricultural@maxeygrounds.co.uk

01354 602030

Agricultural



Not to Scale - For Identification Only

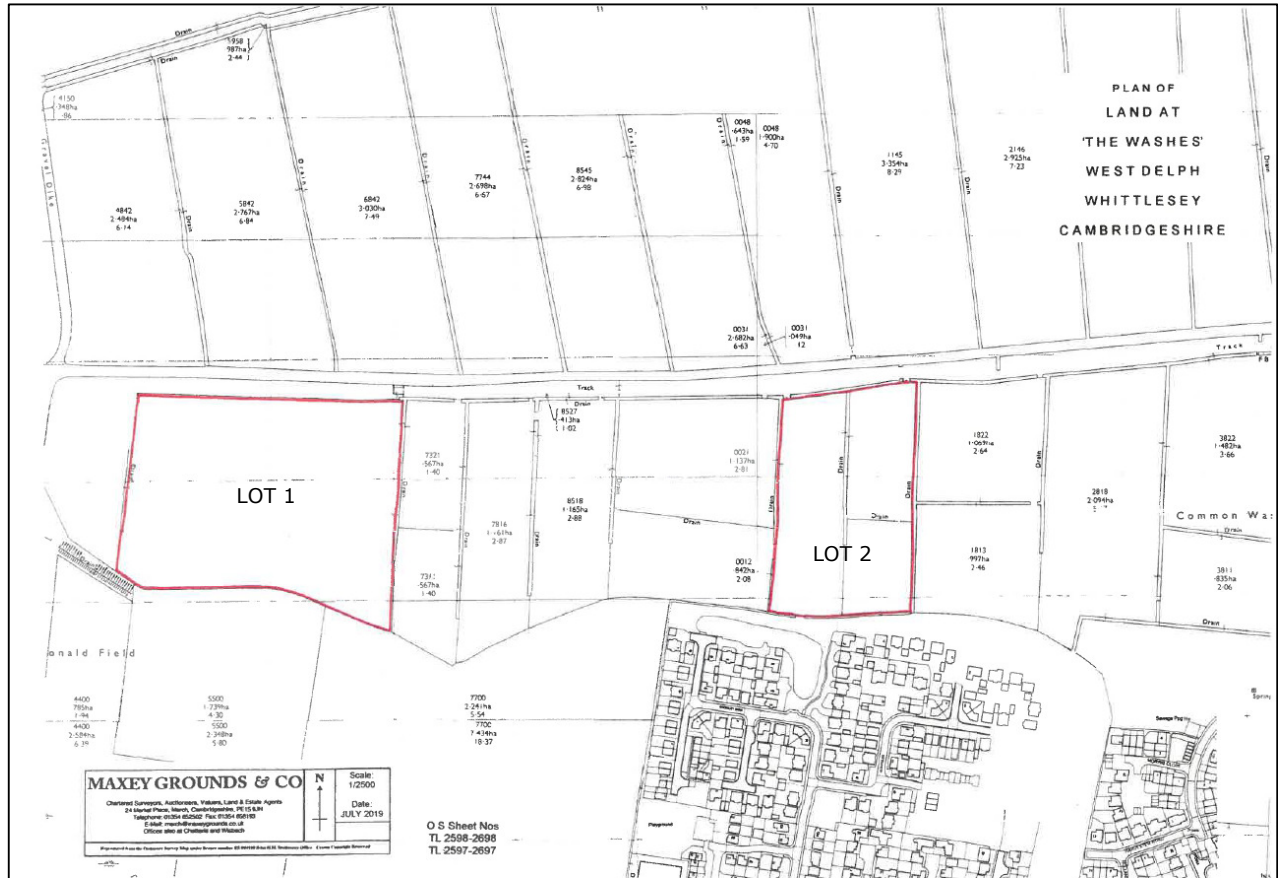


MAXEY GROUNDS

agricultural@maxeygrounds.co.uk

01354 602030

Agricultural



Not to Scale – For Identification Only



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.