



MAXEY  
GROUNDS

[agricultural@maxeygrounds.co.uk](mailto:agricultural@maxeygrounds.co.uk)

01354 602030

Agricultural

£95,000



Ref: ALM031

**Land East of Hospital Road, Doddington,  
March, Cambridgeshire PE15 0SL**

A single parcel of agricultural land extending to 4.66 Hectares (11.52 Acres) Subject to Measured Survey and located to the east of Hospital Road. The land is offered For Sale by Private Treaty.





# MAXEY GROUNDS

agricultural@maxeygrounds.co.uk

01354 602030

## Agricultural

**DESCRIPTION** A single parcel of land, currently in arable rotation, extending in total to 4.66 Hectares (11.52 Acres) Subject to Measured Survey and located north of Doddington. The land is identified as OS grid reference TL3991 5184.

**ACCESS** The land is accessed from Hospital Road.

**LAND & SOIL CLASSIFICATION** The land is classified as Grade 2 and 3 on the Agricultural Land Classification Map of England and Wales. The soil is shown on the Soil Survey of England & Wales (Sheet 4 – Soils of Eastern England) as belonging to the Downholland 1 Soil Association described as deep stoneless humose clayey soils, calcareous in places.

**POSSESSION** The land is offered For Sale Freehold, with vacant possession from 11<sup>th</sup> October 2025, the end of the current tenancy.

**SPORTING RIGHTS & MINERAL RIGHTS** The sporting rights and mineral rights insofar as they are owned and capable of being transferred are included in the sale.

**OUTGOINGS** The land falls within the area covered by the Ransonmoor District Drainage Commissioners. Interested parties are advised to make their own enquiries of the Middle Level Commissioners at 85 Whittlesey Road, March, Cambridgeshire PE15 0AH 01354 653232 enquiries@middlelevel.gov.uk

**PLANS AND AREAS** These particulars have been prepared as accurately as possible, based upon Ordnance Survey plans. The plan has been prepared for Identification Purposes only and, although they are believed to be correct, their accuracy is not guaranteed.

**BOUNDARIES** The plan is for illustrative purposes only. The purchaser will be deemed to have full knowledge of all boundaries.

## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

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. The southern boundary adjoins a public footpath.

**METHOD OF SALE** The land is offered For Sale Freehold by Private Treaty. The seller reserves the right to conclude the sale process by means of Best and Final offers.

**VIEWING** The land may be viewed at any reasonable hour with a copy of these particulars to hand. The Health and Safety of those viewing is the responsibility of the individual undertaking the viewing. Cultivated or uncultivated land is, by its nature, likely to be uneven with possible trip hazards. Neither the Seller nor the Agent accept any responsibility for damage or injury to persons or property as a result of viewing the land and parties do so entirely at their own risk.

**DIRECTIONS** From our March office, head south along High Street as it becomes Wimblington Road. At the roundabout, take the second exit to continue straight into Wimblington. Drive through Wimblington, following the main road into Doddington. Turn right onto Benwick Road, then right onto Hospital Road. The land can be found on the right hand side of the road.

**PARTICULARS PREPARED** 1<sup>st</sup> July 2025



# MAXEY GROUNDS



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

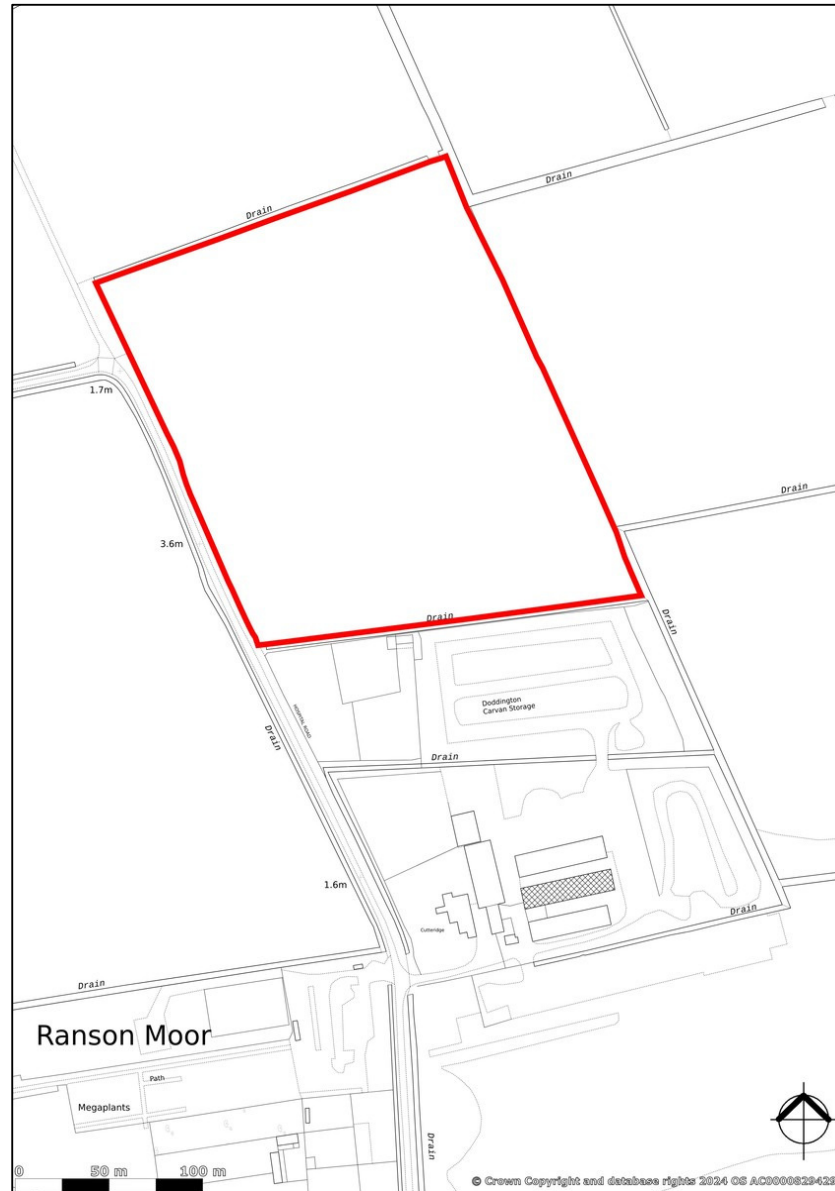




# MAXEY GROUNDS

agricultural@maxeygrounds.co.uk  
01354 602030

Agricultural



For Identification Purposes Only – Do Not Scale

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.