



MAXEY  
GROUNDS

agricultural@maxeygrounds.co.uk

01354 602030

Agricultural

**Guide Price: £395,000**



Ref: 25137

**38.11 Acres (15.42 Hectares) (more or less)  
Land at Whittlesey Road, Benwick, March,  
Cambridgeshire**

- Grade 1 Arable Land
- Extending to 38.11 Acres (15.42 Hectares) (more or less)
- Guide Price £395,000





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## Agricultural

### SITUATION

The land is located to the west of Whittlesey Road, Benwick, March, Cambridgeshire. The land is accessed over a right of way along a track leading from Whittlesey Road.

### DESCRIPTION

The land extends in total to 38.11 acres (15.42 hectares) (more or less). The fields are numbered TL3291 - 4572, TL3291 - 4352 and Part TL3291 - 4134 on the Rural Land Register. It is registered with Land Registry under Part of Title Number CB140351 and Part of Title Number CB425405.

NOTE: The Vendor is retaining a strip of land adjacent to the shed in field TL3291-4134 as shown for identification on the plan. The purchaser of the land may be able to farm this strip by arrangement. The Vendor is also retaining the yard area in the south western corner of this field. Boundaries will be staked on site in due course.

### POSSESSION

Vacant possession will be given upon completion of the purchase, subject to holdover in respect of growing crops, if necessary.

### LAND AND SOIL CLASSIFICATION

The land is classified as Grade I on the Agricultural Land Classification Map of England and Wales. The land is of the Downholland 1 Series described as marine alluvium and fen peat suitable for a wide range of cropping including Sugar Beet and Potatoes.

### SERVICES

There are no services connected to the land.

### BASIC PAYMENT SCHEME

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

### SPORTING AND MINERAL RIGHTS

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

### OUTGOINGS

Drainage Rates are payable to the Middle Level Commissioners and March West Internal Drainage Board. Approximate amounts for year ending 31<sup>st</sup> March 2025, for guidance only, are as follows:

March West & White Fen IDB - £529.16

Middle Level Commissioners - £933.67

### 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. The land has the benefit of a right of way over the track leading from Whittlesey Road as detailed in the Land Registry title documents.

### VIEWINGS

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

What3Words: ///otherwise.voices.leathers

### FOR FURTHER INFORMATION

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

**PARTICULARS PREPARED** 18<sup>th</sup> August 2025

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## SCHEDULE AND PREVIOUS CROPPING

| Field    | Field Number   | Area   |          | 2025          | 2024         | 2023          | 2022  | 2021       |
|----------|----------------|--------|----------|---------------|--------------|---------------|-------|------------|
|          |                | Acres  | Hectares |               |              |               |       |            |
| <b>1</b> | TL 3291 - 4572 | 14.25  | 5.77     | Winter Barley | Wheat        | Sugar Beet    | Wheat | Beans      |
| <b>2</b> | TL 3291 - 4352 | 12.00  | 4.86     | Potatoes      | Wheat        | Sugar Beet    | Wheat | Beans      |
| <b>3</b> | TL 3291 - 4134 | 11.86* | 4.79*    | Winter Barley | Oilseed Rape | Winter Barley | Wheat | Sugar Beet |

\*Estimated



**Not to scale – For identification purposes**





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**Approximately 38.11 Acres (15.42 Hectares) Land at Whittlesey Road, Benwick, March, Cambridgeshire**

