



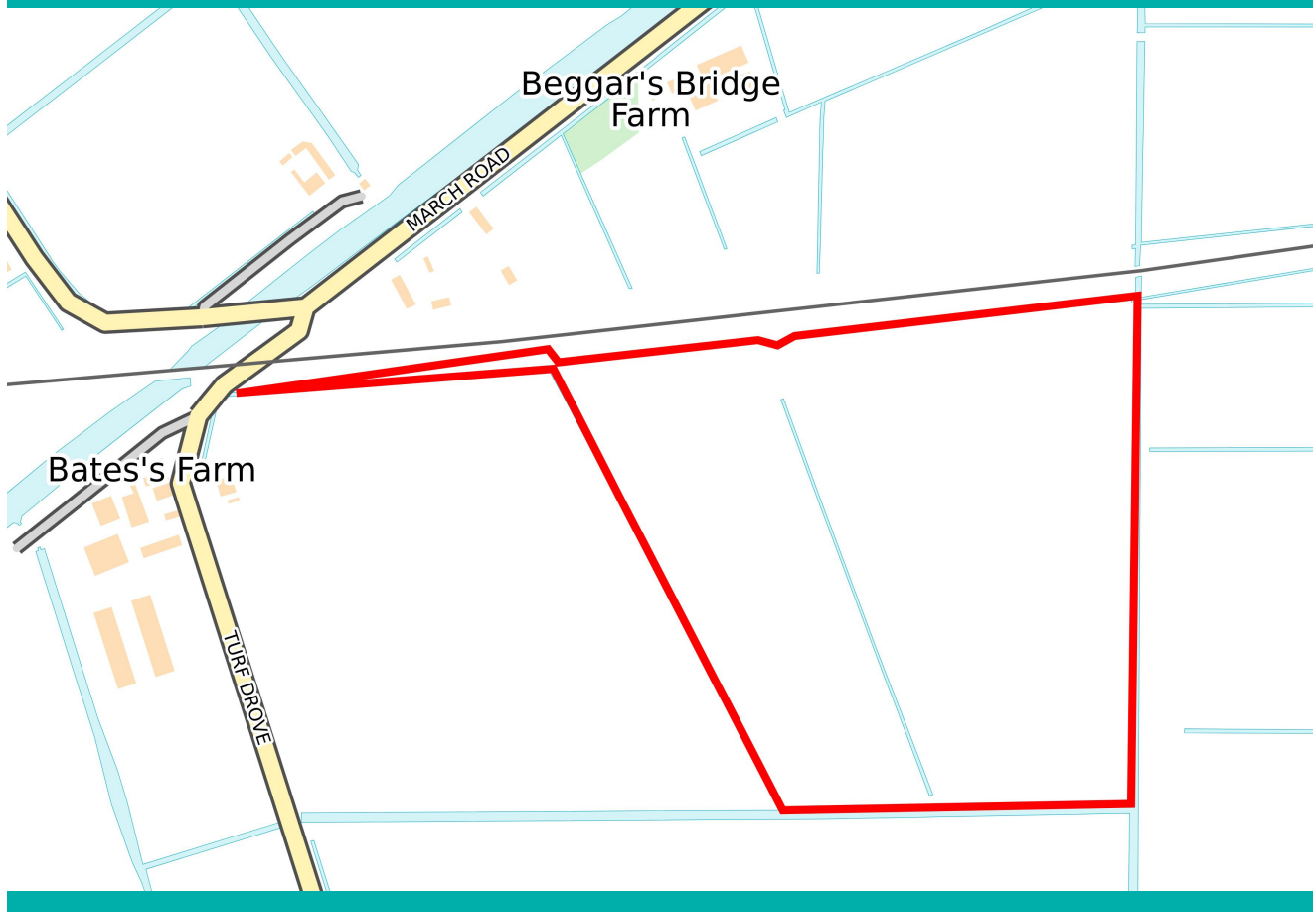
MAXEY
GROUNDS

agricultural@maxeygrounds.co.uk

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Agricultural

Guide Price £300,000



Ref: 23141

Land at Beggars Bridge, Coates, Whittlesey, Cambridgeshire, PE7 2DH

- A block of Grade 1 arable land totalling 33.34 acres (13.49 hectares)(more or less)
- Vacant possession on completion
- For sale by Private Treaty
- Guide Price - £300,000



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DESCRIPTION

A block of arable land extending in total to 33.34 acres (13.49 hectares) (more or less), at Beggars Bridge Farm, Coates, Whittlesey, Peterborough, Cambridgeshire, situate to south of the March to Whittlesey railway line.

The farm lies approximately 4 miles east of Whittlesey and 8 miles west of March, in north Cambridgeshire.

The block is approached over a track leading from Turf Drove and extends to 33.34 acres (13.49 hectares) (more or less). This includes the track which is understood to be part of the Title.

The eastern part of the land is registered under Title Number part CB382943. The application regarding the western part is currently pending registration at Land Registry.

The land has been underdrained and a plan is available from the Agents.

POSSESSION AND TENANT RIGHT

Vacant possession will be given on completion of the purchase.

Any cultivations, seeds drilled, fertilisers and sprays applied will be charged at cost, with reference to CAAV costings, plus VAT, as applicable.

Please contact the Agent for further details.

SCHEDULE

Field Number (Rural Payments Agency)	Area	
	Acres	Hectares
TL3296 - 9259	20.26	8.20
TL3296 - 7457	12.35	5.00
Track (Estimated)	0.73	0.29
Total area	33.34	13.49

LAND AND SOIL CLASSIFICATION

The land is classified as Grade 1 on the Agricultural Land Classification Map of England and Wales. The soil is of the Downholland 1 Series, marine alluvium and Fen peat, suitable for a range of crops including sugar beet and potatoes.

PREVIOUS CROPPING

2024 Fallow
2023 Wheat
2022 Maize
2021 Spring Barley
2020 Wheat
2019 Rape (west) Maize (east)

BASIC PAYMENT SCHEME

The land is registered with the Rural Payments Agency and claims have been submitted.

All delinked payments belong to the Vendor.



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OUTGOINGS

Drainage Rates are payable to the Middle Level Commissioners and March West Internal Drainage Board.

The amounts for the year ending 31st March 2025 are set out below, for guidance only:

Middle Level Commissioners - £696.96

March West Internal Drainage Board - £506.88

SPORTING RIGHTS

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

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 and all wayleaves, whether referred to or not in these Particulars.

The access track was previously used by Network Rail in connection with an accommodation crossing. This crossing was closed many years ago.

VIEWINGS

Interested parties may view at their own risk, during daylight hours, with a set of these Particulars in hand.

FOR FURTHER INFORMATION

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

PARTICULARS PREPARED

August 2025.



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Location Plan



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.