



MAXEY  
GROUNDS

agricultural@maxeygrounds.co.uk

01354 602030

Agricultural

**Guide Price £165,000**



Ref: 25168

**18.58 Acres (7.52 Hectares) (more or less)**  
**Land at Hook Drove, Wimblington, March,**  
**Cambridgeshire, PE15 0QW**

- Arable Land extending to 18.58 acres (7.52 hectares) (more or less)
- Access also from Firelots Drove
- Guide Price £165,000





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### SITUATION

The land is located off Hook Drove, Wimblington. There is a gated access in the corner of the field, off Hook Drove. Access can also be gained from Firelots Drove.

### DESCRIPTION

The land comprises two adjoining fields, extending in total to 18.58 acres (7.52 hectares) (more or less). The fields are numbered TL4293 - 7786 and TL4293 - 9771 on the Rural Land Register. The land is registered with Land Registry under Title Number CB297529.

### 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 II on the Agricultural Land Classification Map of England and Wales. The land is of the Ashley Series described as chalky till suitable for winter cereals, sugar beet and some short-term grassland.

### 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.

### SCHEDULE AND PREVIOUS CROPPING

| Field Number   | Area  |          | 2025          | 2024  | 2023       | 2022  | 2021 |
|----------------|-------|----------|---------------|-------|------------|-------|------|
|                | Acres | Hectares |               |       |            |       |      |
| TL 4293 - 7786 | 16.84 | 6.816    | Winter Barley | Wheat | Sugar Beet | Wheat | Oats |
| TL 4293 - 9771 | 1.74  | 0.704    | Spring Wheat  | Wheat | Sugar Beet | Wheat | Oats |

### 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 East Internal Drainage Board. Amounts for year ending 31<sup>st</sup> March 2026, for guidance only, are as follows:

March East Internal Drainage Board - £210.20

Middle Level Commissioners - £352.08

### RIGHTS AND EASEMENTS

The land is offered subject to all existing 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 telegraph poles on the edge of the larger field.

### VIEWINGS

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

What3Words: ///////////////internet.safety.ourselves

### FOR FURTHER INFORMATION

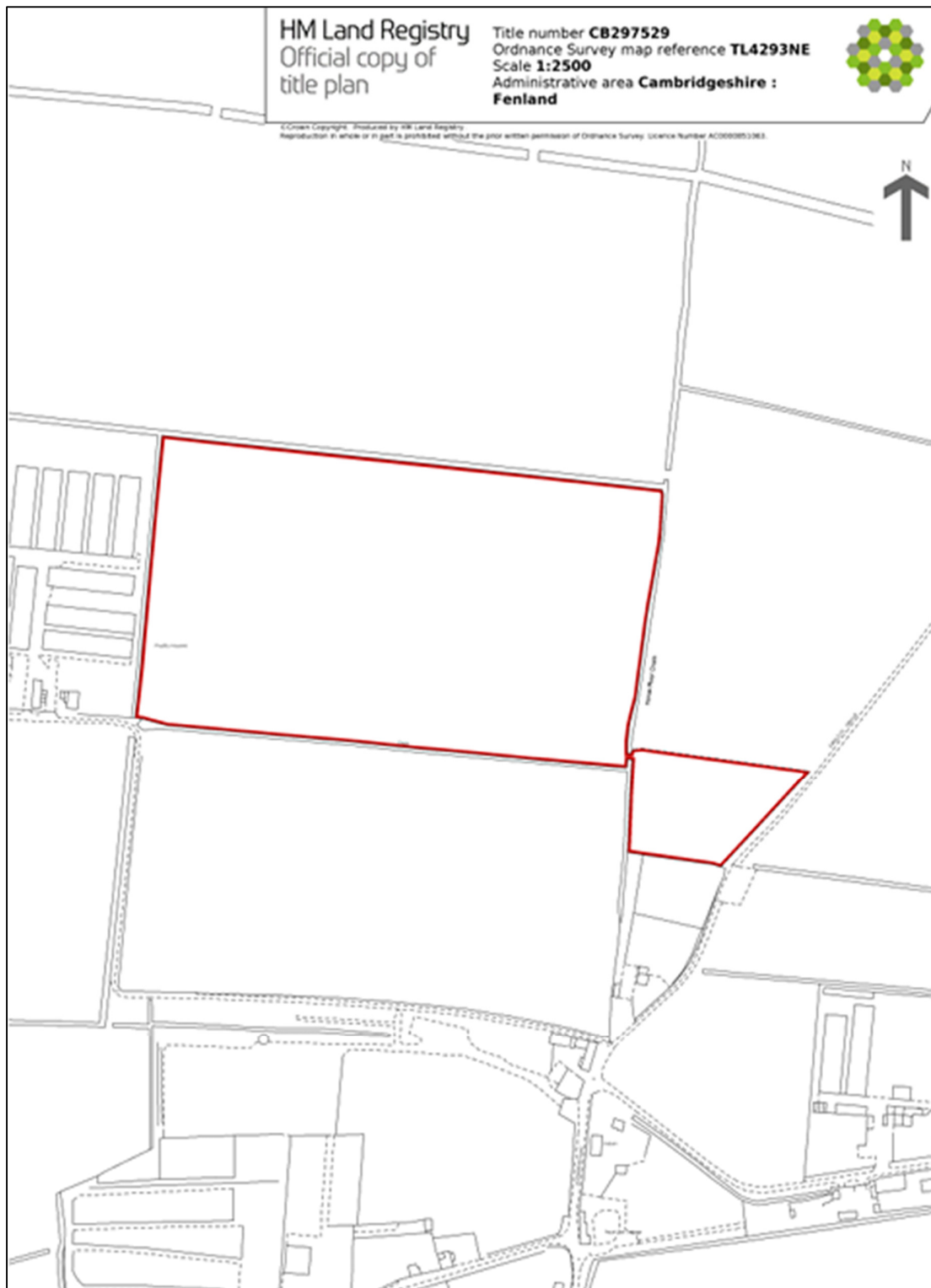
If you have any queries, please call our Professional office on 01354 602030 and ask for Shirley or Jessica.

**PARTICULARS PREPARED** 5<sup>th</sup> September 2025





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**Not to scale – For identification only**



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