



MAXEY  
GROUNDS

agricultural@maxeygrounds.co.uk

01354 602030

Agricultural

**Guide Price £55,000**



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 Lot 1: £55,000
- Lot 2: SOLD STC





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### 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) – **AVAILABLE**.

The eastern block extends to 5.16 acres (2.09 hectares) (more or less) – **SOLD STC**.

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
<b>LOT 1: Western Block</b>		
CB494890	9.24	3.74
<b>LOT 2: Eastern Block – SOLD STC</b>		
CB494889	5.16	2.09
<b>Total area</b>	<b>14.40</b>	<b>5.83</b>

### 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** 15<sup>th</sup> April 2026

**PARTICULARS UPDATED** 8<sup>th</sup> June 2026

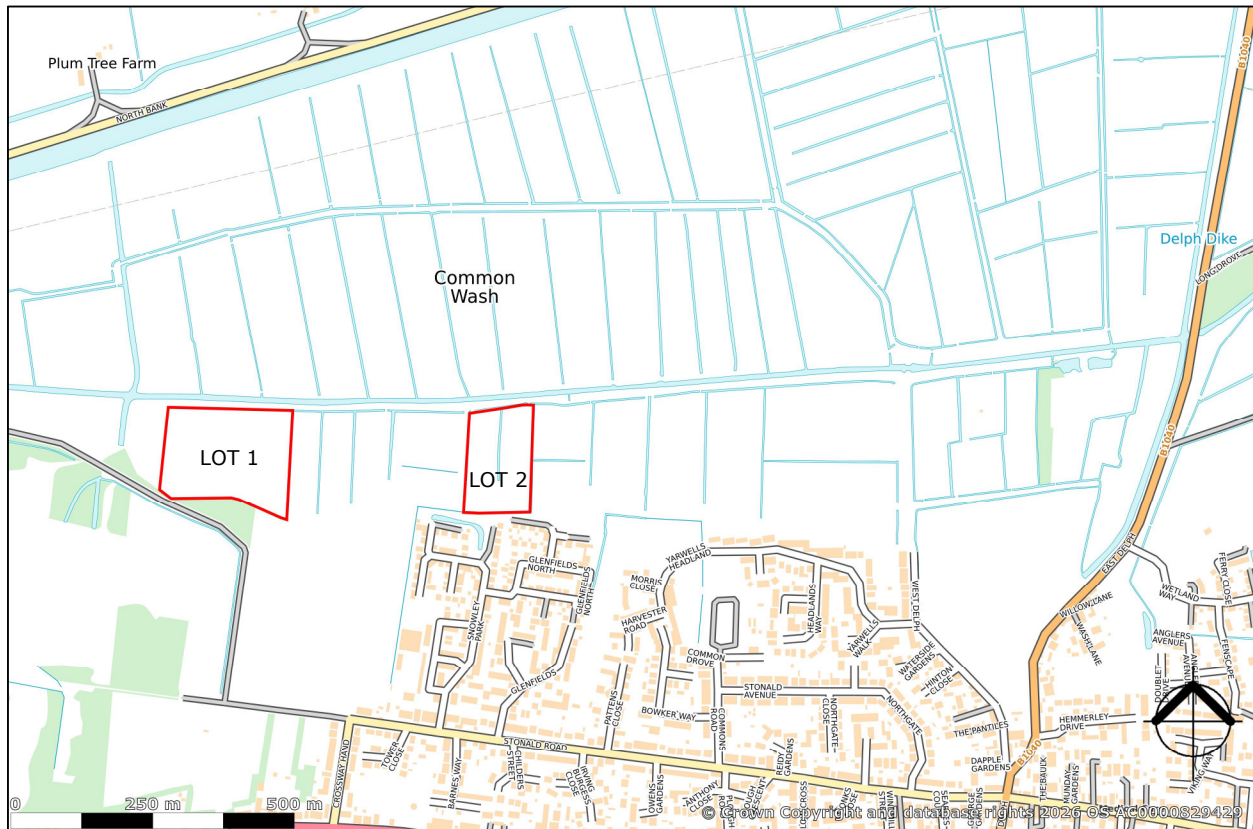


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**Not to Scale - For Identification Only**

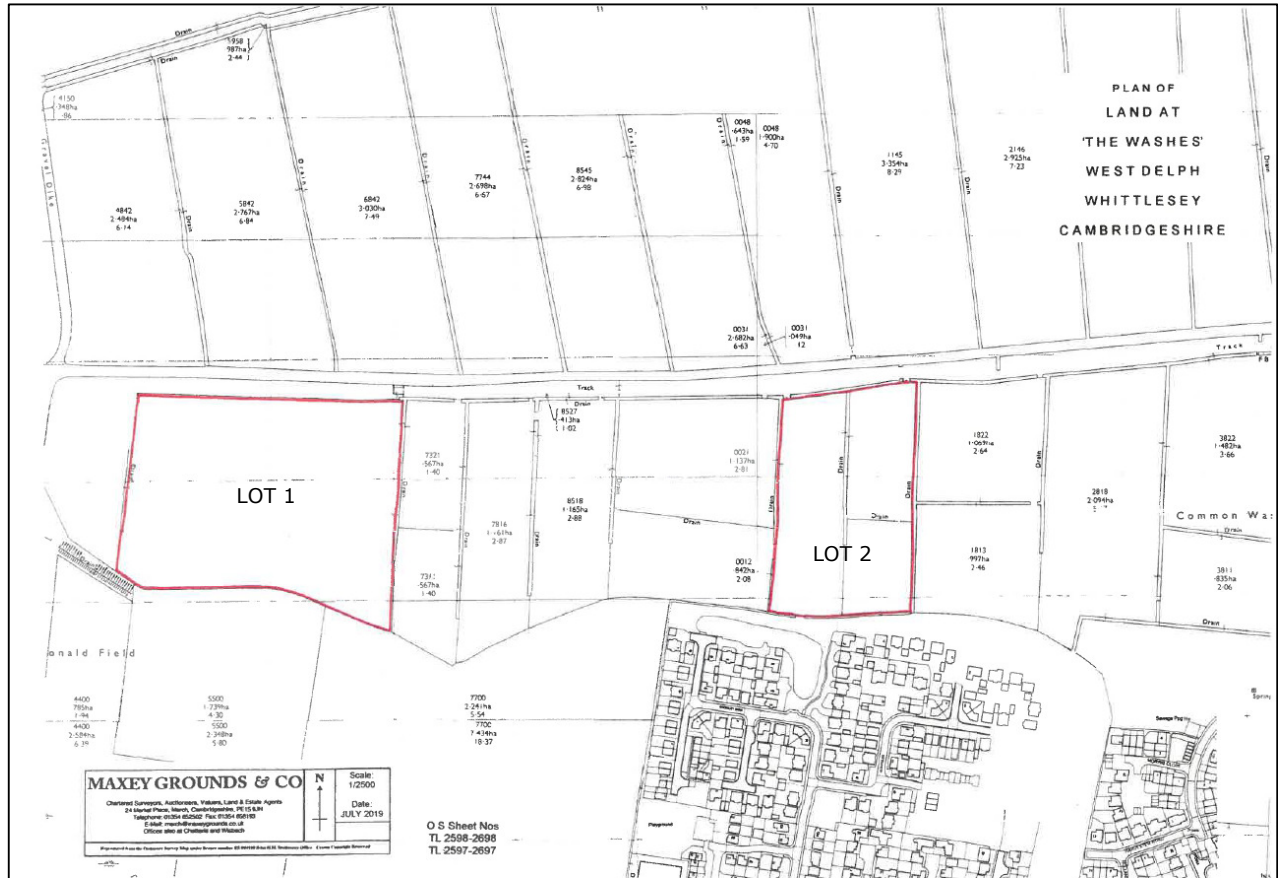


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Offices at March and Wisbech

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