



MAXEY  
GROUNDS

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

01945 428830

Agricultural

£225,000



Ref: EDBF M003

**Land South of High Street, Fincham,  
King's Lynn, Norfolk PE33 9EL**

A block of land extending to 9.52 Hectares (23.52 Acres) Subject to Measured Survey and located adjacent to the village centre. The land has potential for a number of amenity or environmental uses, Subject to Planning, and is offered For Sale as a Whole upon the instructions of the Ely Diocesan Board of Finance.





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## Agricultural

### DESCRIPTION

A block of established Grassland with access roadway extending to approximately 9.52 Hectares (23.52 Acres) (Subject to Measured Survey) located south of High Street, Fincham. The land is divided into three parcels and is identified as OS grid references TF6805 5996, TF6805 7294 and TF6806 6016.

### ACCESS

The land is accessed via a track from High Street.

### LAND AND 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 Burlingham 1 and Wickham 2 Soil Associations.

### CROPPING

The land has been laid to established grass for many years.

### POSSESSION

The land is offered For Sale Freehold subject to a Farm Business Tenancy for the period 6<sup>th</sup> April to 30<sup>th</sup> November 2025. Full details are available from Maxey Grounds.

### BASIC PAYMENT SCHEME

The land is registered with the Rural Payments Agency. Subsidy claims are delinked from the land from 2024 onwards. The outgoing Tenant will retain the benefit of any preceding claim.

### OUTGOINGS

The land lies within the area covered by the Stringside Internal Drainage Board. Interested

parties are advised to make their own enquiries of the Downham Market Group of Internal Drainage Boards at The Drainage Office, Main Street, Prickwillow, Ely, Cambridgeshire CB7 4UN Tel 01353 688296

[jean@downhamidbs.org.uk](mailto:jean@downhamidbs.org.uk)

### METHOD OF SALE

The land is offered For Sale as a Whole by Private Treaty. The Seller reserves the right to conclude the sale process by means of Best and Final offers. The Seller may consider offers for part of the property if they are at a substantial premium.

### RESTRICTIVE COVENANTS

The transfer of the property will include restrictive covenants on the part of the Buyer as follows:

1. That neither the property or any part of it nor any existing or future building on it or on any part of it shall at any time be used as or for a place of amusement hotel tavern inn or public house nor shall any spirituous or fermented liquors at any time be manufactured or sold in or upon the property or any part of it and that no deed act matter or thing shall at any time be done suffered or permitted in or upon the property or any part of it which may be or become a nuisance annoyance or disturbance to the seller or his successors.
2. That no act deed matter or thing shall at any time be done suffered or permitted in or upon the property or any part of it which may be or become a nuisance annoyance or disturbance to the Minister for the time being conducting or the congregation attending divine service in the parish church of Saint Martin, Fincham or the churchyard surrounding the same.



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## DEVELOPMENT UPLIFT CLAUSE

The property will be sold subject to a development uplift clause such that the Sellers, and their successors in title, reserve 50% of the increased value for a period of 125 years. This will relate to all non-agricultural development, including the extraction of minerals and any energy generation or storage project.

## BOUNDARIES

The Seller will not be bound to determine the ownership of the boundaries. The Buyer must satisfy themselves as to the ownership of the boundaries.

## RIGHTS OF WAY & 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 property is crossed by a Public Right of Way and is bisected by, and bordered by, the Lode Dike which is understood to be an IDB Main Drain.

**PARTICULARS PREPARED** 25<sup>th</sup> May 2025

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

## VIEWINGS

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. Particular care should be exercised around livestock

## SPORTING RIGHTS AND MINERAL RIGHTS

The Sporting and Mineral Rights insofar as they are owned and capable of transfer are included in the sale.

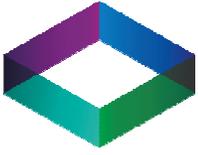
## FURTHER INFORMATION

If you have any queries, please contact Alan Faulkner at our Wisbech Professional Office on 01945 428830.

## DIRECTIONS

From Downham Market head east along the A1122 through Bexwell and Stradsett. Continue on into Fincham where the access track can be found on the right hand side immediately before the Vicarage.

What3Words: ///wishing.signed.chum

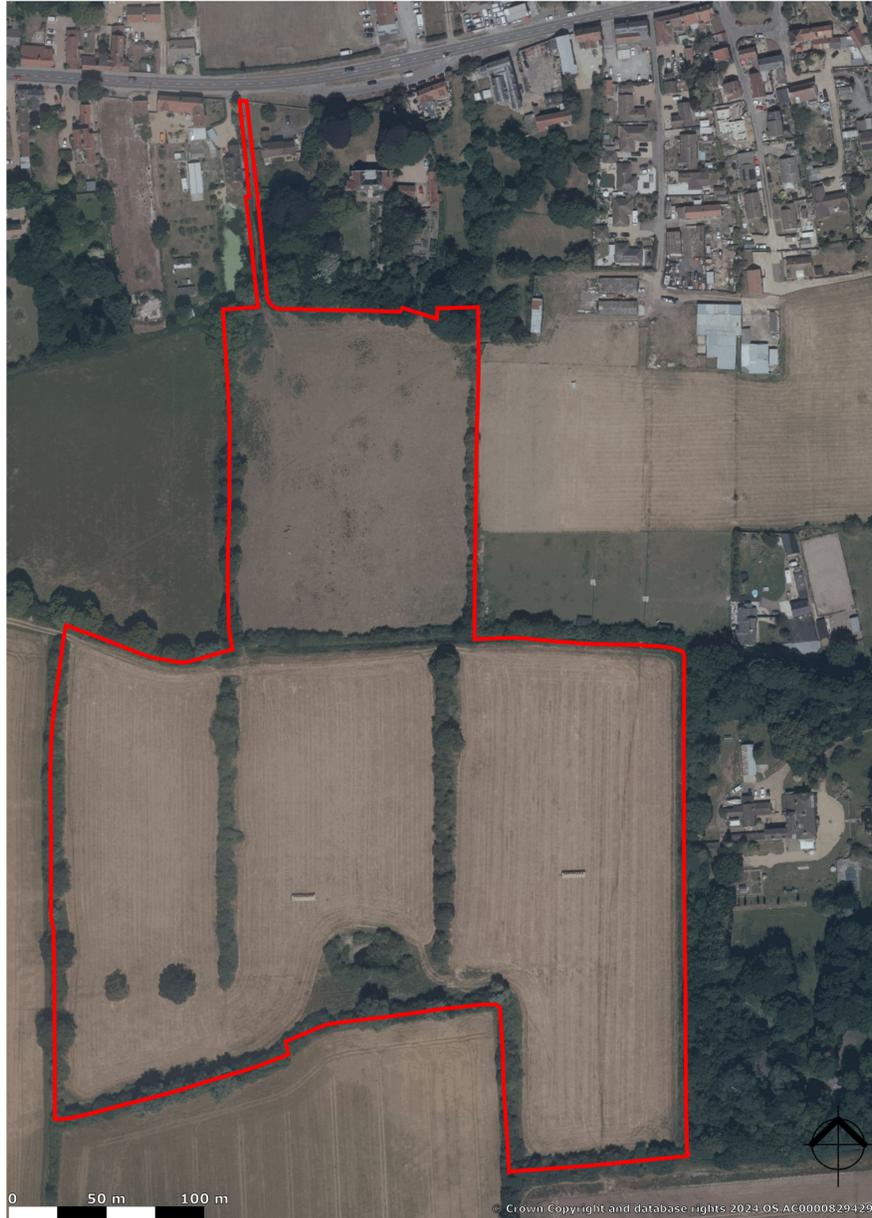


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### For Identification Purposes Only – Do Not Scale

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.

Offices at March and Wisbech

[www.maxeygrounds.co.uk](http://www.maxeygrounds.co.uk)