

**LAND AT WISBECH ROAD AND WIMBLINGTON ROAD,
MANEA, CAMBRIDGESHIRE, PE15 0HW**

CHEFFINS



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26.18 HECTARES (64.69 ACRES) OF PRODUCTIVE GRADE 2 AGRICULTURAL LAND FOR SALE AS A WHOLE OR IN TWO LOTS

Location

The property comprises three enclosures of arable land, situated to the north and west of the village of Manea, within easy reach of the A141 and A142 which provides good transport links to March 6 miles, Chatteris 6.5 miles, and Wisbech 16.5 miles. Lot 1 has road frontage to Wisbech Road and Lot 2 has road frontage to Wimblington Road.

Lot 1 - Land at Wisbech Road

Lot 1 comprises two adjoining parcels of land extending to 16.17 hectares (39.96 acres) accessed from Wisbech Road to the east of Manea. The land is situated at approximately sea level with both parcels gently sloping up to a ridge running north-south. The land is classified as Grade 2 and the Soil Survey of England and Wales classifies the soils as being of the Peacock series, suitable for growing winter cereals with beans or oilseed rape as occasional break crops and sugar beet and potatoes.

The land has an access from the public highway into the northern parcel, with a culvert between the two parcels.

Lot 2 - Land at Wimblington Road

Lot 2 comprises a single enclosure extending to 10.01 hectares (24.73 acres) with good access from Wimblington Road. The land is flat and situated at approximately sea level. The land is classified as Grade 2 and the Soil Survey of England and Wales classifies the soils as being of the Peacock series, suitable for growing winter cereals with beans or oilseed rape as occasional break crops and sugar beet and potatoes.

The land has a main access off the public highway leading onto a concrete pad, and an additional access in the south western corner.

Method of Sale

The property is offered for sale by private treaty as a whole or in two lots subject to rights of holdover.

Tenure

The property is for sale freehold with vacant possession.

VAT

The land is not registered for VAT. However, if the sale of the property or any right attached to it is deemed a chargeable supply for the purpose of VAT, such tax shall be payable by the purchaser in addition to the sale price.

Holdover

The vendor will retain the right of holdover for the harvesting of the growing crops or by separate agreement.



Land Schedule

Lot Number	RLR Number	RPA Area (ha)	2019	2020	2021	2022	2023	2024
1	TL4891 7918	8.96	S Barley	W Wheat	S Barley	S Barley	S Barley	S Barley
1	TL4891 6704	7.21	S Barley	S Barley	W Wheat	W Wheat	W Beans	W Wheat
2	TL4690 8557	10.01	W Wheat	W Beans	W Wheat	W Wheat	S Barley	W Wheat

Basic Payment Scheme

The land is registered on the Rural Land Register.

No Entitlements will be transferred to the Purchaser and The Seller will retain the benefit of any de-linked BPS payments.

Environmental Stewardship

The land is not subject to any agri-environmental schemes.

Land Drainage

Lot 2 has the benefit of land drainage.

Drainage Rates

Lot 1 - Drainage rates are payable to the Manea and Welney District Internal Drainage Board.

Lot 2 - Drainage rates are payable to the Curf and Wimblington Combined Internal Drainage Board and the Middle Level Commissioners.

The drainage rates for the 2023/24 year will be apportioned on completion as required.

Sporting, Timber and Mineral Rights

All sporting, timber and mineral rights are included in the sale insofar as they are owned.

Wayleaves, Easements and Rights of Way

The land is sold subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way whether or not disclosed.

Local Authority

Fenland District Council, Fenland Hall, County Road, March, Cambridgeshire, PE15 8NQ. Tel. 01354 654321

Cambridgeshire County Council, New Shire Hall, Emery Crescent, Enterprise Campus, Alconbury Weald, Huntingdon PE28 4YE. Tel. 0345 0455200

Boundaries

The vendor and their agent will make reasonable efforts to specify the ownership of boundary hedges, fences and ditches etc, but will not be bound to determine these. The property is available for inspection and the purchaser will be deemed to have satisfied themselves as to the ownership of the boundaries.

Plans and Areas

All plans are for identification purposes only. (Areas were taken from Rural Land Registry Data in October 2023). Photographs were taken in April 2024.

Postcode and What3Words

Lot 1
Postcode - PE15 0HW
What3Words - braked.torched.fatherly

Lot 2
Postcode - PE15 0JR
What3Words - serenade.hiring.burst

Viewing

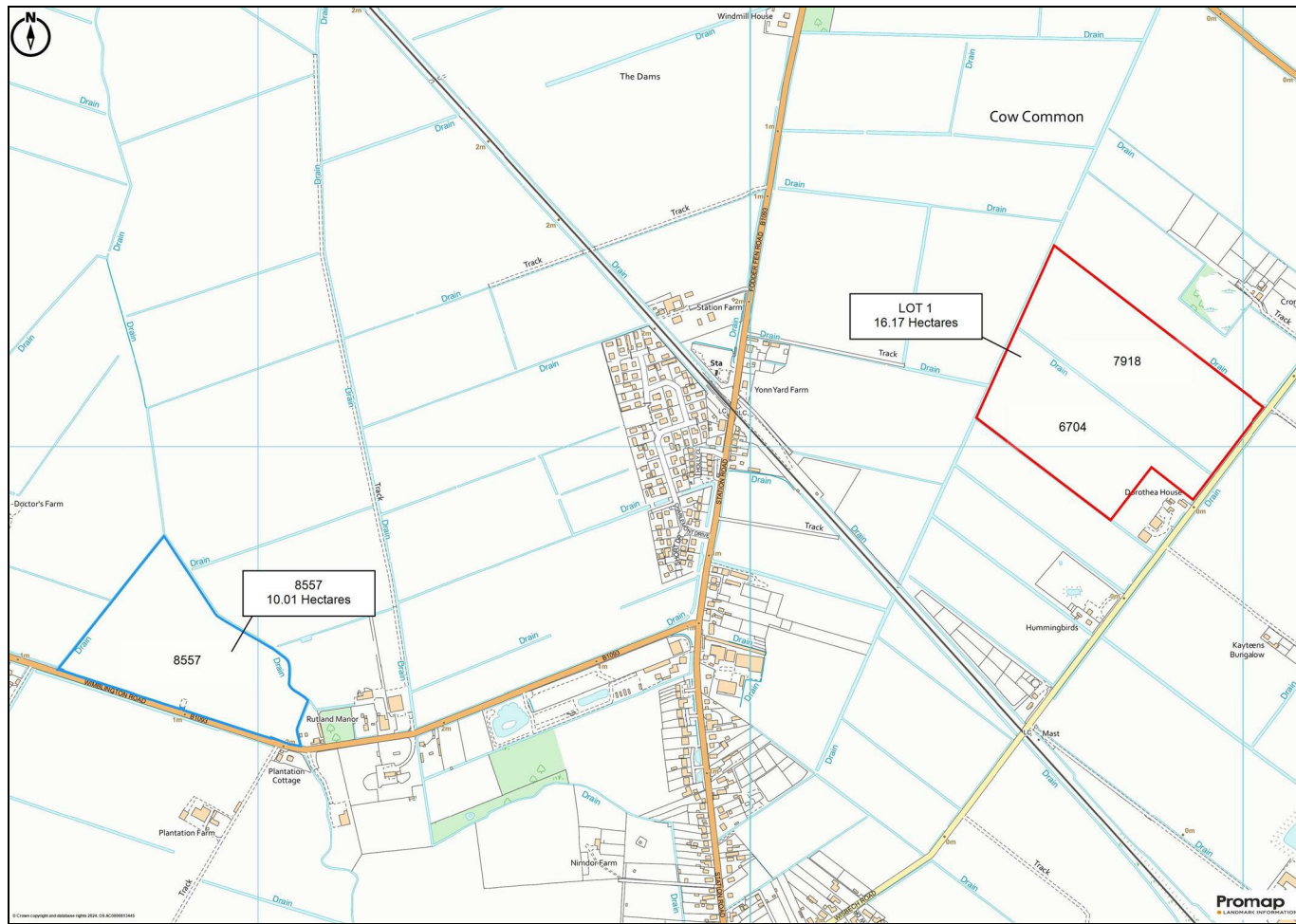
The land can be viewed at any reasonable time with a copy of the sales particulars to hand, subject to prior notification to the Agents. For further information please contact Ralph Knight
t:(01353) 654930.
e: ralph.knight@cheffins.co.uk

As always, potential hazards exist on working farms and it is requested that all viewings are undertaken with care and regard to safety.

Anti-Money Laundering Regulations

Buyers will be required to provide proof of identity and address to the Selling Agent following acceptance of an offer (subject to contract) and prior to Solicitors being instructed.





Agent Note

For clarification we wish to inform the purchaser(s) that we have prepared these sales particulars as a general guide. None of the statements contained in these particulars as to the property shall be relied on as statements of fact. All measurements are given as a guide and no liability can be accepted for errors arising from them. The plan and acreages use gross acreages taken from Promap and are for identification purposes only. The purchaser(s) shall be deemed to have full knowledge of the state and condition thereof and as to the ownership or any tree boundary or any part of the property. If communications, condition of the property, situation or such factors are of a particular importance to you please discuss these priorities with us before arranging an appointment to view. This should avoid a wasted journey.

Ely Rural Department, 25 Market Place, Ely, CB7 4NP
 01353 654900 | rural@cheffins.co.uk | cheffins.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.