

# Richardson

**CHARTERED SURVEYORS**

**5.10 Acres of Arable Land  
Marholm Road, Ufford  
Stamford, PE9 3BL**

**FOR SALE**

**GUIDE PRICE £100,000**



- Arable Land
- 5.10 Acres
- Road Frontage
- For Sale by Private Treaty
- Registered Title
- Vacant Possession

**Sheep Market House, Stamford, PE9 2RB**



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

**01780 762433**

## DESCRIPTION

A single parcel of land extending to 5.10 acres (2.07 ha). The land has excellent access directly onto Marholm Road. Title Number CB128342 & CB201846.

The field is predominantly Grade 3 as categorised by the Land Classification of England and Wales. The soil type is from the Sherborne series being described as "Shallow well drained brashy calcareous clayey soils over limestone, associated with slowly permeable calcareous clayey soils" by the Soil Survey of England and Wales.

## LOCATION

The land comprises a single parcel of arable land in the parish of Ufford fronting Marholm Road.

what3words: cherish.countries.proves

## METHOD OF SALE

The land is for sale by Private Treaty with Vacant Possession.

## CROPPING

2020 - Spring Wheat

2021 - Winter Wheat

2022 - Winter Barley

2023 - Winter Beans

2024 - Winter Wheat

2025 - Winter Wheat

## BASIC PAYMENT SCHEME (BPS) & ENVIRONMENTAL SCHEMES

The land is registered on the Rural Payments Agency platform. The land is sold without the benefit of any Historic Reference Amount associated with Delinked Payments.

The land is not included within any agri-environmental schemes and is therefore sold free of any ongoing management restrictions.

## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The land is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, whether public or private, and any other rights, obligations, easements and quasi easements, whether specifically mentioned or not.

## SPORTING, MINERAL & TIMBER

The sporting, mineral and timber rights are included in the freehold sale, to the extent as they are owned.

## HOLDOVER

Holdover is required on the land until the current crop is taken from the field.

## CLAWBACK

A clawback clause charging one third of any uplift in value in the next 35 years due to development will be payable to the vendor.

## HISTORIC DESIGNATION

We understand the land is not affected or restricted by any Ancient Monument Designation.

## ACCESS

Access to the land is taken directly off Marholm Road. The neighbouring property has a right of way over the property.

## BOUNDARIES

The successful purchaser shall be deemed to have full knowledge of all boundary responsibilities.

## DRAINAGE

There are no drainage rates payable on the land.

## SERVICES

There are no services to the property.

## TENURE & POSSESSION

The land is offered for sale Freehold, with the benefit of Vacant Possession.

## LOCAL AUTHORITY

The land is located in the administrative boundaries of Peterborough City Council.



## **VIEWINGS**

At any daylight hour, on foot, with a set of particulars to hand.

## **HEALTH & SAFETY**

Please be as vigilant as possible when making your inspection. Please observe any specific signage of the property.

## **PLANS**

The plan enclosed is for identification purposes only.

## **FURTHER INFORMATION**

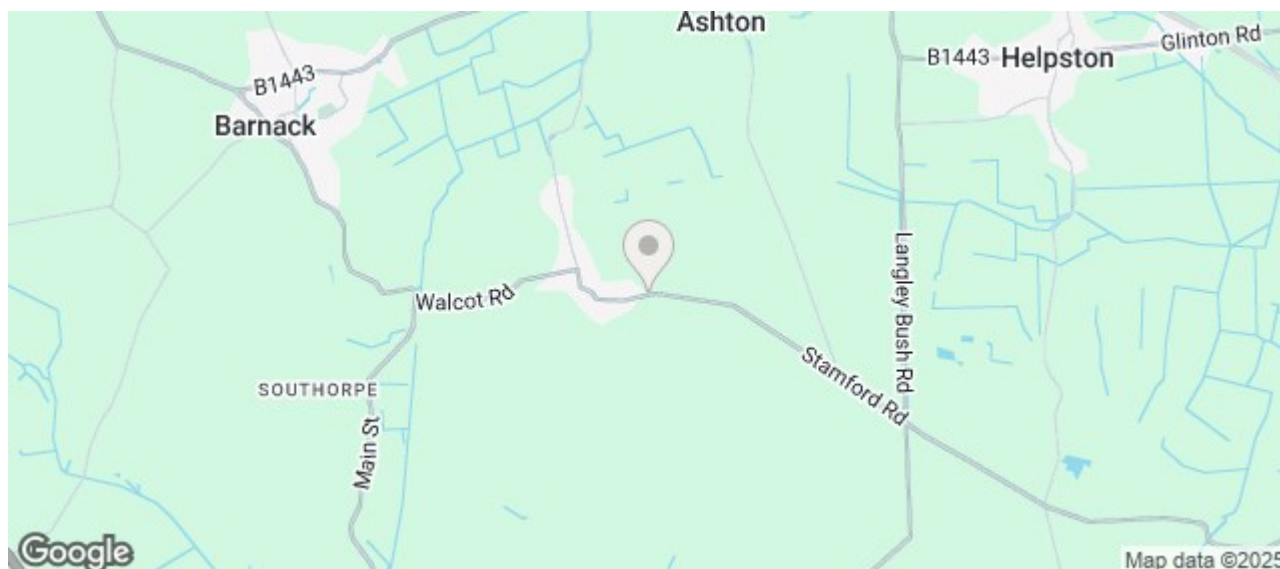
For further information please contact Jamie Richardson on his direct line 01780 761651 or email [jrichardson@richardsonsurveyors.co.uk](mailto:jrichardson@richardsonsurveyors.co.uk)

## **VAT**

Guide prices provided are exclusive of VAT. In the event that the sale of the property, or any part or right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.







Produced on Land App, Mar 19, 2025.  
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**IMPORTANT NOTICE** - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

**MEASUREMENTS AND OTHER INFORMATION** - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

**MONEY LAUNDERING REGULATIONS** - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

**PLANS** - The plans included are based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (ES100003856). The plans are published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.