



MAXEY  
GROUNDS

agricultural@maxeygrounds.co.uk

01354 602030

Agricultural

**Guide Price**

**Lot 1: £2,700,000**

**Lot 2: £150,000**



Ref: 23049

**Old Halves Farm, Chatteris Road,  
Somersham, Huntingdon PE28 3DR**

- For Sale in 2 Lots
- **Lot 1:** 127.66 Hectares (315.44 Acres)  
Grade 1 and Grade 2 Arable Land
- **Lot 2:** Bungalow for improvement/  
redevelopment on 2 Acres
- For Sale by Private Treaty





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### OVERALL DESCRIPTION

Old Halves Farm comprises a compact block of arable land (edged red) extending, in total, to approximately 315.44 Acres (127.66 Hectares) including a detached bungalow with 2 acres of land (edged green) and a farmyard and various farm buildings (edged blue).

### LOT 1: THE LAND

#### SITUATION

The Land is located off Chatteris Road (B1050). The majority of the land is accessed via a private concrete road, with the remaining farm buildings and some fields being accessed directly off Chatteris Road.

#### DESCRIPTION

The Land comprises a block of eight adjoining parcels which extend, in total, to approximately 315.44 Acres (127.66 Hectares). The Land is shown edged red on the plans for identification purposes only.

#### LAND CLASSIFICATION

The land is classified as Grade 1 and Grade 2 agricultural land on the Natural England land classification map (East Region).

#### NITRATE VULNERABLE ZONE

The Land lies within a Nitrate Vulnerable Zone.

#### COUNTRYSIDE STEWARDSHIP SCHEME

Part of the land is currently in a Countryside Stewardship Agreement but there will be no obligation in respect of this on a purchaser.

Offices at March and Wisbech

### BASIC PAYMENT SCHEME

The Land has been registered with the Rural Payments Agency under the Basic Payment Scheme but for the 2024 claim and beyond the payment will be delinked and therefore no entitlements that would benefit a purchaser can be transferred.

### POSSESSION

The land and buildings are offered for sale freehold with vacant possession on completion with holdover to harvest the Maize crop up to 30<sup>th</sup> November 2023.

### TENANT RIGHT

All unexhausted manurial values and lime residues are included in the Sale. No claim for dilapidations, if any, shall be made by the Purchaser against the Vendor.

### SPORTING AND MINERAL RIGHTS

The Sporting and Mineral Rights, in so far as they are owned, are included in the Sale.

### BOUNDARIES

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

### OUTGOINGS

Drainage Rates are payable to Sutton & Mepal Internal Drainage Board. For reference, the charges for period 1<sup>st</sup> September 2022 to 31<sup>st</sup> August 2023 are £6,966.



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## LAND SCHEDULE

Field Name	RPA Number	Acres	Hectares	Cropping 2020	Cropping 2021	Cropping 2022	Cropping 2023
OH1	TL3781 7154	44.92	18.18	Maize	Wheat	Maize	Wheat
OH2	TL3781 9076	25.40	10.28	S.Beet	Wheat	Maize	Wheat
OH3	TL3781 9699	23.77	9.62	Potato	Maize	Wheat	Maize
OH4	TL3882 2814	3.83	1.55	Fallow	CSS	CSS	CSS
OH5	TL881 4184	19.10	7.73	Wheat	Maize	Wheat	Maize
	Plus building	0.07	0.03				
OH6	TL3882 5812	28.54	11.55	S.Beet	Wheat	Maize	Wheat
	Plus Beet pad	0.11	0.04				
OH7	TL3881 7894	29.01	11.74	Maize	Maize	Wheat	Maize
	Yard	0.72	0.29				
OH8	TL3881 4952	24.83	10.05	Maize	Red Beet	Maize	Wheat
	Plus Buildings	0.64	0.26				
OH9	TL3881 8361	27.62	11.18	Potato	Maize	Wheat	Onion
	Plus yard	0.47	0.19				
OH10	TL3981 1059	11.07	4.48	Maize	Wheat	Red Beet	Wheat
OH11	TL3981 2547	3.36	1.36	Maize	CSS	CSS	CSS
OH12	TL3981 2381	22.24	9.00	Maize	Wheat	Red Beet	Wheat
OH14	TL3882 9518	28.71	11.62	Wheat	Red Beet	Maize	Wheat
OH15	TL3982 0740	17.89	7.24	S.Beet	Wheat	Maize	Wheat
Roads and tracks		3.14	1.27				
<b>Total</b>		<b>315.44</b>	<b>127.66</b>				



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### RIGHTS OF WAY 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.

### VIEWING

Interested parties are requested to make an appointment with the Agents to view the Land, Yard, and Bungalow.

### LOT 2: THE BUNGALOW

### SITUATION

The bungalow is accessed via a private concrete road and is located in the centre of the block of land which forms Lot 1.

### DESCRIPTION

A detached bungalow of brick and tile construction with 2 acres of land edged green on the plan for identification purposes only.

In need of complete refurbishment, or may be suitable for demolition and rebuild, subject to the necessary planning consent being obtained.

### SERVICES

The bungalow is understood to have previously been connected to mains water and electricity. The existing drainage is to a septic tank.

### EPC RATING

The Bungalow: Band TBC

### POSSESSION

The bungalow is being sold with vacant possession.

### METHOD OF SALE

Lots 1 & 2 are being offered For Sale by Private Treaty.

### GUIDE PRICE

Lot 1: Guide Price £2,700,000

Lot 2: Guide Price £150,000

### DISCLOSURE

Under the Estate Agents Act 1979 we are required to disclose that one or more vendors of this property are related to a consultant of Maxey Grounds.

### FURTHER INFORMATION

If you have any further queries, please call our March Professional Office on 01354 602030 and ask for either John Maxey or Polly Stokes

### PARTICULARS PREPARED

24<sup>th</sup> May 2023



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## LOCATION PLAN



For Identification Purposes Only – Not to 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.