



MAXEY  
GROUNDS

agricultural@maxeygrounds.co.uk

01354 602030

Agricultural

**GUIDE PRICE**

**£900,000**



Ref: 23138

**71.98 acres (29.12 hectares) (more or less) land at Latches Fen Farm,  
Manea Road, Wimblington, March, PE15 0PE**

- Compact Block of Arable Land
- Grade 2 / 3
- Vacant possession on Completion
- For Sale by Private Treaty
- Guide Price £900,000



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### DESCRIPTION

A compact block of arable land, comprising 3 adjoining fields of regular shape, abutting Manea Road (B1093), Wimblington, March, Cambridgeshire. The land is registered under Title Number CB459019.

There is a mains water supply, with a meter, in the north east corner of the block.

The land has been underdrained and plans are available.

### SCHEDULE

FIELD NUMBER	TOTAL AREA	
	HECTARES	ACRES
TL 4291 – 7652	11.76	29.07
TL 4391 - 0142	8.63	21.33
TL 4391 – 1637	8.73	21.58
<b>TOTAL</b>	<b>29.12</b>	<b>71.98</b>

The field numbers are taken from the Rural Payments Agency system and the areas of each field are from the National Grid Ordnance Survey map and original Sale Particulars from when the land was purchased in 1994.

### 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 of the Ireton, Peacock and Adventurers series, comprising some peat and some coarse loam soil, described as being suitable for a range of cropping, including cereals and root crops.

### PREVIOUS CROPPING

#### LATCHES 1 -WESTERN BLOCK

2023 Wheat  
2022 Pt. Millet Pt. (7a east) Potatoes  
2021 Millet  
2020 Leeks  
2019 Wheat

#### LATCHES 2 – CENTRAL FIELD

2023 Wheat  
2022 Potatoes  
2021 Millet  
2020 Leeks  
2019 Wheat

#### LATCHES 3 – EASTERN FIELD

2023 Wheat  
2022 Potatoes  
2021 Millet  
2020 Leeks  
2019 Wheat

The owners have practiced traditional farming methods using a long rotation period. Daffodils have been grown in the past.

### ENVIRONMENTAL STEWARDSHIP

Each field has had 0.5 hectare AC58 (mixed arable crop) at the southern end. This is a rotational option under the Vendor's Higher Level Stewardship Scheme. There are also 3 metre grass margins along several boundaries. The purchaser will NOT be required to take on the obligations of the Scheme, as the Vendor will relocate these to other land.



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### POSSESSION

Vacant possession will be given upon completion of the purchase.

### BASIC PAYMENT SCHEME

The land is registered with the Rural Payments Agency and claims have been submitted. All monies from the 2023 claim belong to the Vendor and the Purchaser will be required to indemnify against any breaches until the end of the claim year.

All delinked payments belong to the Vendor.

Further details are available from the Agents.

### OUTGOINGS

Drainage Rates are payable to the Middle Level Commissioners and Curf and Wimblington Combined Internal Drainage Board.

The amounts for the year ending 31st March 2024 are set out below, for guidance only:

Middle Level Commissioners - £1,239.52

Curf and Wimblington Combined  
Internal Drainage Board - £1,223.26

### IRRIGATION

The Vendor has a water extraction licence and irrigation has been provided from a reservoir. The Vendor may be prepared to transfer a proportion of the licence, subject to separate negotiation.

Further details are available from the Agent.

### SPORTING RIGHTS

These are included in the sale as far as they are owned.

### MINERAL RIGHTS

These are included in the sale as far as they are owned.

### OVERAGE

The land is sold subject to an Overage Clause retaining 35% of any increased value due to the granting of Planning Permission, for residential or commercial use, for a period of 30 years from the date of Completion.

### 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 is a main drain running along the southern boundary, with a 9 metre bylaw width under the Land Drainage Act 1991.

There are telegraph poles along the northern boundary.

### VIEWINGS

Interested parties may view at their own risk, during daylight hours, with a set of these Particulars in hand.

### FOR FURTHER INFORMATION

If you have any queries, please call our March Professional Office on 01354 602030 and ask for Shirley Pollard.

### PARTICULARS PREPARED

November 2023.

Photographs taken October 2023.



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**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.