



MAXEY
GROUNDS

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01945 428830

Agricultural

For Sale:

By Informal Tender



Ref: 20177

**Land at Little Fendike Lane, Emneth, Wisbech, Cambridgeshire
PE14 8BA**

- Agricultural Land
- Available as a Whole or in up to Six Lots
- Total Area of 17.30 Acres (7.00 Hectares)
- Vacant Possession after Harvest 2021
- Guide Price: £8,000 per acre
- For Sale by Informal Tender
- Informal Tender Deadline 12 Noon on 7th July 2021

Offices at March and Wisbech

www.maxeygrounds.co.uk



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DESCRIPTION

A block of agricultural land extending to approximately 17.30 Acres (7.00 Hectares) STMS. The land is situated at Little Fendike Lane, Emneth. Several of the smaller parcels have been farmed as one by the current Tenant.

LOTS

Lot no.	Size (acres)	Colour on plan
1	0.93	Red
2	2.13	Magenta
3	3.85	Green
4	5.10	Purple
5	2.26	Orange
6	3.03	Dark blue
Total	17.30	

PREVIOUS CROPPING

Previous cropping for all parcels:

2017 - Winter Wheat
2018 - Sugar Beet
2019 - Pumpkins
2020 - Winter Wheat
2021 - Winter Wheat

ACCESS

The land can be accessed from Little Fendike Lane, off of Fendyke Road. The entrance to the lane is adjacent to 26 Fendyke Road.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The land is offered subject to all existing rights, including rights of way whether private or public, light, support, drainage, water and electricity supplies, and other rights, easements quasi easements and all wayleaves, whether referred to or not in these particulars.

LAND AND SOIL CLASSIFICATION

The land is classified as Grade I on the Natural England Agricultural Land Classification Map, Eastern Region.

The land is classified as Grade 1 and is good quality land capable of growing an extensive range of arable and horticultural crops. The land is in the Wisbech soil series, generally deep stoneless calcareous coarse silty soils. Suitable for cereals, potatoes, sugar beet, horticultural crops and field vegetables.

OUTGOINGS

We are awaiting confirmation of the drainage rates payable from the King's Lynn Internal Drainage Board. Interested parties are advised to make their own enquiries of the King's Lynn Internal Drainage Board.

POSSESSION

The land will be available with Vacant Possession after Harvest 2021.

METHOD OF SALE

The land is offered For Sale by Informal Tender with a Guide Price of £8,000 per acre. A Tender Form is attached to these particulars.

The closing date for the receipt of tenders is 12 Noon on Wednesday 7th July 2021. All Tenders should be returned to the Agent's Wisbech Professional Office in a sealed envelope marked "Land at Little Fendike Lane Emneth Tender".

The Vendor is under no obligation to accept the highest, or any, Tender.



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BASIC PAYMENT SCHEME

The land is registered for the Basic Payment Scheme and the entitlements are owned by the Tenant so entitlements are not included with the sale.

BOUNDARIES

The land is shown on the plan in these particulars. The Purchaser will be deemed to have full knowledge of all boundaries.

PLANS, AREAS AND SCHEDULES

Plans have been prepared for identification purposes only and although they are believed to be correct, their accuracy is not guaranteed. The areas have been taken from the Land Registry title plans.

VIEWING

The land may be viewed at any reasonable hour with a copy of these particulars in hand. Parties undertaking a viewing are asked to avoid damaging the crop and are reminded that they are responsible for their own health and safety whilst undertaking the viewing. If you have any questions regarding viewing, please contact the Landlord's Agent Maxey Grounds & Co LLP. Ask for Alan Faulkner or Natalie Jeary.

DIRECTIONS

From Wisbech, follow the A1101 out of town towards Downham Market. At the Elme Hall Hotel roundabout, take the second exit to stay on the A1101. After approximately 1.5 miles turn left onto Outwell Road, then left again onto Hollycroft Road. As you approach the built up part of the village, turn right onto Fendyke Road. The land is accessed via Little Fendike Lane, adjacent to 26 Fendyke Road, Emneth.

PARTICULARS PREPARED 28th May 2021

SUBJECT TO CONTRACT

INFORMAL TENDER

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PROPERTY: Land at Little Fendike Lane, Emneth, Wisbech, Cambridgeshire

CLOSING DATE: 12 Noon Wednesday 7th July 2021

I/We (Full Names)

.....

Of (Full Address)

.....

.....

Tel. No.....

Offer to purchase the following, subject to contract:

Lot No.	Size (Acres)	Colour on Plan	Offer Price
1	0.93	Red	
2	2.13	Magenta	
3	3.85	Green	
4	5.10	Purple	
5	2.26	Orange	
6	3.03	Dark blue	

Please complete the column for each Lot you wish to make an offer for. Please complete the total offer amount section in addition and make clear whether you wish the offers to be considered individually or as a whole.

TOTAL OFFER AMOUNT

This is my/our Best and Final Offer(s).

SUBJECT TO CONTRACT

INFORMAL TENDER

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My/Our Solicitors are:

.....

Tel No:

.....

My Offer is

*Conditional Upon (BANK/AMC LOAN ETC):

.....

.....

.....

*CASH – no loan required – please supply proof of funds available

*Please supply/delete where appropriate. The above information must be provided.

The Vendor is under no obligation to accept the highest, or any, Tender.

Signed

Date



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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.

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