



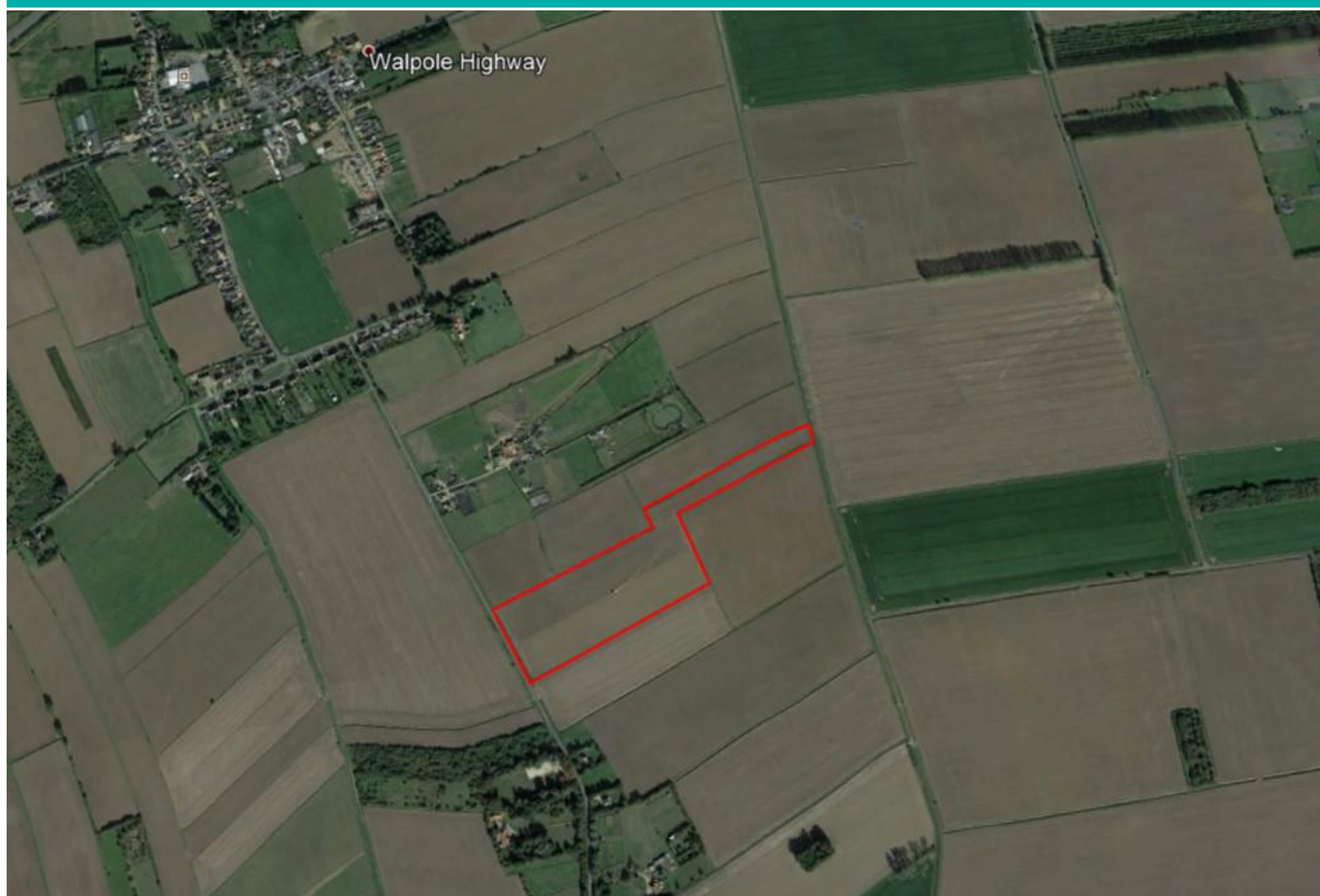
MAXEY GROUNDS

agricultural@maxeygrounds.co.uk

01945 428830

Agricultural

£95,000



Ref: 21023

**Approx. 12.85 acres at Trinity Road, Walpole Highway, Wisbech,
Cambridgeshire PE14 7SR**

- Agricultural Land
- 5.20 Hectares (12.85 Acres) STMS
- Grade II agricultural land
- Vacant Possession from 11th October 2022



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DESCRIPTION

A parcel of agricultural land extending to approximately 5.20 Ha (12.85 Acres) STMS. The land is situated between Fence Bank and Trinity Road.

PAST CROPPING

2021 Spring Barley
2020 Sugar Beet
2019 Winter Wheat

ACCESS

The land can be accessed from Trinity Road. The land also has frontage to Fence Bank.

LAND AND SOIL CLASSIFICATION

The land is classified as Grade II on the Natural England Agricultural Land Classification Map. It is shown on the Soil Survey of England and Wales to be of the Blacktoft Association, a medium clay soil suitable for a range of cereal crops.

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.

OUTGOINGS

We have been advised by the King's Lynn Internal Drainage Board that the drainage rates payable in respect of the land for this coming financial year are £58.95. Interested parties are advised to make their own enquiries of the King's Lynn Internal Drainage Board.

POSSESSION

The land is currently occupied on a periodic tenancy under the Agricultural Tenancies Act 1995. Notice has been served on the tenant for vacant possession from 11th October 2022.

Details of the current tenancy are available upon request from the Agent, for genuine enquiries

METHOD OF SALE

The land is offered For Sale by Private Treaty.

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.

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 Ordnance Survey Promap system.

The Eastern section of the land is registered under Title NK447309. The Western section is not registered.

VIEWING

The land may be viewed at any reasonable hour with a copy of these particulars in hand.

DIRECTIONS

From Wisbech town centre, follow Lynn Road out of town towards the A47. At the roundabout, take the first exit to continue on Lynn Road through Walton Highway. Follow the road over the A47 as it becomes Main Road. In Walpole Highway, turn right onto School Road. At the junction turn left onto Hall Road, then take the first right onto Trinity Road. The land can be found on the left-hand side after approximately 0.4 miles.

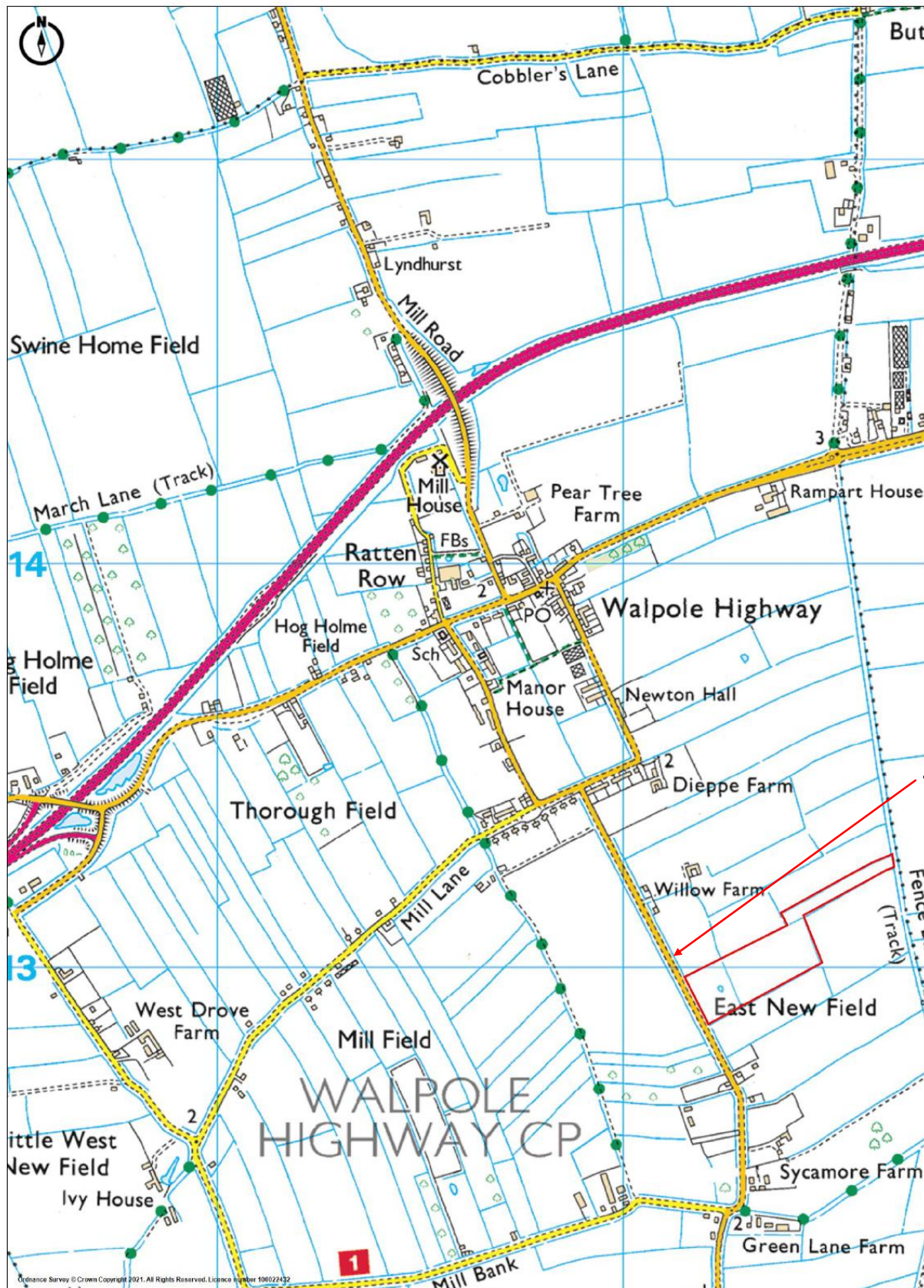
PARTICULARS PREPARED 9th April 2021

Updated 18th October 2021

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NOT TO SCALE – FOR REFERENCE ONLY



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- VALUATIONS FOR ALL PURPOSES
- LOAN VALUATIONS FOR BANKS AND BUILDING SOCIETIES
- RENT REVIEWS AND LEASE RENEWALS
- PLANNING ADVICE, APPLICATIONS AND APPEALS
- RATING AND TAXATION VALUATIONS
- COMPENSATION CLAIMS
- EXPERT WITNESS REPORTS
- AGRICULTURAL SUBSIDY AND ENVIRONMENTAL SCHEMES
- LICENSED PROPERTY AND PUBLIC HOUSE TRANSFER VALUATIONS

ASK FOR DETAILS OF HOW WE CAN HELP YOU



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.