



MAXEY
GROUNDS

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Agricultural

To Let by Informal Tender



Ref: ALM026.2

**Land off Seadyke Bank, Wisbech St Mary,
Wisbech, Cambridgeshire PE13 4SB**

A block of Grade 2 arable land extending to 7.92 Hectares (19.57 Acres) Subject to Measured Survey offered To Let by Informal Tender on an initial 6 Years Farm Business Tenancy from 11th October 2024 on behalf of the Trustees of the Charity of John Bends (Wisbech St Mary).
Tender Deadline 12 Noon 18th July 2024.





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DESCRIPTION

Arable Land extending to 7.92 Hectares (19.57 Acres) Subject to Measured Survey in three parcels located south of Seadyke Bank between the Fenland villages of Murrow and Wisbech St Mary.

THE LAND

TF3907 7787 3.02 Hectares (7.46 Acres)
TF3907 9292 1.68 Hectares (4.15 Acres)
TF3908 8304 3.22 Hectares (7.96 Acres)

SOIL & LAND CLASSIFICATION

The land is classified as Grade 2 on the DEFRA Land Classification of England & Wales (Sheet 124). The soil is shown on the Soil Survey of England & Wales (Sheet 4 - Soils of Eastern England) as belonging to the Dowels Soil Association, described as stoneless clayey soils, in places calcareous, often over peat with some calcareous coarse and fine silty soils locally and deemed suitable for growing sugar beet and other arable crops.

PREVIOUS CROPPING

Cropping Year	TF3907 7787	TF3907 9292	TF3908 8304
2024	Fallow	Fallow	Fallow
2023	S Barley	W Wheat	S Barley
2022	Fallow	S Barley	S Barley
2021	Fallow	Fallow	W Barley
2020	Fallow	Fallow	Fallow

TENURE AND POSSESSION

The land is offered To Let on a 6 years Farm Business Tenancy commencing on the 11th October 2024. There will be a provision for a rent review on the third anniversary of the lease. No assignment or subletting will be permitted. Maize not to be grown any more frequently than once in every five years. A copy of the Tenancy Agreement is available for inspection at the Agent's Wisbech office.

METHOD OF LETTING

The land is offered To Let by Informal Tender. A Tender Form is attached to this brochure and the deadline for receipt of tenders is 12 Noon on Thursday 18th July 2024. All tenders should be returned to the Letting Agent's Wisbech Office in a sealed envelope marked "Seadyke Bank Tender". If you wish to be able to verify receipt of your tender please mark the outside of the envelope appropriately. The bid should clearly state in £'s the amount of annual rent offered, fixed for the first three years of the initial tenancy. Escalating tenders or tenders calculated only by reference to any other tender will not be considered. The Landlord is under no obligation to accept the highest, or any, tender. The successful party will be contacted shortly after the tender date.

HIGHWAY ACCESS

Access to the land is from Seadyke Bank.



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WAYLEAVES, EASEMENTS & 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 supply and other rights, easements, quasi easements and all wayleaves whether referred to or not in these particulars. The land is transected by both an underground gas pipe and an underground mains sewer pipe.

SPORTING RIGHTS

Sporting rights insofar as they are owned and capable of being let are included in the letting.

BOUNDARIES

The land is shown on the plan attached to this brochure. The plan is for illustration purposes only. The Tenant will be deemed to have full knowledge of all boundaries. The northern boundary abuts an IDB controlled main drain.

SUBSIDIES

The land is understood to be registered on the LPIS. Basic Payment Scheme payments are now delinked and thus no entitlements are included in the letting. The land is not currently in a Countryside Stewardship Agreement.

PLANS & AREAS

This brochure has been prepared using LPIS plans.

OUTGOINGS

The land falls within the boundaries of the North Level Internal Drainage Board. The Tenant will be responsible for payment of the drainage rates. The current drainage rates are approximately £198.00 per year.

VIEWING

The land may be viewed at any reasonable hour with a copy of this brochure in hand. Care should be taken not to damage any standing crops. The Health and Safety of those viewing is the responsibility of the individual undertaking the viewing. Cultivated or uncultivated land is, by its nature, likely to be uneven with possible trip hazards. Neither the Landlord nor the Agent accept any responsibility for damage or injury to persons or property as a result of viewing the land and parties do so entirely at their own risk.

DIRECTIONS

From our Wisbech office, cross over the Town Bridge and turn left onto North Brink. Follow North Brink as it turns into Barton Road, and then High Road. After approximately 4 miles turn right onto Sand Bank. At the crossroads turn left onto Seadyke Bank heading towards Murrow. The land can be found on the left hand side of the road.

What3Words: ///successor.objective.recently

PARTICULARS PREPARED

18th June 2024



MAXEY GROUNDS

7.92 Hectares off Seadyke Bank, Wisbech St Mary

SUBJECT TO CONTRACT

I/We

Of

.....

Telephone Number

Email Address

Hereby offer to rent Subject to Contract on a 6 years Farm Business Tenancy paying all outgoings at the following annual rent, subject to possible review after 3 years. Rent payable half yearly in advance:

For 7.92 Hectares (19.57 Acres) of Land off Seadyke Bank, Wisbech St Mary

£..... per annum

I/We also attached a summary of our current agricultural business operations and our proposed cropping for the farm.

Signed

Date

The Landlord reserves the right to seek financial and other references for those being considered prior to making a final decision.



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For Identification Purposes Only – Do Not Scale

Offices at March and Wisbech

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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**

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.

Offices at March and Wisbech

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