



MAXEY
GROUNDS

agricultural@maxeygrounds.co.uk

01945 428830

Agricultural

Guide Price £360,000



Ref: 23161E

**14.82 Hectares of Land at Sees Lane,
Tydd, Wisbech, Cambridgeshire PE13 5PJ**

- Block of Arable Land
- 14.82 Hectares (36.61 Acres) in Total
- Grade 1 and 2
- Additional Income Potential
- For Sale by Private Treaty





MAXEY GROUNDS

agricultural@maxeygrounds.co.uk

01945 428830

Agricultural

DESCRIPTION

A block of Grade 1 and 2 Arable Land with access roadway extending to approximately 14.82 Hectares (36.61 Acres) (Subject to Measured Survey) located on Sees Lane. The land is divided into four parcels all individually accessed from Sees Lane. The land is identified as OS grid references TF4416 3138, TF4416 4222, TF4416 6624 and TF4416 8834.

ACCESS

The land is accessed from Sees Lane. One field directly abuts the A1101.

LAND AND SOIL CLASSIFICATION

The land is classified as Grades 1 and 2 on the Agricultural Land Classification Map of England and Wales. The soil is shown on the Soil Survey of England & Wales (Sheet 4 - Soils of Eastern England) as belonging to the Wallasea 2 Soil Association described as deep stoneless clayey soils, calcareous in places and some deep calcareous silty soils. The soil is deemed suitable for a wide range of arable crops including potatoes and field vegetables.

PREVIOUS CROPPING

TF4416 3138

4.69 Hectares (11.59 Acres) in total of which 1.21 Hectares Grass

2023	Potatoes
2022	Wheat
2021	Wheat
2020	Sugar Beet
2019	Barley

TF4416 4222

5.76 Hectares (14.23 Acres) in total of which 1.67 Hectares Miscanthus used as Game Cover and small area of Set Aside

2023	Potatoes
2022	Wheat
2021	Wheat
2020	Sugar Beet
2019	Barley

TF4416 6624

2.51 Hectares (6.20 Acres)

2023	CSS
2022	CSS

TF4416 8834

1.80 Hectares (4.45 Acres)

2023	Potatoes
2022	Wheat
2021	Wheat
2020	Sugar Beet
2019	Barley

POSSESSION

The land is offered For Sale Freehold. The current Tenant of the majority of the land is a connected party to the Seller and will vacate upon completion. The area of grass within Field TF4416 3138 is let on an informal arrangement with a 3rd Party which can either be terminated or transferred depending upon the Buyer's requirements.

The outgoing Tenant has established a Winter Wheat crop on the land and the Buyer will be required to purchase the growing crop from them.

BASIC PAYMENT SCHEME

The land is registered with the Rural Payments Agency. Subsidy claims are delinked from the land from 2024 onwards. The outgoing Tenant will keep the 2023 claim and the new occupier will be required to indemnify the outgoing Tenant for any breach until 31st December 2023.



MAXEY GROUNDS

agricultural@maxeygrounds.co.uk

01945 428830

Agricultural

COUNTRYSIDE STEWARDSHIP

Part of the land is included within the outgoing Tenant's Mid-Tier Stewardship, which expires on 31st December 2026. There are 2.47 Hectares of arable options and 1.21 of grassland options. The Buyer will be required to take over the scheme and indemnify the Seller for any penalties incurred as a result of actions by the Buyer. Full details of the scheme can be obtained from the Agents.

OUTGOINGS

The land falls within the boundaries of the North Level District Internal Drainage Board and drainage rates are, therefore, payable to them. The apportioned Drainage Rates for 2023/24 are £418.00.

SPORTING RIGHTS AND MINERAL RIGHTS

The Sporting and Mineral Rights insofar as they are owned and capable of transfer are included in the sale.

METHOD OF SALE

The land is offered For Sale by Private Treaty. The Seller reserves the right to conclude the sale process by means of Best and Final offers.

BOUNDARIES

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

VIEWINGS

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

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 Seller 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.

RIGHTS OF WAY & 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 Right of Way over the part of Sees Lane included in the sale in favour of the residential properties including Eastfields and there are two electricity pylons in Field TF4416 6624.

FURTHER INFORMATION

If you have any queries please contact Alan Faulkner at our Wisbech Professional Office on 01945 428830.

DIRECTIONS

Proceed north out of Wisbech on the A1101 (Sutton Road). Proceed for approximately 3.5 miles, then turn left onto Sees Lane. Continue past all of the houses to the land.

What3Words: ///grow.stall.paying

PARTICULARS PREPARED 18th October 2023



MAXEY
GROUNDS



Offices at March and Wisbech

www.maxeygrounds.co.uk



MAXEY GROUNDS



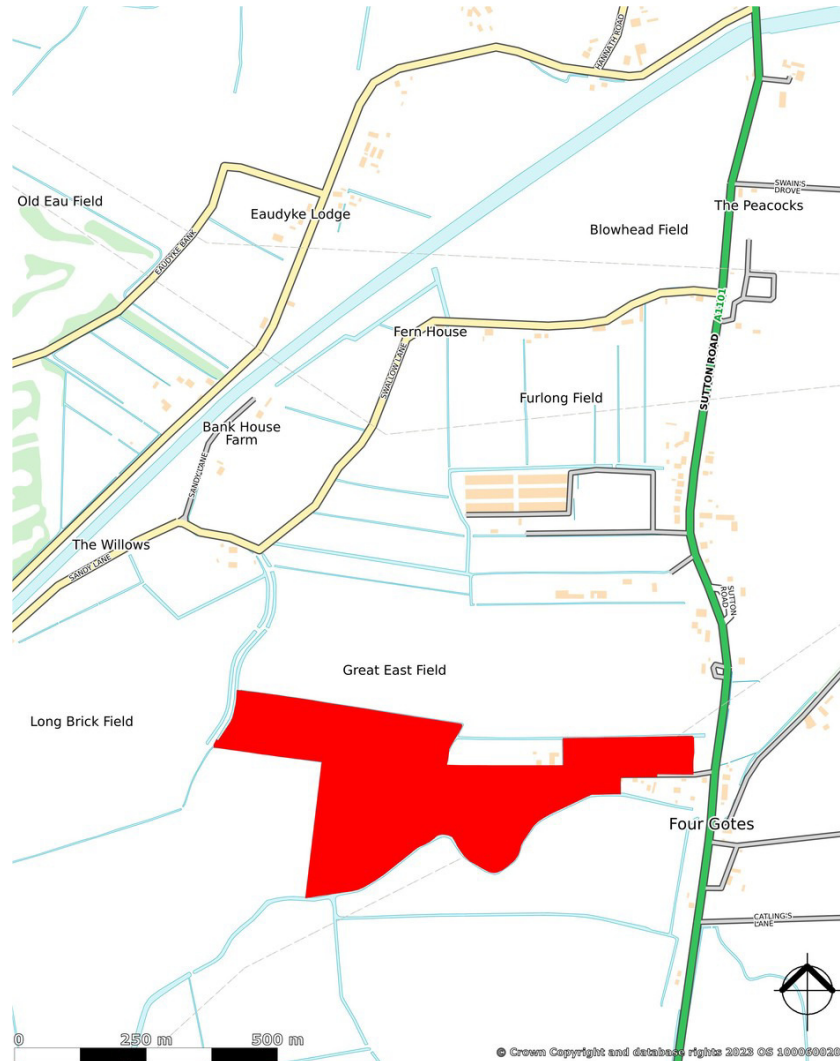


MAXEY GROUNDS

agricultural@maxeygrounds.co.uk

01945 428830

Agricultural



For Identification Purposes Only – Do Not 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.