



MAXEY GROUNDS

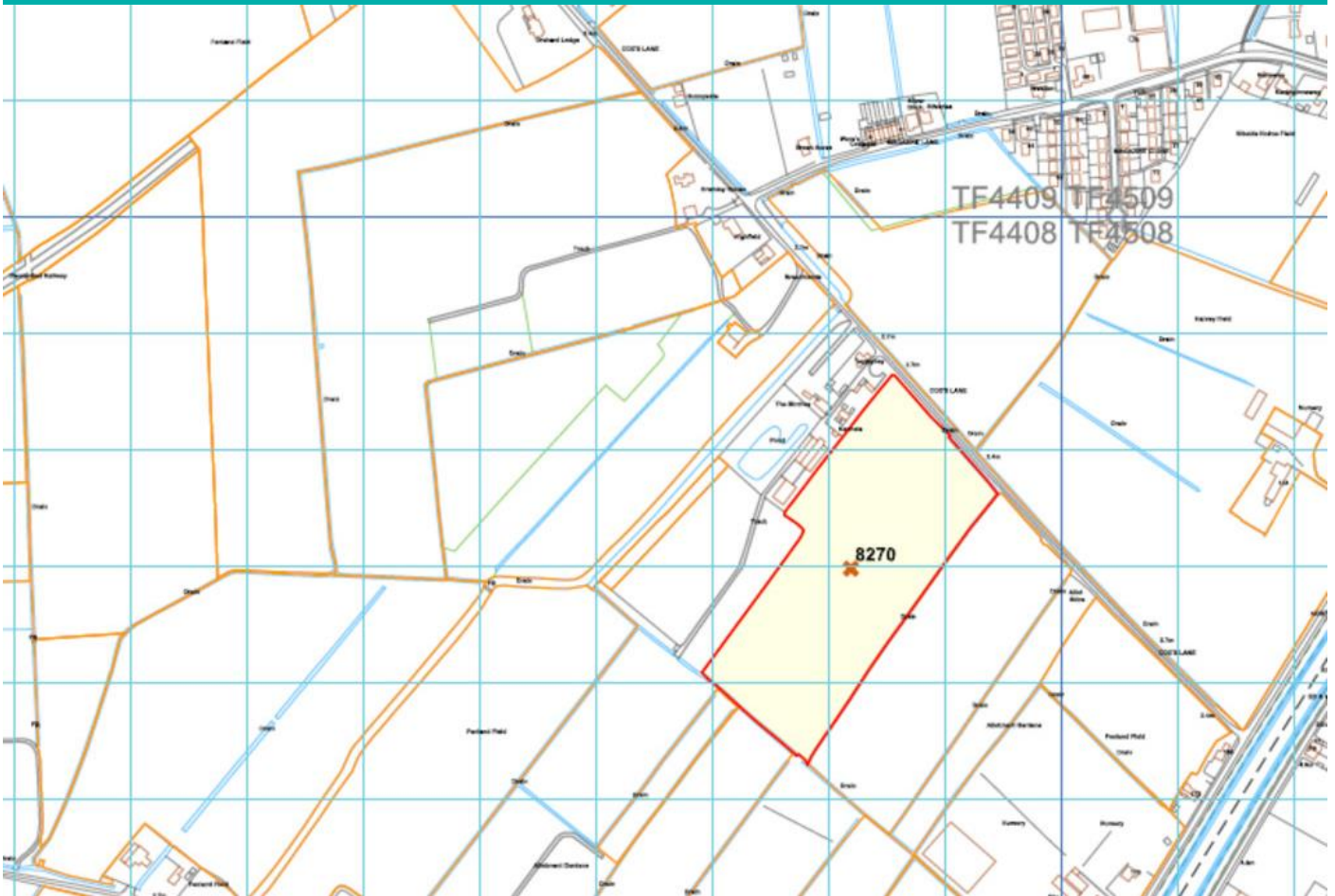
agricultural@maxeygrounds.co.uk

01945 428830

Agricultural

Guide Price:

£110,000 - £130,000



Ref: 21030

**Approx. 9 acres at, Coxs Lane, Wisbech,
Cambridgeshire, PE13 4TB**

- Agricultural Land
- 3.69 Hectares (9.12 Acres) STMS
- Vacant Possession after Harvest 2021
- No Development Overage
- Located in the West Wisbech Broad
Location for Growth





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DESCRIPTION

A parcel of agricultural land extending to approximately 3.69 Ha (9.12 Acres) STMS. The field can be identified using Field Number TF4408 8270. The land is situated at Cox's Lane, located just off Barton Road, Wisbech.

PAST CROPPING

2021 Spring Wheat
2020 Winter Wheat
2019 Sugar Beet
2018 Orchard

ACCESS

The land can be accessed directly off Cox's Lane.

LAND AND SOIL CLASSIFICATION

The land is classified as Grade I on the Natural England Agricultural Land Classification Map, Easter Region. It is shown on the Soil Survey of England and Wales to be of the Wallasea 2 Soil Association, a deep silty clay soil.

This is a good quality soil type capable of a wide range of cropping.

WAYLEAVES 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 supplies, and other rights, easements quasi easements and all wayleaves, whether referred to or not in these particulars.

OUTGOINGS

We have been advised by North Level Commissioners that the drainage rates payable in respect of the land for this coming financial year are £79.66. Interested parties are advised to make their own enquiries of the North Level Commissioners.

POSSESSION

Holdover until harvest 2021, Vacant Possession thereafter.

METHOD OF SALE

The land is offered For Sale by Informal Tender. The closing date for submitting an offer by Informal Tender is **Friday 16th April 2021 at 12pm.**

BASIC PAYMENT SCHEME

There are no Rural Payment entitlements within this sale.

DEVELOPMENT POTENTIAL

The land is situated within the West Wisbech Broad Location for Growth as identified in the Fenland Local Plan 2014. Notwithstanding this designation it is



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offered For Sale **WITHOUT** a development overage clause, leaving future development potential to the purchaser.

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 & 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.

VIEWING

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

DIRECTIONS

From our Wisbech Office cross over the bridge and turn left onto North Brink. Travel straight along the road as it veers to the right onto Barton Road. Continue for approximately 0.6 miles, then turn left onto Cox's Lane. The land can be found on the right after approximately 0.4 miles.

PARTICULARS PREPARED 8th March 2021



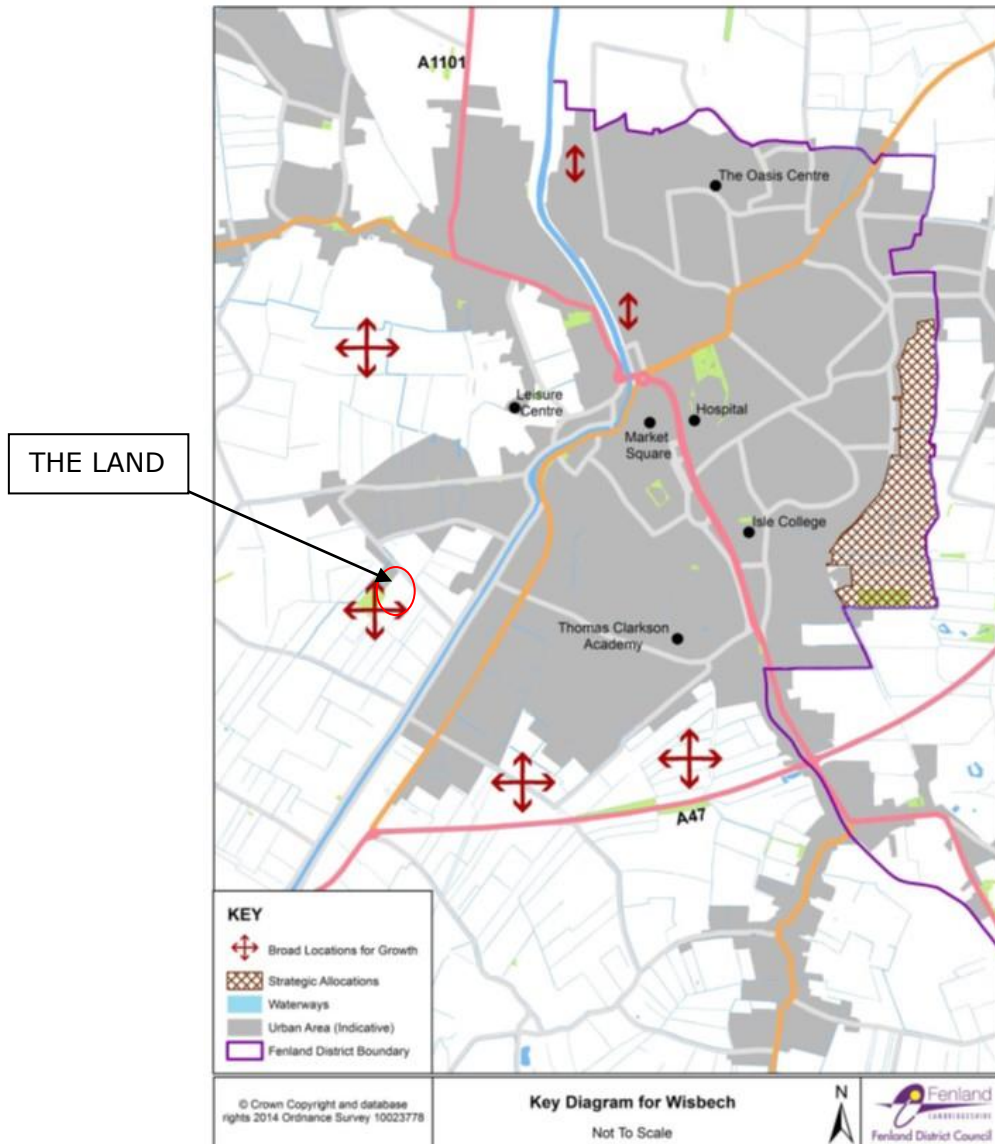
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LOCATION FOR WISBECH DEVELOPMENT WITHIN FENLAND LOCAL PLAN 2014 FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE



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.