



MAXEY
GROUNDS

agricultural@maxeygrounds.co.uk

01945 428830

Agricultural

£270,000



Ref: 21023

Approx. 35.99 acres at Cranny Field Chase, Walpole Highway, Wisbech, Cambridgeshire PE14 7QN

- Good Size Parcel of Agricultural Land
- 14.57 Hectares (35.99 Acres) STMS
- Vacant Possession after Harvest 2021
- Basic Payment Scheme entitlements included
- BEST AND FINAL OFFERS INVITED

Deadline to receive offers – Midday 9th June 2021

Offices at March and Wisbech

www.maxeygrounds.co.uk



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Agricultural DESCRIPTION

A good size parcel of agricultural land extending to approximately 14.57 Ha (35.99 Acres) STMS. The land is situated off of Cranny Field Chase, Walpole Highway.

PAST CROPPING

2021 Winter Wheat
2020 Spring Barley
2019 Winter Wheat
2018 Spring Beans

ACCESS

The land can be accessed from Cranny Field Chase.

LAND AND SOIL CLASSIFICATION

The land is classified as Grade II 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 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 Drainage Board that the drainage rates payable in respect of the land for this coming financial year are £165.27. Interested parties are advised to make their own enquiries of the King's Lynn Internal Drainage Board.

POSSESSION

Vacant Possession after Harvest 2021.

METHOD OF SALE

The Vendors of the land have requested that any interested parties submit their best and final offer by midday on Wednesday, 9th June 2021. A Tender Form is attached to these particulars.

The closing date for the receipt of tenders is 12 Noon on Wednesday 9th June 2021. All Tenders should be returned to the Agent's Wisbech Professional Office in a sealed envelope marked "Land at Cranny Field Chase Tender".

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

BASIC PAYMENT SCHEME

Basic Payment Scheme entitlements are included with this 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 & 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 land is not registered but can be located with field reference TF5014 9476.

VIEWING

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

DIRECTIONS

From the centre of Wisbech, follow Lynn Road out of town towards the A47. At the roundabout near Worzals, take the first exit to continue on Lynn Road and proceed through Walton Highway. Follow the road over the A47 as it becomes Main Road. In Walpole Highway, take the second left onto Mill Road to cross over the A47 again. After approximately 0.9 miles turn left onto Cranny Field Chase. The field can be found on the left-hand side.

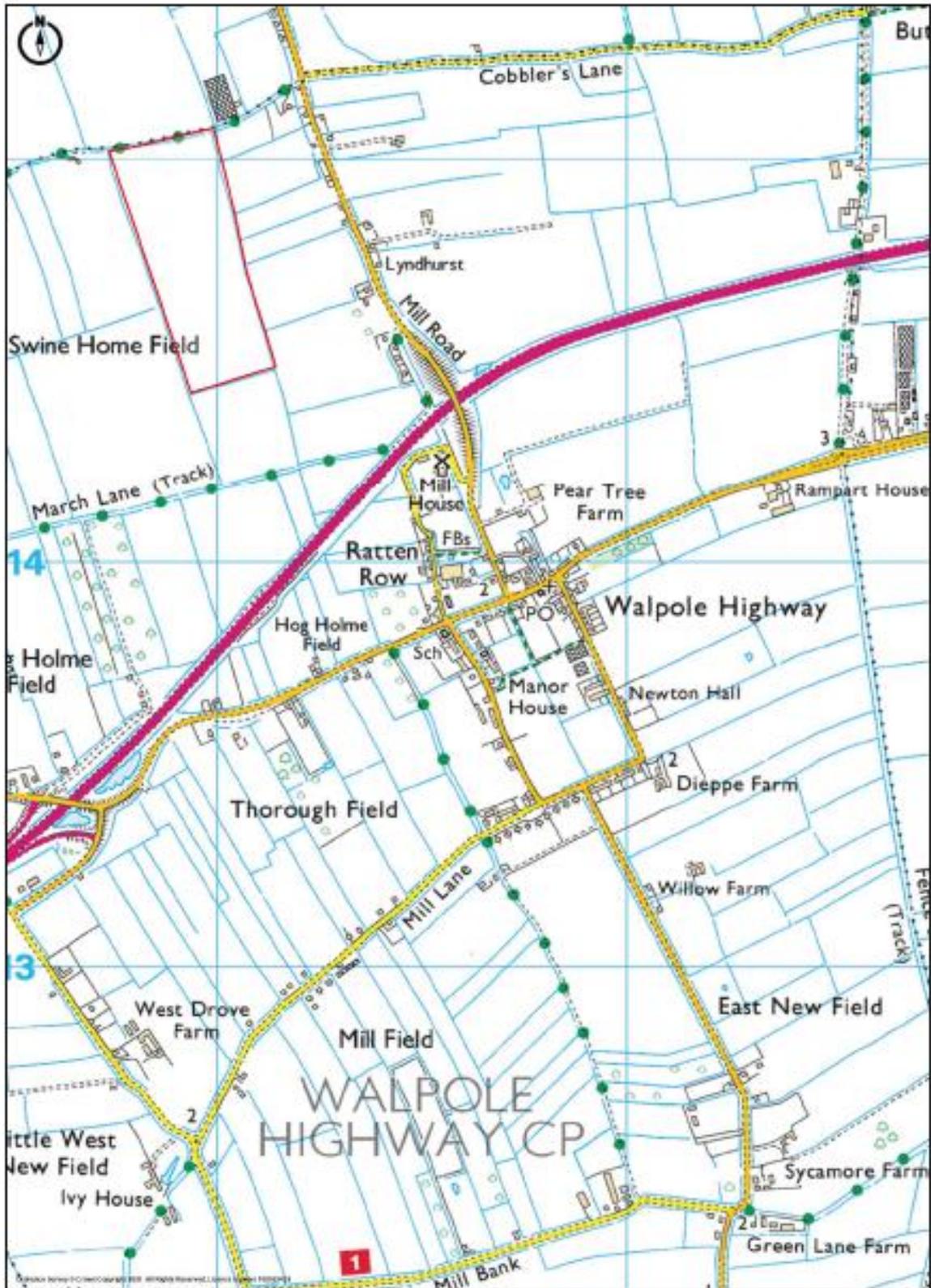
PARTICULARS PREPARED

9th April 2021

Updated 3rd June 2021



MAXEY GROUNDS



NOT TO SCALE - FOR REFERENCE ONLY

SUBJECT TO CONTRACT

INFORMAL TENDER

PROPERTY: Approx. 35.99 Acres at Cranny Field Chase, Walpole Highway

CLOSING DATE: 12 Noon Wednesday 9th June 2021

I/We (Full Names)

.....

Of (Full Address)

.....

.....

Tel. No.

Offer to purchase the approximately 35.99 acres at Cranny Field Chase, subject to contract, for the following amount:

OFFER AMOUNT.....

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

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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MAXEY GROUNDS & CO LLP ARE QUALIFIED AND EXPERIENCED CHARTERED SURVEYORS, AUCTIONEERS, VALUERS, LAND & ESTATE AGENTS PROVIDING A PROFESSIONAL SERVICE DEALING WITH RESIDENTIAL, AGRICULTURAL, RETAIL, INDUSTRIAL, OFFICE AND DEVELOPMENT PROPERTY INCLUDING:

- SALES, LETTINGS AND PURCHASES
- 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.