



MAXEY GROUNDS

auctions@maxeygrounds.co.uk

01354 602030

Agricultural

Guide Price £110,000 - £120,000



Ref: 24124

Derelict Farmhouse at Benwick Road, Whittlesey, Peterborough, PE7 2HD

Detached House in need of full renovation/demolition located in a rural area on Benwick Road, Whittlesey.

The property is offered for sale in as seen condition by Public Auction on Thursday 27th November 2025 to be held on our online Auction platform.

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SITUATION

The property is located on Benwick Road, Whittlesey, approximately 3 miles south east of Whittlesey and 8 miles east of Peterborough. Access is direct from Benwick Road.

DESCRIPTION

The site comprises a derelict two-storey brick farmhouse set within a generous plot extending to approximately 0.17 acre. The building is in a state of disrepair with structural damage visible and no habitable accommodation in its current condition.

There is an area of garden land, south of the building, bordered by hedges to the sides and rear.

The property is registered with Land Registry under Title Number CB494817.

NOTE:

The strip of verge between the property being sold and Benwick Road is not included in the Title Deeds but has been used in connection with the property and for access for many years. The property is sold with such rights as the purchaser has acquired over this strip and prospective purchasers must satisfy themselves with regard to this, prior to bidding.

PLANNING

The existing structure is in a state of disrepair and will require full renovation or demolition, subject to obtaining the necessary planning permissions.

SERVICES

Mains water and electric are understood to be available in the road. Prospective purchasers should make their own enquiries regarding utilities.

POSSESSION

Vacant possession will be given upon completion of the purchase.

BOUNDARIES

The boundaries can be seen on the plan, edged red for identification. The boundaries are staked on site.

METHOD OF SALE

The property is offered For Sale in as seen condition by Public Auction at a Guide Price of £110,000 - £120,000. The Auction will take place on Thursday 27th November 2025 and will be held on our online Auction platform. Further details are available from the Agent.

The Auction Information and Legal Pack will be available for inspection prior to the Auction on the online system at <https://maxeygrounds-residential.co.uk/Buy/Residential-Property/1233099>

At the fall of the hammer, contracts will unconditionally exchange with completion on Thursday 8th January 2026. The successful Purchaser will be required to pay 10% of the purchase price at the fall of the hammer with the balance upon completion. The Purchaser will also be required to reimburse the Vendor for the cost of searches in the amount of £357.80 inclusive of VAT, plus an administration fee of £390.00 inclusive of VAT.

RIGHTS & EASEMENTS

The land is offered subject to all existing 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.



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VIEWINGS

Interested parties may view the site at their own risk, at any reasonable hour with a copy of these particulars in hand.

IMPORTANT NOTE:

Due to the condition of the building, internal viewings are not permitted.

What3Words: ///mammal.expel.ogre

FURTHER INFORMATION

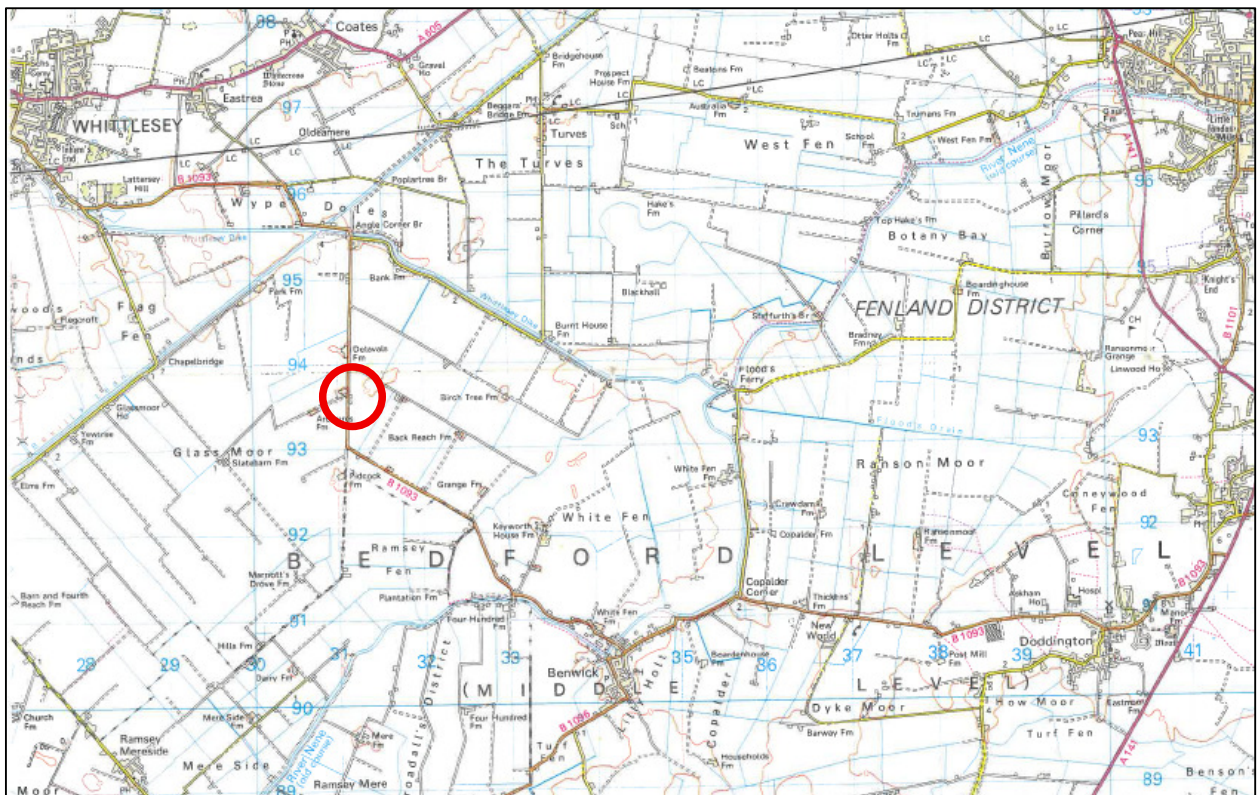
If you have any queries, please call our Professional office on 01354 602030 and ask for Shirley or Jessica.



ANTI-MONEY LAUNDERING REGULATIONS Buyers will be required to provide proof of identity and address to the Selling Agent following acceptance of an offer (subject to contract) and prior to Solicitors being instructed.

PARTICULARS PREPARED 16th October 2025

LOCATION PLAN





01354 602030

HM Land Registry
Official copy of
title plan

Title number **CB494817**
Ordnance Survey map reference **TL3193NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Cambridgeshire :**
Fenland



Hughes's Farm

596

BENWICK ROAD

Drain

Drain

N

AMC

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