



**MAXEY  
GROUNDS**

[auctions@maxeygrounds.co.uk](mailto:auctions@maxeygrounds.co.uk)

01354 602030

Agricultural

**Guide Price £95,000**



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 by Private Treaty.

**Guide Price £95,000**





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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.

## **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.

## **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** 16<sup>th</sup> October 2025

**PARTICULARS UPDATED** 8<sup>th</sup> January 2026



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## LOCATION PLAN



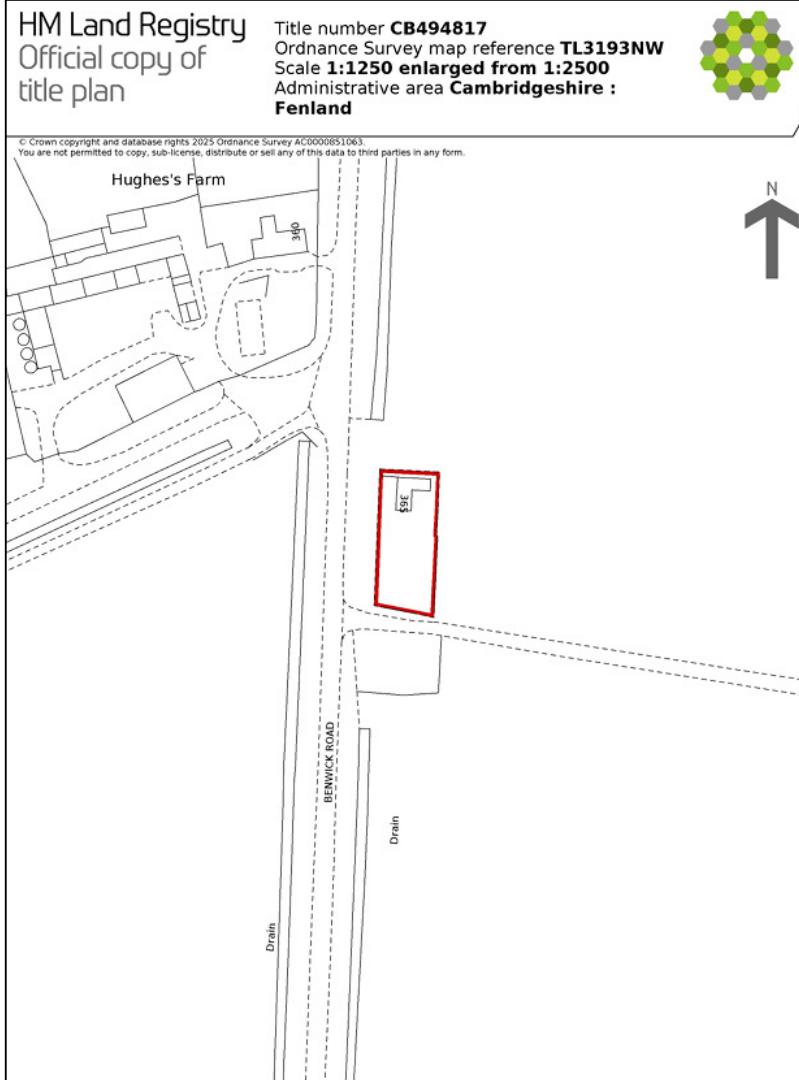


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**Not to scale – for identification only**

**AMC**

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.