



34 Ramsey Road

Benwick, March, Cambridgeshire, PE15 0XD

BROWN & CO

34 Ramsey Road, Benwick, March, Cambridgeshire, PE15 0XD

An opportunity to purchase a detached 2-bedroom bungalow with brick and timber framed outbuildings

The property extends to approx. 1.270 hectares (3.14 acres), with a single permanent pasture field extending to approx. 1.12 hectares (2.79 acres) situated to the rear of the property

The property offers the opportunity for modernisation or redevelopment subject to the appropriate planning permission

FOR SALE BY PRIVATE TREATY

Available as a whole



LOCATION

34 Ramsey Road is located within the village of Benwick, in the county of Cambridgeshire. The property is approximately 7 miles northwest of Chatteris, approximately 8.5 miles south of March and approximately 15 miles east of Peterborough.

The village of Benwick has an arrange of local local amenities; a pub, village store, primary school, nursery, village hall, memorial hall and church.

The property benefits from good road access to Ely and Peterborough with bus routes to March and Wisbech. The nearest rail links are in March and Whittlesey.

Postcode: PE15 0XD

what3words: ///thundered.safest.listen

PROPERTY

The dwelling comprises a detached two-bedroom brick and clay tile bungalow, this is within a large plot with a garden to the front and rear of the property. The property has a tarmac driveway leading from the public highway serving the dwelling, the range of timber framed outbuildings, the brick garage and onto the pastureland at the rear.

The property offers the following accommodation:

Hallway – Inner hallway from front door.

Kitchen / Diner – Accessed from the front hallway, with fitted kitchen units with worktops, modern galvanized sink, and freestanding cooker. There is additional built in cupboards offering further storage with a dining area. The coal fired heating boiler is located within the kitchen. The kitchen / diner overlooks the front garden and driveway.

Utility Room – Accessed via the kitchen and has a separate side door leading to the driveway. The utility room has a fitted butler sink.

Living Room – Accessed off the front hallway with an open fire with views to the front garden.

Shower Room – Hand basin, WC and shower accessed off the main hallway overlooking the rear garden.

Bedroom 1 - Double bedroom, accessed from the main hallway with views to the rear garden.

Bedroom 2 - Double bedroom, accessed from the main hallway with views to the rear garden.

Gardens – The Gardens are laid to lawn, with a range of mature deciduous and fruit trees within the front and rear garden.

Timber Framed Buildings - These are directly accessed from the tarmac driveway, a range of former stables, a car port and workshop requiring modernisation.

Brick Garage – The open fronted brick garage under a clay tile roof.

PERMANENT PASTURELAND

To the rear of the property lies approx. 1.12 hectares (2.79 acres) 2.79 acres of permanent pasture which runs the full width of the frontage of the property and continues to the drainage dyke at the rear. The land is classified as Grade 1 and is part of the Downholland 1 series being typical humic-allevial soils.

The land has an open boundary to the west and a drainage dyke to the north. The eastern boundary is part fenced and part open.



GENERAL REMARKS & STIPULATIONS

Services

The house benefits from mains electricity, mains water and sewerage. The heating via a coal fired heating boiler located in the kitchen.

Method of Sale

The property is offered for sale as a whole by Private Treaty.

Tenure

The Property is being sold freehold with vacant possession upon completion and subject to any rights and easements as described in these particulars.

Public Rights of Way

There are no known public rights of way crossing the property.

Wayleaves, Easements & Rights of Way

The property is being sold subject to and with the benefit of all rights including rights of way whether public or private, light, sport, drainage, water and electricity suppliers and other rights obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas or other pipes whether referred to in these particulars or not in particular or not.

Land Registry

The property is currently unregistered with the Land Registry.

Energy Performance Certificate

Rating D

Council TAX

Council Tax Band D - £2,416.64 (2025/2026)

Local Authority & Local Planning Authority

Fenland District Council, Fenland Hall, County Road, March, Cambs, PE15 8NQ

Disputes

Should any dispute arise as to the boundaries or any point arising in the General Remarks and Stipulations or Particulars of Sale, schedule, plan or interpretation of any of them. The question shall be referred an Arbitrator to be appointed by the Vendor's Agents, whose decision acting as expert shall be final.

Plans & Areas

These are prepared as carefully as possible by referencing additional OS data and the Land Registry. These plans are published for illustrative purposes only and although they are believed to be correct, accuracy cannot be guaranteed.

Anti-Money Laundering

In accordance with the most recent anti money laundering legislation the purchaser will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Fixtures & Fittings

All fixtures and fittings are excluded from the sale unless specifically referred to in these particulars.

Boundaries

The Purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the Vendor's Agents will be responsible the defining boundaries or their ownership. The red lines on the photographs are for illustrative purposes only.

VAT

Any guide price quoted or discussed is exclusive of VAT, we are not aware that VAT will be payable on the property but in the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the proposes of VAT, such tax will be payable in addition to the purchase price.

Viewing & Health and Safety

The property can be viewed strictly by appointment only with the Vendor's Agents (Brown&Co) - T: 01480 213811.

People viewing the Property should be careful and vigilant whilst on the Property. Neither the Vendor nor the Vendor's Agents are responsible for the safety of those viewing the Property and accordingly those viewing the Property do so at their own risk.

Vendor's Agents

Brown&Co, The Fairways, Wyboston Lakes, Great North Road, Wyboston, Bedfordshire, MK44 3AL

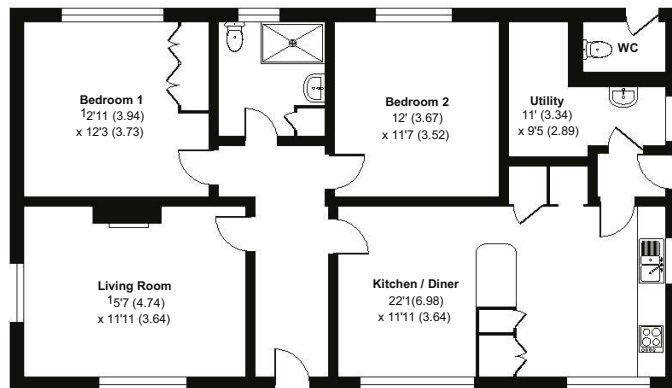
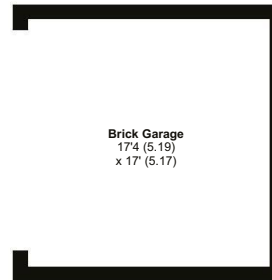
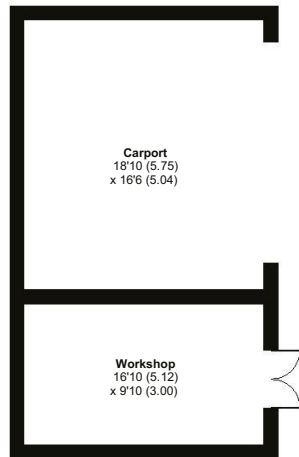
Contact:

Lucy Bates | lucy.bates@brown-co.com | 01480 213811

Kate Barlow | kate.barlow@brown-co.com | 01480 213811

34 RAMSEY ROAD
 Approximate Area = 1084 sq ft / 100.7 sq m (exc. brick garage)
 Outbuilding = 185 sq ft / 17.1 sq m
 Total = 1269 sq ft / 117.8 sq m

For identification only - Not to scale



IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated: August 2025.

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