

LAND AT MIDDLE ROAD
MARCH, CAMBRIDGESHIRE, PE15 0AJ



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102.42 ACRES (41.45 HECTARES) OF PRODUCTIVE GRADE 1 AGRICULTURAL
LAND SITUATED IN THE CAMBRIDGESHIRE FENS

FOR SALE BY PRIVATE TREATY AS A WHOLE OR IN TWO LOTS

Introduction

An excellent opportunity to purchase Grade 1 agricultural land within the Cambridgeshire Fens. The land is split into four adjacent blocks, all with road frontage to the public highway.

Method of Sale

The land is offered for sale by private treaty as a whole or in two lots.

Lot 1 is shaded pink and Lot 2 shaded blue, on the sales plan.

Location

The land is located in the Cambridgeshire Fens, approximately 1 mile northwest of the fenland market town of March which itself is some 20 miles east of Peterborough and 30 miles north of Cambridge.

The land has frontage to Middle Road which is just off Whittlesey Road, March and within easy reach of the A141 Huntingdon to Wisbech road.

Postcode: PE15 0AJ | **what3words:** ///product.extensive.copycat

Description

Agricultural land lying in four adjacent blocks and extending to 102.42 acres (41.45 hectares) which are divided by Middle Road and the March to Peterborough Railway Line.

The land is further divided into 6 individual parcels which are included in an arable rotation which includes cereals and sugar beet. The land is capable of growing potatoes but these have not been grown since 1997.

The land is classified as Grade 1 and is of the Downholland 1 Soil Association – deep, stoneless and humose clayey soils, calcareous in places with some peat soils and deep humose calcareous silty soils.

The cropping history is as follows:



Field No.	Area (ha)	Area (ac)	2024	2025	2026
0809	8.29	20.48	W. Wheat	S. Beet	W. Wheat
1342	1.80	4.45	W. Wheat	S. Beet	W. Wheat
3676	7.66	18.93	S. Beet	W. Wheat	W. Wheat
3856	1.17	2.89	S. Beet	W. Wheat	W. Wheat
4139	15.45	38.18	S. Beet	W. Wheat	W. Wheat
9046	7.08	17.49	Sp. Beans	W. Wheat	W. Barley

There is a concrete pad in the south corner of Field No. 9046 and a mains water supply with tanks located within the same parcel on the north side of Stonea House.

The land has been under drained as required and generally bounded by drainage ditches and an open verge to Middle Road.

All four blocks of land can be accessed directly off Middle Road.

Tenure & Possession

The land is for sale freehold with vacant possession on completion.

Environmental Stewardship

The land is not included in any environmental stewardship schemes.

Services

The land benefits from a mains water supply.

Drainage Rates

Drainage Rates are payable to March West & White Fen Internal Drainage Board and Middle Level Commissioners at the standard rates.

Sporting, Timber and Mineral Rights

All sporting, timber and mineral rights are included in the sale where they are owned by the seller.

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way whether or not disclosed.

Plans, Areas & Schedules

The plans attached to these particulars are based on the Ordnance Survey and are for identification purposes only.

Ingoing Charges

The purchaser will be required to pay in addition to the purchase price £2,000 plus VAT in respect of the water tanks and fitting situated on the subject property.

Apportionment of Sale

The land is being marketed on behalf of two separate owners, therefore there will be two separate sales contracts, and the agreed purchase price will be apportioned by the selling agent on an area basis.

Exchange & Completion

The purchaser(s) will be expected to exchange contracts within 6 weeks of the purchaser's solicitors receiving a draft contract. Completion will be by agreement between the parties.

Local Authority

Fenland District Council, Fenland Hall, County Road, March, Cambridgeshire, PE158NQ.



VAT

The property has not been registered for V.A.T. however, if the sale of the property or any rights attached to it is deemed a chargeable supply for the purposes of V.A.T., such tax shall be payable by the purchaser in addition to the agreed sale price.

Viewings / Enquiries & Further Information

Viewings are strictly by appointment with the selling agents.

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As always, potential hazards exist on working farms and it is requested that all viewings are undertaken with care and regard to safety.

Anti-Money Laundering Regulations

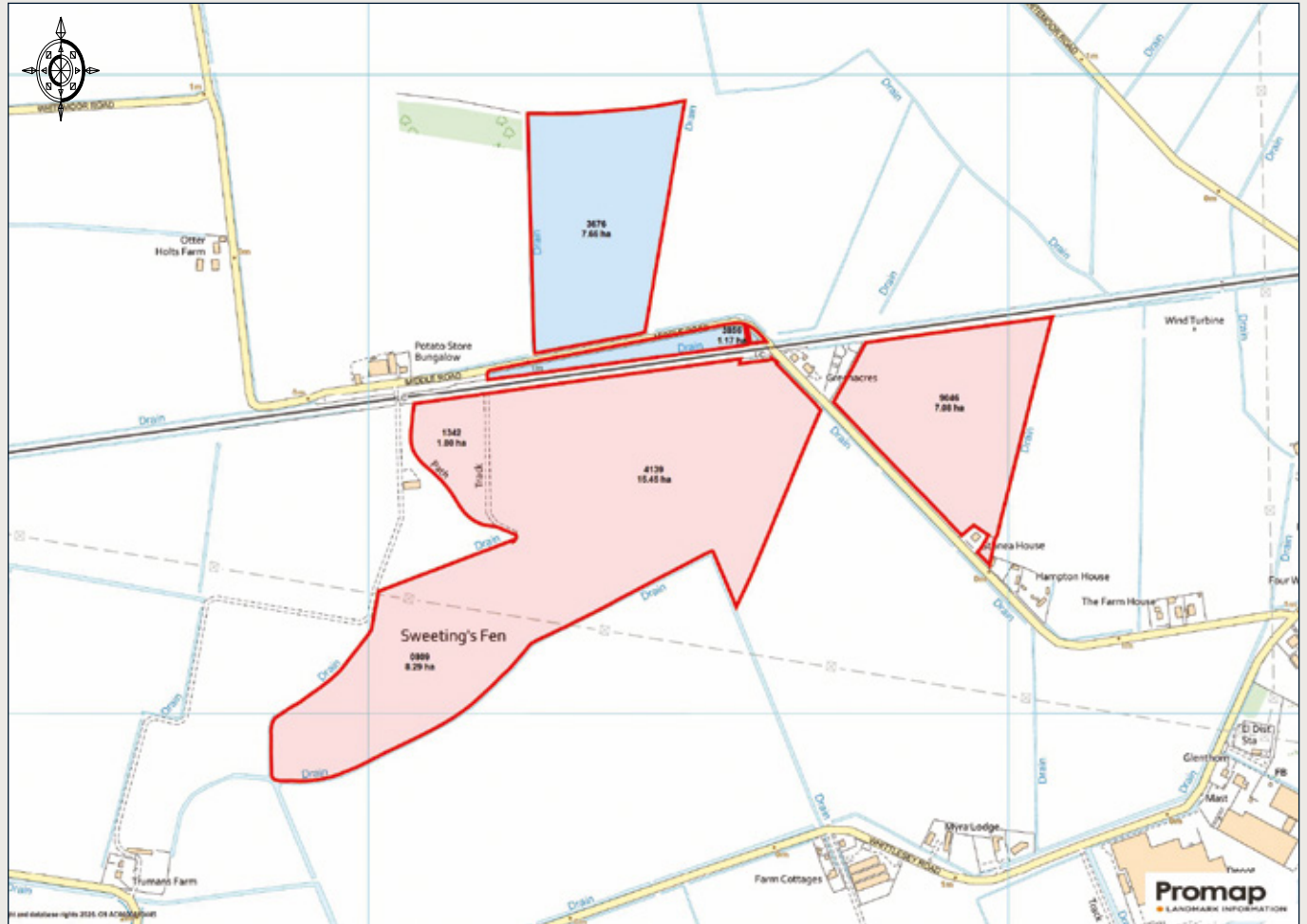
Buyers will be required to provide proof of identity and address to the selling agents following acceptance of an offer (subject to contract) and prior to solicitors being instructed.

Agents Notes

For clarification we wish to inform the purchaser(s) that we have prepared these sales particulars as a general guide. None of the statements contained in these particulars as to the property shall be relied on as statements of fact. All measurements are given as a guide and no liability can be accepted for errors arising therefrom. The plan and areas given are gross areas taken from Ordnance Survey sheets and are for identification purposes only. The purchaser(s) shall be deemed to have full knowledge of the state and condition thereof and as to the ownership of any tree boundary or part of the property. If communications, condition of the property, situation or such factors are of a particular importance to you, then please discuss these priorities with us prior to arranging an appointment to view to avoid a wasted journey. March 2026.



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