

**24.81 ACRES OF LAND OFF EDGE BANK,
EMNETH, WISBECH, CAMBRIDGESHIRE**

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LAND OFF EDGE BANK, EMNETH, WISBECH, CAMBRIDGESHIRE

10.04 HECTARES (24.81 ACRES) OF PREDOMINANTLY GRADE 1 AGRICULTURAL LAND FOR SALE BY PRIVATE TREATY - GUIDE PRICE £200,000

Location

The land comprises a single enclosure of arable land situated off Edge Bank just to the south east of the village of Emneth which lies approximately 5 Kilometres (3 miles) to the south east of Wisbech and 17 Kilometres (11 miles) to the north west of Downham market.

Description

The land comprises a single enclosure extending to approximately 10.04 hectares (24.81 acres). The land is classified on DEFRA's Land Classification Map as being predominantly Grade 1, with a small area classified as Grade 2. The Soil Survey for England and Wales classifies the soils as being of the Wisbech Series which is described as a deep stoneless calcareous coarse silty soil, suitable for growing a range of horticultural and arable crops.

10.04 HECTARES (24.81 ACRES) OF THE LAND IS CURRENTLY CROPPED WITH ONIONS AND WHEAT. THE LAND IS SITUATED OFF EDGE BANK, WHICH IS A PUBLIC HIGHWAY, JUST TO THE SOUTH EAST OF THE VILLAGE OF EMNETH, WHICH LIES APPROXIMATELY 5 KILOMETRES (3 MILES) TO THE SOUTH EAST OF WISBECH AND 17 KILOMETRES (11 MILES) TO THE NORTH WEST OF DOWNHAM MARKET. THE LAND IS CLASSIFIED ON DEFRA'S LAND CLASSIFICATION MAP AS BEING PREDOMINANTLY GRADE 1, WITH A SMALL AREA CLASSIFIED AS GRADE 2. THE SOIL SURVEY FOR ENGLAND AND WALES CLASSIFIES THE SOILS AS BEING OF THE WISBECH SERIES WHICH IS DESCRIBED AS A DEEP STONELESS CALCAREOUS COARSE SILTY SOIL, SUITABLE FOR GROWING A RANGE OF HORTICULTURAL AND ARABLE CROPS.

Entry and Holdover

The land is currently cropped with onions and wheat and the outgoing tenant will require a right of holdover until 30th September 2025 to lift the onions.

Method of Sale

The property is offered for sale by private treaty.

Local Authority

Fenland District Council, Fenland Hall, County Road, March, Cambridgeshire, PE15 8NQ.



Cropping

2025	2024	2023	2022	2021
Onions/ Wheat	Winter Wheat	Pumpkins	Winter Wheat	Potatoes

Overage

The land shown shaded in pink on the plan will be sold subject to an overage reserving 50% of any increase in value attributable to the grant of planning permission for a period of 25 years from the date of conveyance less the costs of obtaining the planning permission. For the avoidance of doubt, any planning permission granted for an agricultural use excluding a dwelling would not trigger the overage.

VAT

The land is not registered for VAT. However, if the sale of the property or any right attached to it is deemed a chargeable supply for the purpose of VAT, such tax shall be payable by the purchaser in addition to the sale price.

Environmental and Grant Scheme

There are no environmental schemes on the land.

Drainage Rates

The property is subject to drainage rates which are payable to the King's Lynn Internal Drainage Board.

Sporting, Timber and Mineral Rights

All sporting, timber and mineral rights are included in the sale insofar as they are owned.

Wayleaves, Easements and Rights of Way

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

Plans and Areas

All plans are based upon the Ordnance Survey and are for identification purposes only.

What3Words

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Boundaries

The vendor and their agents will make reasonable efforts to specify the ownership of boundary hedges, fences and ditches etc, but will not be bound to determine these. The property is available for inspection and the purchaser will be deemed to have satisfied themselves as to the ownership of the boundaries.

Viewings

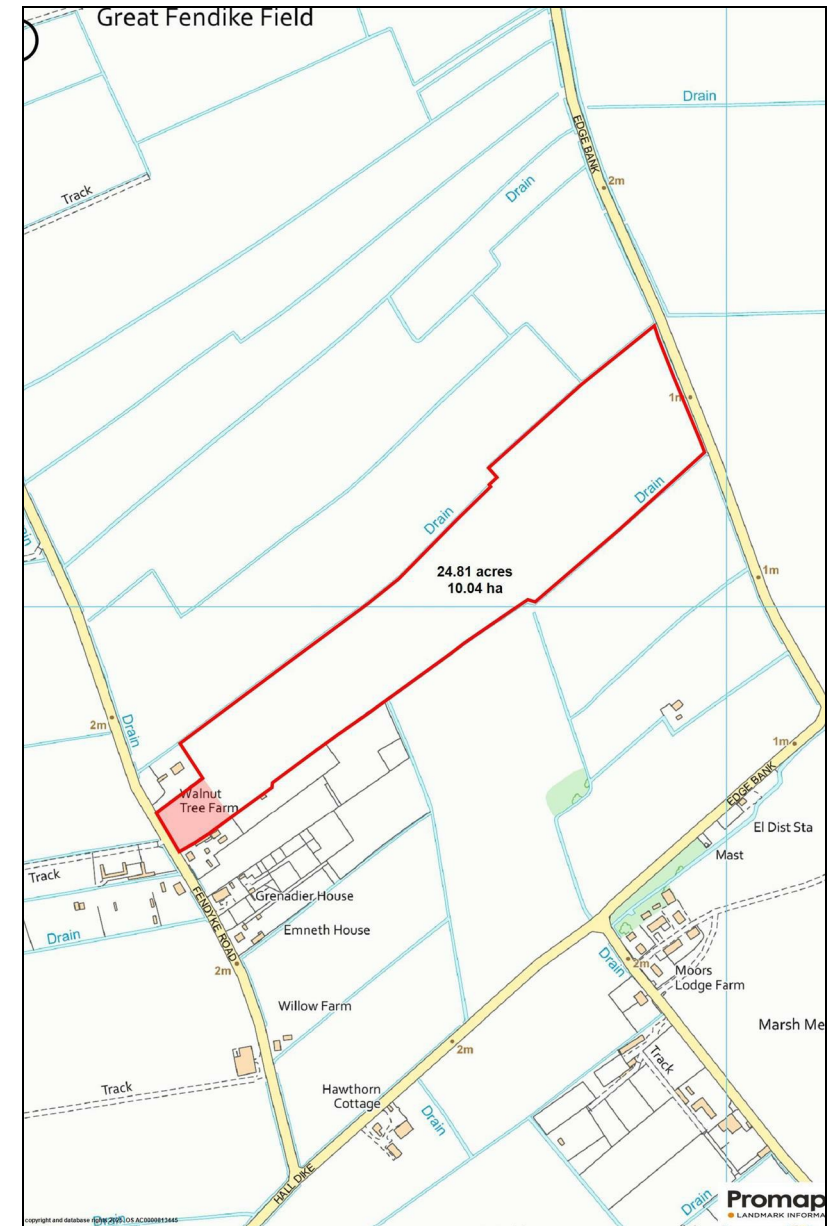
The land can be viewed at any reasonable time with a copy of the sales particulars in hand, subject to prior arrangement with the Agents. For further information, please contact either:

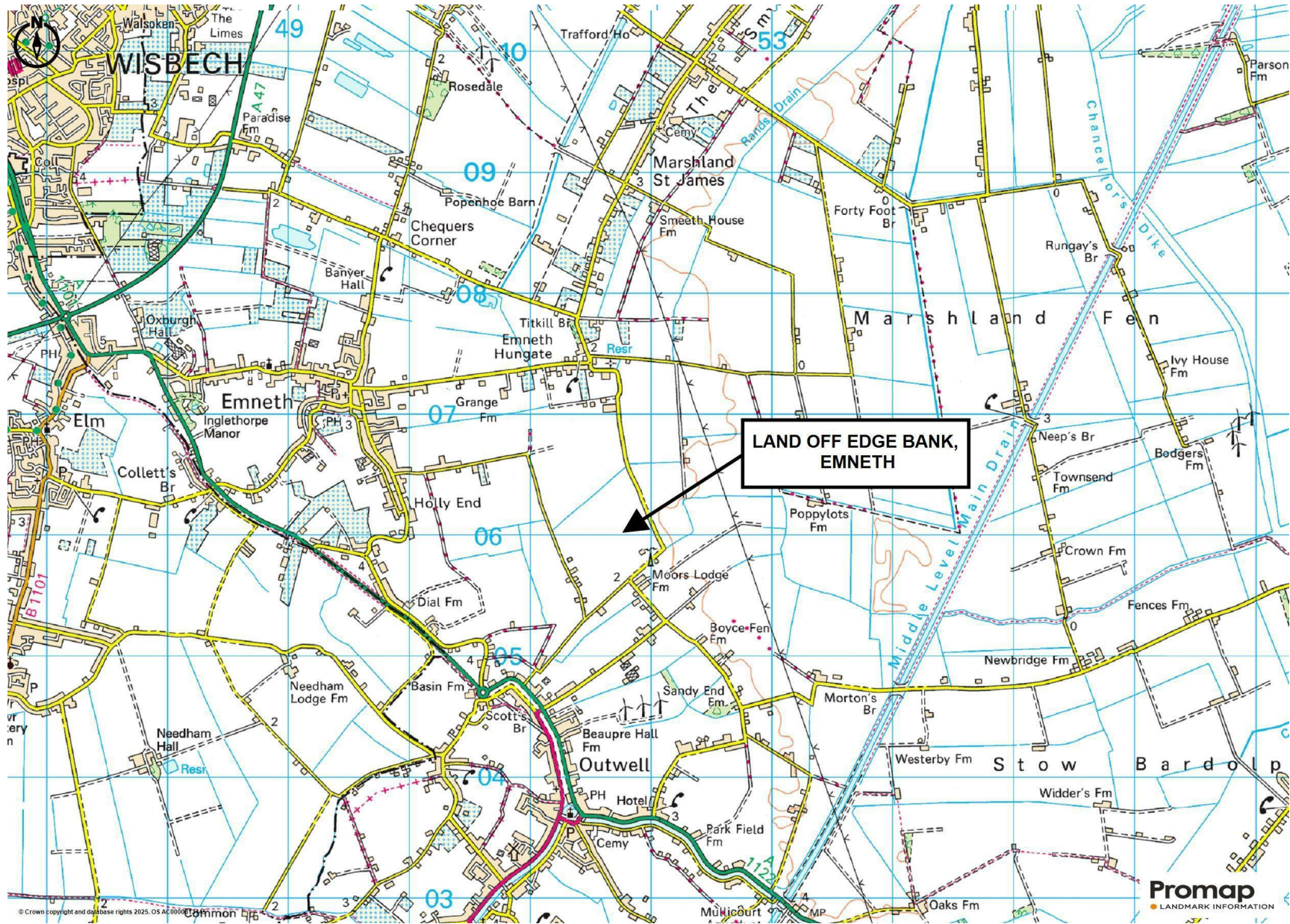
Jonathan Stiff or Andrew Amey
t: (01353) 654900
e: jonathan.stiff@cheffins.co.uk
andrew.amey@cheffins.co.uk

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 Agent following acceptance of an offer (subject to contacts) and prior to Solicitors being instructed.





Agents note:

[For more information on this property please refer to the Material Information Brochure on our website.](#)

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

