



39.46 Hectares (97.51 Acres) of Bare Arable Land

North and South of Goosetree Road (A605), March, Cambridgeshire

**BROWN & CO**

## 39.46 Hectares (97.51 Acres) of Bare Arable Land with a Water Pumphouse and Private Drainage Board Area North and South of Goosetree Road (A605), March, Cambridgeshire

A commercially sized block of productive arable land in all extending to approximately 39.46 hectares (97.51 acres)

Private Pumphouse with access to the A605

**FOR SALE BY PRIVATE TREATY**



### LOCATION AND SITUATION

The land is located just outside the settlement of Ring's End and flanks the A141 (March Road) and the A605 (Goosetree Road). The pumping station is located to the south of the A605 and on the northern edge of the Twenty Foot River Bank.

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///javelin.contained.loud

What3Words location of the Pumping station is:  
///diner.processor.same

### DESCRIPTION

The property comprises circa 39.46 hectares (97.51 acres) of productive Grade 1 bare arable land and is situated in a single block making it highly suitable for commercial farming practices. The soils belong to the Downholland 1 Association being a versatile soil type suitable of growing a wide range of crops. Past cropping includes combinable cropping as well as some root cropping of sugar beet, onions and potatoes.

Back cropping schedules are available from the Sellers Agents.

Included within the sale is a private pumping station that serves not only the afore mentioned land but also provides drainage for an additional 162 hectares (400 acres) or thereabouts of surrounding farmland. The station operates under a private drainage scheme separate from the Middle Level Commissioners. The pumping station generates income from farmers in the area who contribute via private drainage

rates. This setup ensures efficient water management, essential for maintaining the productivity of land.

The pumphouse has an automatic pumping system and is operated by the owner. The pumphouse is a profitable business and the accounts are available from the Sellers Agents. This is a small but low-cost business with the main influence on profits being electricity prices; the management of the pumphouse is straight forward and could easily be taken on by a buyer.

Drainage plans are also available from the Sellers Agents.

### ACCESS

The land can be directly accessed off Goosetree Road to the south. Along the northern boundary, indicated in brown on the Sale Plan, the land can be accessed via a Right of Way off the A141. The pumphouse is also accessed via Goosetree Road along an owned track which is included within the Freehold.

### METHOD OF SALE

For sale by Private Treaty.

### EXCHANGE OF CONTRACTS

Exchange of Contracts is to take place 21 days after receipt by the Buyer(s) Solicitor of the draft Contract.

A deposit of 10% of the purchase price will be payable on exchange of Contracts. If early entry is required, the Buyer(s) will be asked to pay an additional 10% at that stage.

### TENURE AND POSSESSION

The land is currently farmed under a Contract Farming Agreement. Vacant Possession will be available on completion, subject to Holdover (if required) to remove the current crops.

### STATUTORY DESIGNATION

All the land lies within a Surface Water Nitrate Vulnerable Zone.

### BASIC PAYMENT SCHEME (BPS) AND STEWARDSHIP

All of the BPS de-linked payments will be retained by the current owners until the end of the scheme.

### WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The farm is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements, and all wayleaves whether referred to or not in these Particulars.

### BOUNDARIES

The Buyer(s) shall be deemed to have full knowledge of all boundaries and neither the Sellers nor the Selling Agents will be responsible for defining boundaries nor their ownership.

### DRAINAGE RATES

Drainage rates are payable to the new owner of the pumping station and the Middle Level IDB.





#### **VAT**

Should any sale of the land, or any right attached to it, become a chargeable supply for the purpose of VAT, such tax shall be payable by the Buyer(s) in addition to the contract price.

#### **SPORTING, MINERALS AND TIMBER**

All sporting and mineral rights and timber or timber like trees (except as reserved by Statute or to the Crown) are included in the sale.

#### **TOWN AND COUNTRY PLANNING**

The Buyer(s) shall be deemed to have full knowledge and be satisfied as to any planning matters that may affect the property.

#### **FIXTURES & FITTINGS**

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

The pumphouse fixtures and fittings (including the pump) are included in the sale.

#### **PLANS, AREAS AND SCHEDULES**

These have been prepared as carefully as possible and based on Ordnance Survey data. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

#### **VIEWINGS**

Strictly by appointment with Brown & Co. Please contact:

E: [rowley.barclay@brown-co.com](mailto:rowley.barclay@brown-co.com) or  
[isobel.fear@brown-co.com](mailto:isobel.fear@brown-co.com) T: 01553 770771

#### **DISPUTES**

Should any disputes arise as to the boundaries or any points concerning the particulars, schedules, plans and tenant right issues, or the interpretation of any of them, the question will be referred to an arbitrator appointed by the Selling Agents.

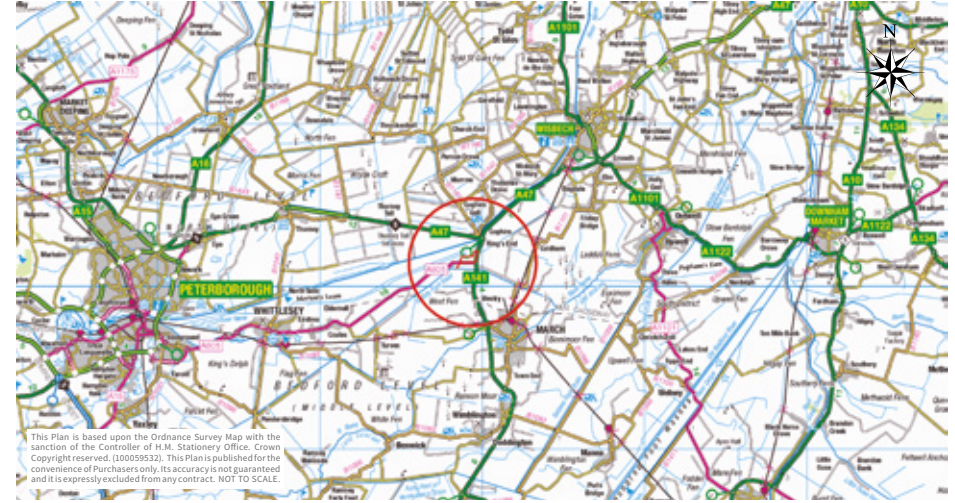
#### **HEALTH & SAFETY**

The property is part of a working farm and therefore viewers should be careful and vigilant whilst on the holding. Neither the Sellers nor the Selling Agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

#### **ANTI MONEY LAUNDERING**

In accordance with the most recent Anti Money Laundering Legislation, a Buyer(s) will be required to provide proof of identity and address to the Selling Agents once an offer has been submitted and accepted (subject to Contract) prior to Solicitors being instructed.





### 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 prepared March 2025.