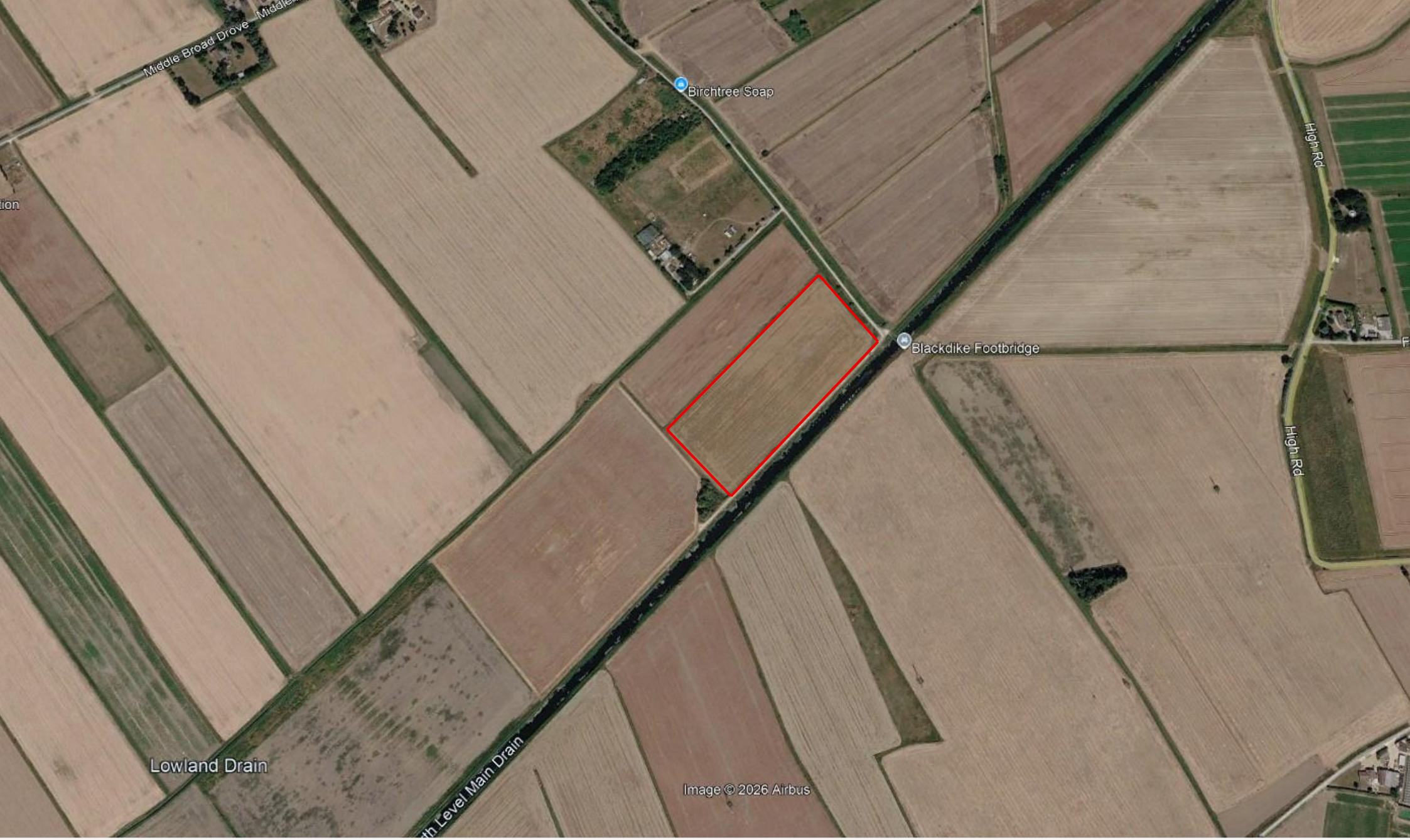

3.68ha (9.10 acres) of Land off Black Dike Drove, Tydd St Giles, Wisbech, Cambridgeshire, PE13 5LW

Will Barker & Co

3.68ha (9.10 acres) off Black Dike Drove, Tydd St Giles, Wisbech, Cambridgeshire, PE13 5LW

£72,500

- 3.68ha (9.10 Acres) or thereabouts
- Grade 2 arable Land
- Recently used for various arable crops
- Registered Title - LR Title CB197349
- Semi-rural location
- For Sale by Private Treaty

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Will Barker & Co are pleased to be able to offer the opportunity to purchase the freehold interest in 3.68ha (9.10 acres) of arable land located on Black dike, Tydd St Giles, Wisbech.

Situation & Location

The land is situated off Black Dike, Tydd St Giles, approximately 5 miles north-west of Wisbech, 12 miles west of King's Lynn, 12 miles east of Spalding and 18 miles south of Boston. The City of Peterborough lies approximately 19 miles to the south-west; the property is located within the predominantly agricultural landscape of the Fenland area. To the south of the field is the North Level Main Drain with the Black Dyke foot bridge next to the field.

Soil Type

The land is classified by the Former MAFF Land Classification Maps of England being Grade 2 agricultural land. The actual soils are better described by the Soil Survey of England as being in the Normoor Association of soils, which is characterised as being a deep, stoneless soil with a peaty surface horizon. It is common in this local fenland area and occurs on flat land.

Tenure

The freehold interest to the land is being sold with vacant possession. The land is registered with HM Land Registry as title CB197349. Within the same field, the Farmer also farms 0.21ha (0.52 acres) of land owned by the North Level District IDB, making the cropped area larger than the area owned.

National Grid Licence Agreement

The property is subject to a licence agreement with National Grid in connection with the proposed Grimsby to Walpole works. The agreement permits access to the land for non-intrusive survey purposes. Access is understood to be infrequent and on foot only. An annual payment is payable to the landowner under the terms of the agreement. The vendor will retain the 2026 licence payment.



Sporting Rights
The sporting rights are included in the sale of the freehold.

Access
The fields can be accessed from Black Dike, Tydd St Giles.

Wayleaves, Easements & Rights of Way
The land is sold subject to and with the benefit of all existing rights including Rights of Way either public or private, Light Support, Drainage, Water and Electricity supplies and all other rights, easements, quasi agreements, and all wayleaves, whether referred to or not in these particulars.

There is a National Grid gas pipeline beneath the land, and the property is subject to the rights and covenants contained within the associated Deed of Grant.

An agreement is also in place with the North Level District IDB permitting the landowner to farm an area of the drainage board's verge next to their access track.

Overage
There are no overage or uplift provisions attached to this property.

Services
There are no mains services connected to the field and prospective buyers must make their own enquiry with the relevant utility suppliers.

Method of Sale
The freehold interest to the property is being offered for sale by Private Treaty.

Plans & Areas
The areas and plans attached to these particulars have been produced in good faith. They are for illustrative purposes only and their accuracy is not guaranteed.

Boundaries
The successful purchaser will be deemed to have full knowledge of all boundaries.

Viewings
Prospective purchasers wishing to view the land should make an appointment through Will Barker & Co. We ask you to be as vigilant as possible when inspecting the land for your own safety. Those wishing to view the property do so at their own risk.



Year	Back cropping
2026	Spring Barley
2025	Winter Wheat
2024	Spring Barley
2023	Spring Beans
2022	Winter Wheat
2021	Sugar Beet

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