

LAND TO THE NORTH RAMSEY ROAD HUNTINGDON, CAMBRIDGESHIRE



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An opportunity to purchase a productive block of arable land.

- Predominantly contained within a single large enclosure of 192.54 acres, supporting efficient farming operations.
- Well-managed and actively farmed as part of a productive arable unit.
- Excellent accessibility with multiple field accesses from the public highway and direct frontage onto Straight Drove.
- Located between Warboys and Bury within a well-established farming area of north Cambridgeshire.

Approximately 209.24 acres (84.68 hectares).

For sale by Private Treaty as a whole.

Distances

(All distances are approximate)

- Bury 1.5 miles
- Huntingdon 7 miles
- Peterborough 16 miles

Enquiries

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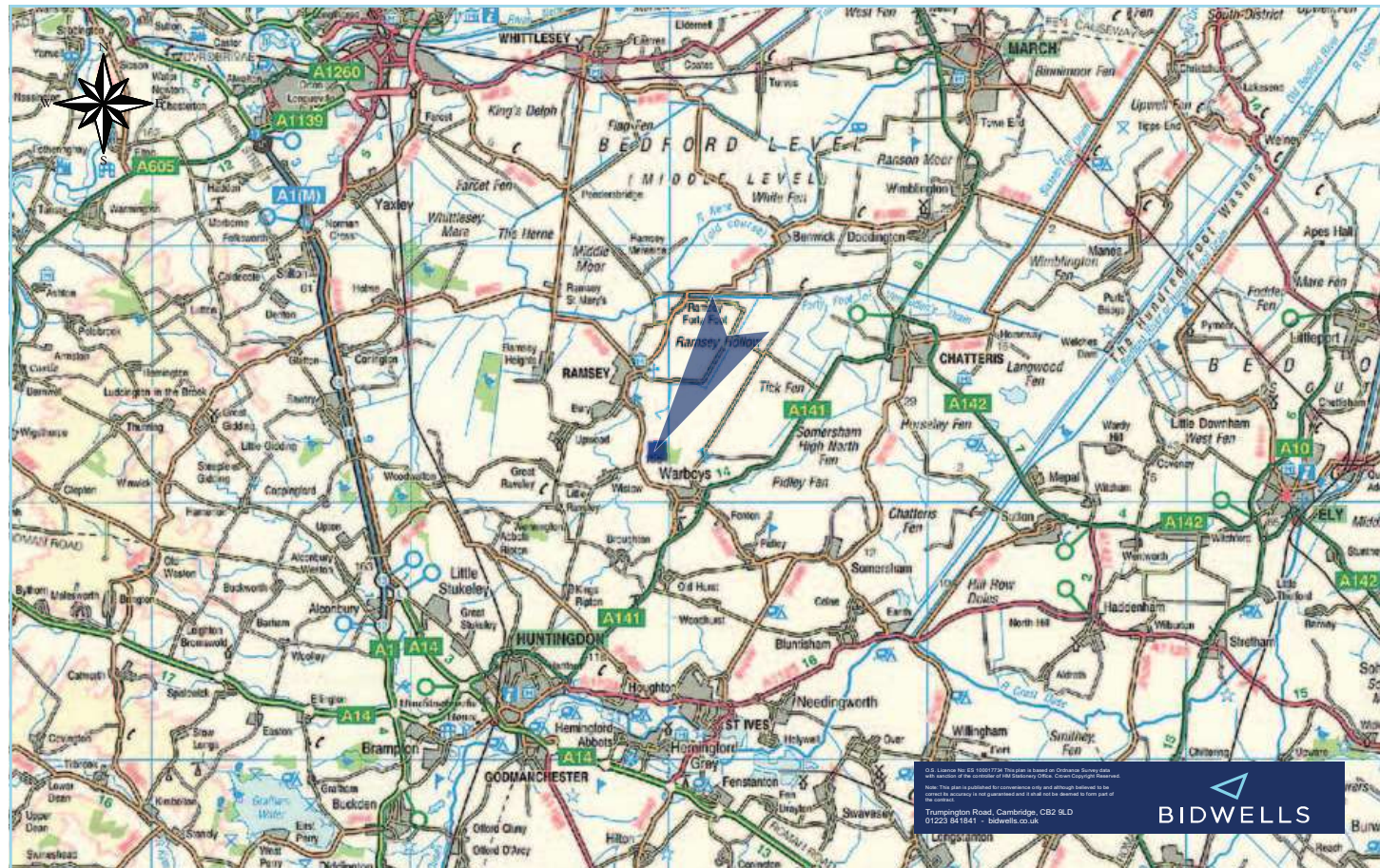
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Please read Important Notice on page 11.





Introduction

Land to the north of Ramsey Road presents an opportunity to acquire approximately 209.24 acres (84.68 hectares) of productive arable farmland within a highly regarded farming area of north Cambridgeshire. Comprising two parcels, including a substantial principal enclosure extending to approximately 192.54 acres, the property offers the scale, operational efficiency and long-term investment appeal increasingly sought within the agricultural land market.

Location & Access

The land is divided into two distinct blocks. Lot 1 extends to approximately 192.54 acres (77.92 hectares) and is situated

to the north of Ramsey Road. Lot 2 lies adjacent to Straight Drove and extends to approximately 16.70 acres (6.76 hectares).

The property is located between Warboys and Bury, approximately seven miles north-east of Huntingdon, benefiting from a convenient rural position with access to the surrounding road network.

Lot 1 benefits from several gated access points from the public highway, providing excellent accessibility for agricultural operations and management. Lot 2 enjoys direct frontage and access onto Straight Drove.

Property Description

The Land

The property comprises approximately 209.24 acres (84.68 hectares) of productive arable land, divided into two enclosures, the largest extending to approximately 192.54 acres (77.92 hectares).

The land is classified as Grade 2 and 3 agricultural land and is well suited to a range of agricultural enterprises. The Soil Survey of England and Wales identifies the soils as being of the Evesham 3 series, comprising lime-rich loamy and clayey soils with good cropping potential, capable of producing cereals and a range of other combinable crops.

Lot 1

A productive block of Grade 2 and 3 arable land extending to approximately 192.54 acres (77.92 hectares), shown in pink on the sale plan, predominantly contained within a single large enclosure and benefiting from several access points. The land is situated between Wistow Fen Lane and Warboys, with part of the southern boundary adjoining the existing residential built form.

Lot 2

A productive parcel of Grade 2 and 3 arable land extending to approximately 16.70 acres (6.76 hectares), shown in blue on the sale plan, contained within a single enclosure and benefiting from direct frontage and access onto Straight Drove. The land is situated north of Warboys within a well-established farming area.







Farming

The land has been farmed in hand as part of a well-managed and productive arable enterprise. Cropping has predominantly comprised winter wheat, with spring oats and oilseed rape incorporated as break crops within the rotation. The recent cropping history is set out below and further cropping history is available from the selling agent.

Environmental Schemes

The land has been entered into a Sustainable Farming Incentive Scheme. The agreement cannot be transferred to a buyer.

The scheme was designed to utilise some of the more marginal, shaded and irregular areas of the holding for the benefit of wildlife and biodiversity. These areas mainly comprise flower-rich margins and blocks that support natural pest predators, wild pollinators and farmland birds.

Further details are available from the selling agent.



Cropping History

Lot	Ha	Ac	2022	2023	2024	2025	2026	2027 (Proposed Cropping)
Lot 1	77.92	192.54	Winter Wheat	Spring Oats	Winter Wheat	Winter Wheat	OSR	Winter Wheat
Lot 2	6.76	16.70	Winter Wheat	Winter Wheat	Spring Oats	Winter Wheat	Winter Beans	Winter Wheat
Total	84.68	209.24						

Farm Performance

Soil indices (mg/l available) from September 2022 are shown below:

Lot	Ha	P	K	Lime	Mg	Organic	Year
Lot 1	72.36	1.91	3.06	7.75	2.78	3.8	2022
Lot 2	6.96	1.88	3.35	7.95	2.83	3.7	2022



Ingoing Valuation

The Purchaser(s) will be required to purchase the growing crop at the cost of inputs and the cultivation cost.

The cultivation costs for field operations associated with establishing the H27 crops are to be valued using CAAV Agricultural Operations Costings (2027, if available, otherwise 2026) rates, plus 10%.

Tenure & Possession

The property is for sale freehold with Vacant Possession on Completion.

Method of Sale

The property is for sale by Private Treaty.

Planning

The property falls within the jurisdiction of Huntingdonshire District Council.

Overage

The sale will be subject to an overage provision affecting the area hatched blue on the plan, entitling the Vendor to 25% of any uplift in value arising from the grant of planning permission or implementation of permitted development rights for a period of 40 years. The overage will exclude the erection of agricultural buildings.

Environmental Designations

A small section of the north-west corner of Lot 2 lies within Flood Zone 2.

Wayleaves, Easements & Rights of Way

The land is to be sold subject to all existing rights of way, public or private, light support, drainage, water and electricity supplies and all other rights and obligations, easements, quasi easements and all wayleaves whether referred to or not in the particulars.

The Purchaser(s) will be deemed to have full knowledge and satisfied themselves as to the provisions of any such matters affecting the property.

The Vendor(s) is aware of the following matters affecting the Property:

- A British Gas easement relating to an underground gas main crossing the land. Further details and a plan are available from the Selling Agent.
- A Public Footpath running to the north of Lot 1, connecting B1040 Ramsey Road to Wistow Fen Lane.



360 View

Please scan the QR code or click this [LINK](#)



Aerial Video

Please scan the QR code or click this [LINK](#)

Registered Title

The land is registered under the Title Number CB312911.

Value Added Tax

Should any sale of the farm, as a whole or in lots, or any right attached to it become a chargeable supply for the purpose of VAT, such tax will be payable by the Purchaser(s) in addition to the contract price.

Solicitors

[Tees Solicitors](#)

Ref: Alex Waples

Postcode

The postcode is PE28 2QW.

What3words

Lot 1

The location of the north east entrance is: [///demanding.brighter.sunk](#)

The location of the west entrance is: [///tutorial.faced.shortcuts](#)

Lot 2

The location of the entrance is: [///sparkles.emailed.premature](#)

Viewings

Viewing and access to the property is strictly by appointment with Bidwells. Please call [07443 350780](tel:07443350780).

Anti-Money Laundering

To comply with the Money Laundering Regulations 2017, once an offer is accepted the Purchaser(s) will be required to provide any information requested in order to undertake the relevant due diligence. This is a legal requirement.

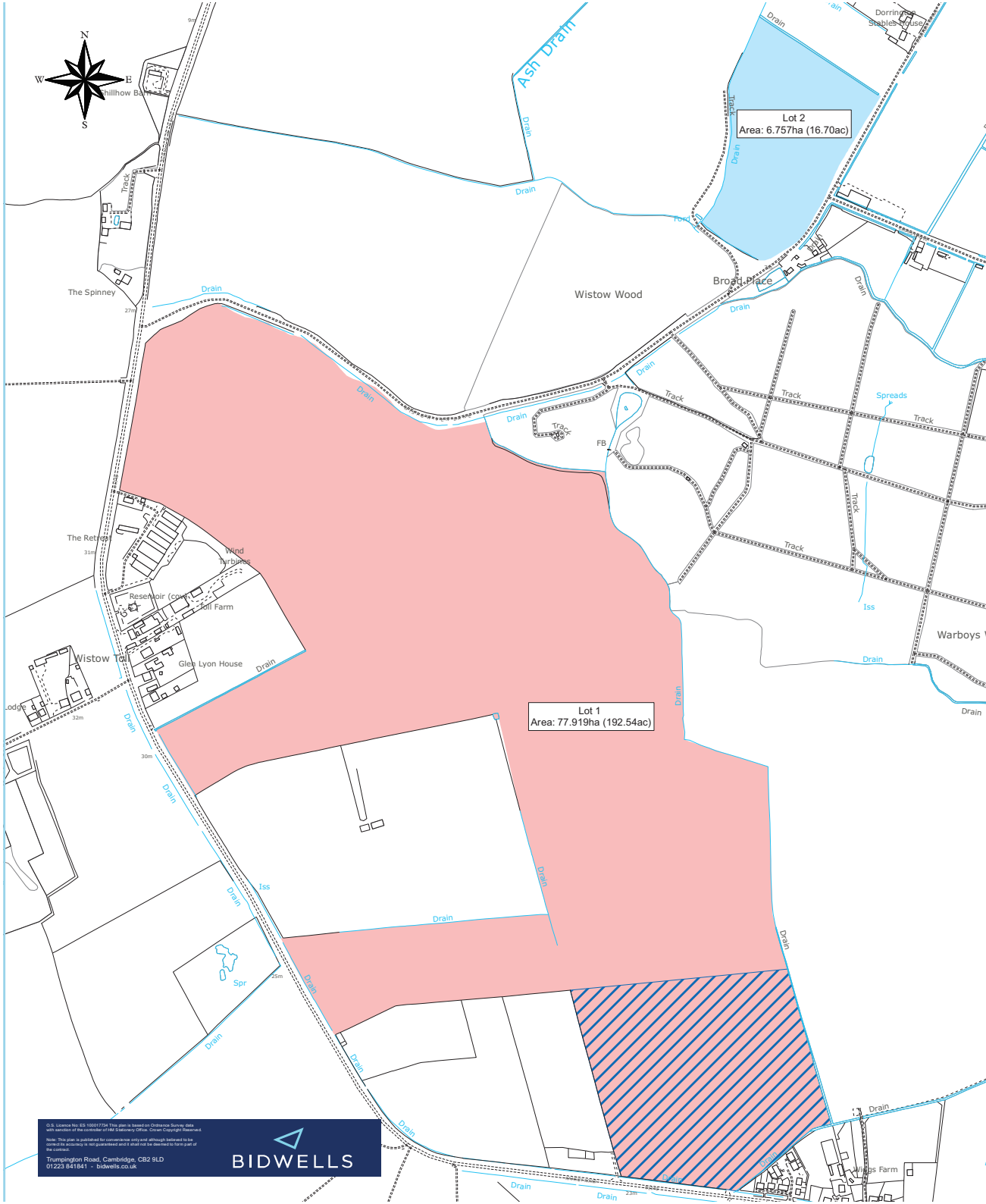
Local Authorities

The property falls within the jurisdiction of Huntingdonshire District Council, St Mary's Street, Huntingdon, PE29 3TN.
Tel: [01480 388388](tel:01480388388)

Timber, Sporting & Mineral Rights

These are included in the sale insofar as they are owned.





Boundaries

The Vendor(s) and the selling agent will do their best to specify the ownership of boundary hedges, fences and ditches but will not be bound to determine these. The Purchaser(s) will have to satisfy themselves as to the ownership of any boundaries.

Plans, Areas & Schedules

Plans attached to the particulars are based upon the Ordnance Survey National Grid and are for reference only. The Purchaser(s) will be deemed to have satisfied themselves of the property as scheduled.

Health & Safety

Given the potential hazards of a working farm and its associated machinery we would ask you to be as vigilant as possible for your own personal safety when making an inspection of this property.

Photographs, Fixtures & Fittings

The photographs in these particulars were taken in September 2026.

Only those fixtures and fittings described in the sale details are included in the sale.

Date

These particulars were prepared in September 2026.

Important notice

These particulars are intended as a guide only and do not form part of any offer or contract. All information, descriptions, photographs, plans and measurements are believed to be correct at the date of publication but should not be relied upon as statements of fact. Interested parties must satisfy themselves as to their accuracy by inspection and independent enquiry. Bidwells LLP has not tested any services, appliances, facilities or equipment referred to in these particulars, and has not independently verified planning permissions, building regulations approvals or other statutory consents or designations affecting the property. We are required to bring to your attention any material information known to us that is relevant to your decision whether to view or purchase a property. Where known, such information is included in these particulars or we will provide it to you on request. This property is sold subject to, and with the benefit of, any agricultural tenancies, grazing licences or other occupation or use licences, sporting rights, mineral rights and mines and minerals reservations, easements, wayleaves, rights of way, restrictive covenants, environmental land management scheme agreements, environmental or conservation designations, and any other entitlements, rights or encumbrances affecting the land, details of which are available on request. Prospective buyers should make their own enquiries before proceeding. We will disclose to you any connection between the seller, or any person connected with the seller, and Bidwells LLP, and any personal interest that we or our staff may have in the property as soon as we become aware of it. Bidwells LLP is required by law to conduct identity verification and anti-money laundering checks. Buyers and sellers must provide identification documents before a sale can proceed, and an approved third party may carry out these checks on our behalf. Personal data will be processed in accordance with Bidwells LLP's Privacy Policy. Bidwells LLP is a member of The Property Ombudsman, an approved redress scheme for estate agents. Details of our complaints handling procedure are available on request or at bidwells.co.uk. Nothing in these particulars affects your statutory rights. © Bidwells LLP. All rights reserved.

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