

**LAND AT HALL FARM**  
**FULBOURN, CAMBRIDGE, SOUTH CAMBS**

**CHEFFINS**



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## 161.24 ACRES (65.25 HA) OF PRODUCTIVE GRADE 2/3 ARABLE LAND CLOSE TO FULBOURN VILLAGE AND SOUTH OF CAMBRIDGE CITY CENTRE

### Introduction

An excellent opportunity to purchase agricultural land either as individual parcels or as a whole, located 3 miles south of Cambridge City centre. The land is split into three separate blocks and located close to the outskirts of Fulbourn village with road frontage to all parcels.

The land is offered for sale with vacant possession.

### Method of Sale

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

### Lot 1 – 17.32 acres at Wilbraham Road, Fulbourn

A single parcel of level arable land with access off Wilbraham Road and classified as Grade 3, being of the Reach series of shallow humose fine loam soil over chalk. The land is located to the north of Fulbourn Fen Nature Reserve (SSSI) and within the Cambridge Fen core area of the Cambridge Nature Network Priority Area.

The field parcel is bounded to the west by the New Cut drainage ditch and to the south by the Cambridge-Newmarket railway line.

### Lot 2 – 83.62 acres at Balsham Road, Fulbourn

The land is located to the south east of Fulbourn village with frontage to Balsham Road, and is classified as Grade 2 being of the Swaffham Prior soil series of well drained calcareous coarse and fine loamy soils over chalk rubble.

The land is level and free draining providing opportunities for a range of cropping and is split into two parcels in an 'L' shaped block, with a public footpath separating the two fields.

The land is bordered to the south by Lower Valley Farm Biodiversity Net Gain site which is a landscape scale habitat creation scheme.

### Lot 3 – 60.30 acres at Babraham Road, Fulbourn

A single parcel of arable land located to the south of Fulbourn village with extensive frontage and access from Babraham Road. The land is gently sloping and classified as Grade 2 being of the Swaffham Prior soil series of well drained calcareous coarse and fine loamy soils over chalk rubble.

The land is partially enclosed by mature hedgerows and is open to the northern boundary.

### Tenure & Possession

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

The outgoing tenant has farmed the land for a number of years and has expressed an interest in continuing to farm the land on a suitable arrangement to be agreed.

### Drainage Rates

Environment Agency drainage rates are currently payable at the standard rates.

### 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.

### Town & Country Planning

The land is situated within South Cambs District Council planning authority and is sold subject to any development plans, tree preservation orders, town planning schedules, applications, permissions and resolutions which may be or come into force. The purchaser(s) will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the property.

The land is all located in the Cambridge Green Belt.

### Basic Payment Scheme

The land has been claimed for Basic Payment Scheme entitlements and is registered on the Rural Land Register. The seller will retain any historic delinked payments.

### Environmental & Grant Schemes

The land is not currently entered into any Countryside Stewardship, Sustainable Farming Incentive or other schemes.

### Sporting, Timber & Minerals

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

### Wayleaves, Easements, Covenants & 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.

Lot 1 – a high pressure gas main crosses under the land together with an overhead electricity line and poles across the north-east corner.

Lot 2 – public footpath 95/11 along the boundary between the two field parcels.

### Tenant Right & Dilapidations

There will be no ingoing valuation and the purchaser shall not claim for dilapidations, if any, in relation to the property.

The land will be left in stubble with straw either chopped and spread or baled and removed.

### Exchange & Completion

Exchange of contracts shall be within 6 weeks of the purchaser(s) solicitor receiving a draft contract. Completion will be by agreement between the parties.

### Boundaries

The vendor and vendor's agents will do their best to specify the ownership of boundary hedges, fences and ditches but will not be bound to determine these. The property is available for inspection and the purchaser(s) will be deemed to have satisfied themselves as to the ownership and location of the boundaries.

### Plans, Areas & Schedules

Plans attached to the particulars are based upon the Ordnance Survey and are for identification purposes only.

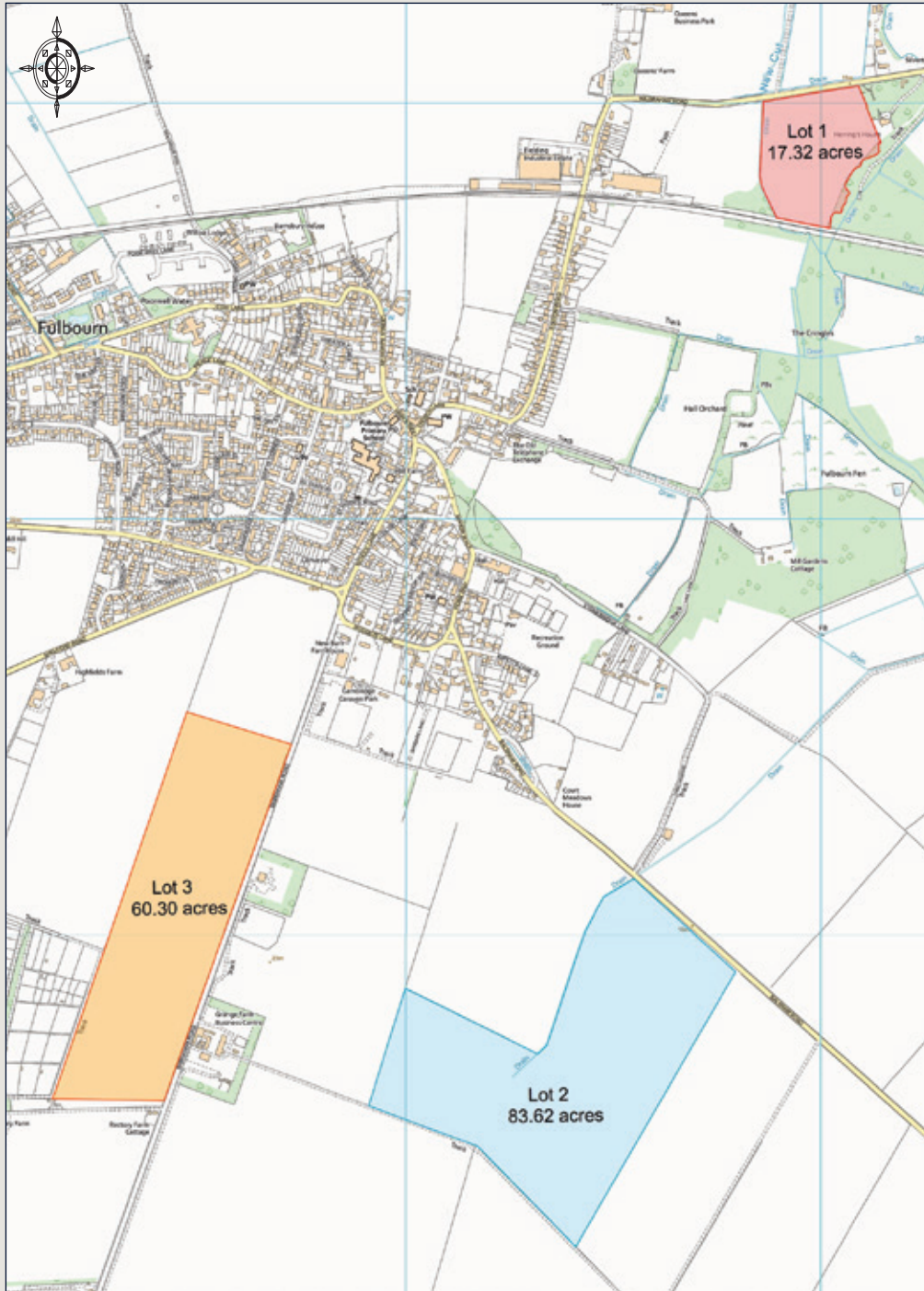
### Local Authority

South Cambs District Council, South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge CB23 6EA

Tel: 01954 713 000 | Email: [scdc@scambs.gov.uk](mailto:scdc@scambs.gov.uk)

Website: [www.scambs.gov.uk](http://www.scambs.gov.uk)





### Viewings & Further Information

The land can be viewed by prior arrangement with the Sole Agents. For further information please contact Simon Gooderham [simon.gooderham@cheffins.co.uk](mailto:simon.gooderham@cheffins.co.uk) or Jack French [jack.french@cheffins.co.uk](mailto:jack.french@cheffins.co.uk) on (01223) 213777

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

### Nearest Postcodes

Lot 1 - CB21 5EU; Lot 2 - CB21 5DA; Lot 3 - CB21 5HR

### what3words

Lot 1 - ///cages.reform.brotherly  
 Lot 2 - ///nature.deranged.streak  
 Lot 3 - ///startles.woes.nozzle

### 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 contract) and prior to Solicitors being instructed.

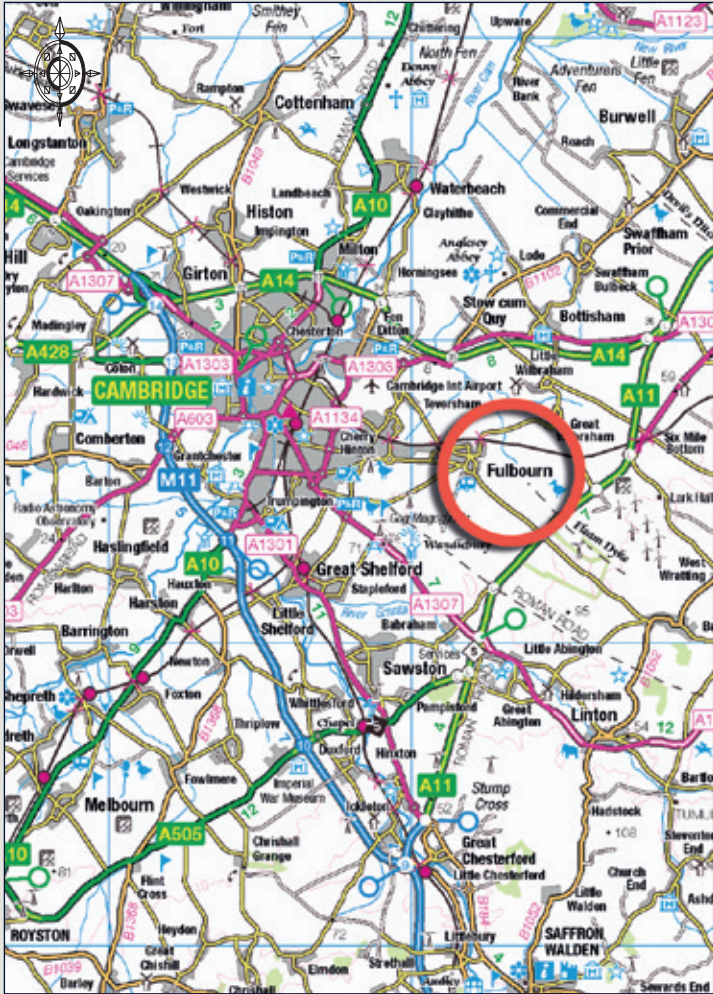
### Sellers Solicitor

Roythornes, Enterprise Way, Pinchbeck, Spalding, PE11 3YR

### Agents Notes

For clarification we wish to inform 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 acreages use gross acreages taken from the 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 or any tree boundary or any part of the property. If communications, condition of the property, situation or such factors are of a particular importance to you please discuss these priorities with us before arranging an appointment to view. This should avoid a wasted journey. September 2025





**Important Notice** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Cheffins in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Cheffins does not have any authority to make any representations about the property and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Plans are for identification purposes only. Not to scale. Crown Copyright 2024. All Rights Reserved. Licence Number 100020449.

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