



# Land at Hundred Foot Washes, Welney, Pymoor, Ely, Cambridgeshire.

Guide Price £400,000

• Property • Land • Fine Art • Farm Machinery

34.09 acres (13.80 hectares) of Washland

Rare Opportunity to Acquire 34.09 acres (13.80 hectares) of Washland  
With Natural Capital Opportunities

For sale by private treaty

- Freehold
- With Vacant Possession
- Washland
- Site of Special Scientific Interest (SSSI)

#### Description

An increasingly rare opportunity to acquire 34.08 acres (13.80 hectares) which offers potential natural capital opportunities and forms part of the Hundred Foot Washes at Welney which are part of larger area of land known as the Ouse Washes.

The Washland will be of appeal to a variety of parties including those with a wildlife interest and wildfowling groups.

The land is all permanent pasture and is used currently for summer grazing.

Access is available for four-wheel drive vehicles by way of a grass track running parallel to the north bank of the Hundred Foot River. Access is restricted to permit holders.

#### Location

The land is located approximately 5 miles northwest of Littleport and 9.5 miles north of the Cathedral City of Ely and 25 miles north of Cambridge.

The land is accessed from a parking area adjacent to Suspension Bridge approximately 0.75 miles northeast of the land.

#### Tenure

Freehold with vacant possession on completion.

#### Sporting, Timber and Mineral Rights

All sporting timber and mineral rights are included in the sale.

We understand that the vendor has exercised their shooting rights and these remain in hand and are to be included in the sale of the land.

#### Rights of Way, Easements and Wayleaves

The land will be sold subject to and with the benefit of all existing rights of way, easements and wayleaves.

#### Outgoings

Drainage Rates are payable to the Hundred Foot Washes Internal Drainage Board. Please make your own enquiries.

#### Designations

The land is designated along with the Ouse Washes as a Site of Special Scientific Interest (SSSI).

The land is also designated as a Ramsar Site. A Ramsar site is the land listed as a Wetland of International Importance under the Convention on Wetlands of International Importance Especially as Waterfowl Habitat (the Ramsar Convention) 1973.

#### Method of Sale

The land is for sale by Private Treaty subject to contract.

#### VAT

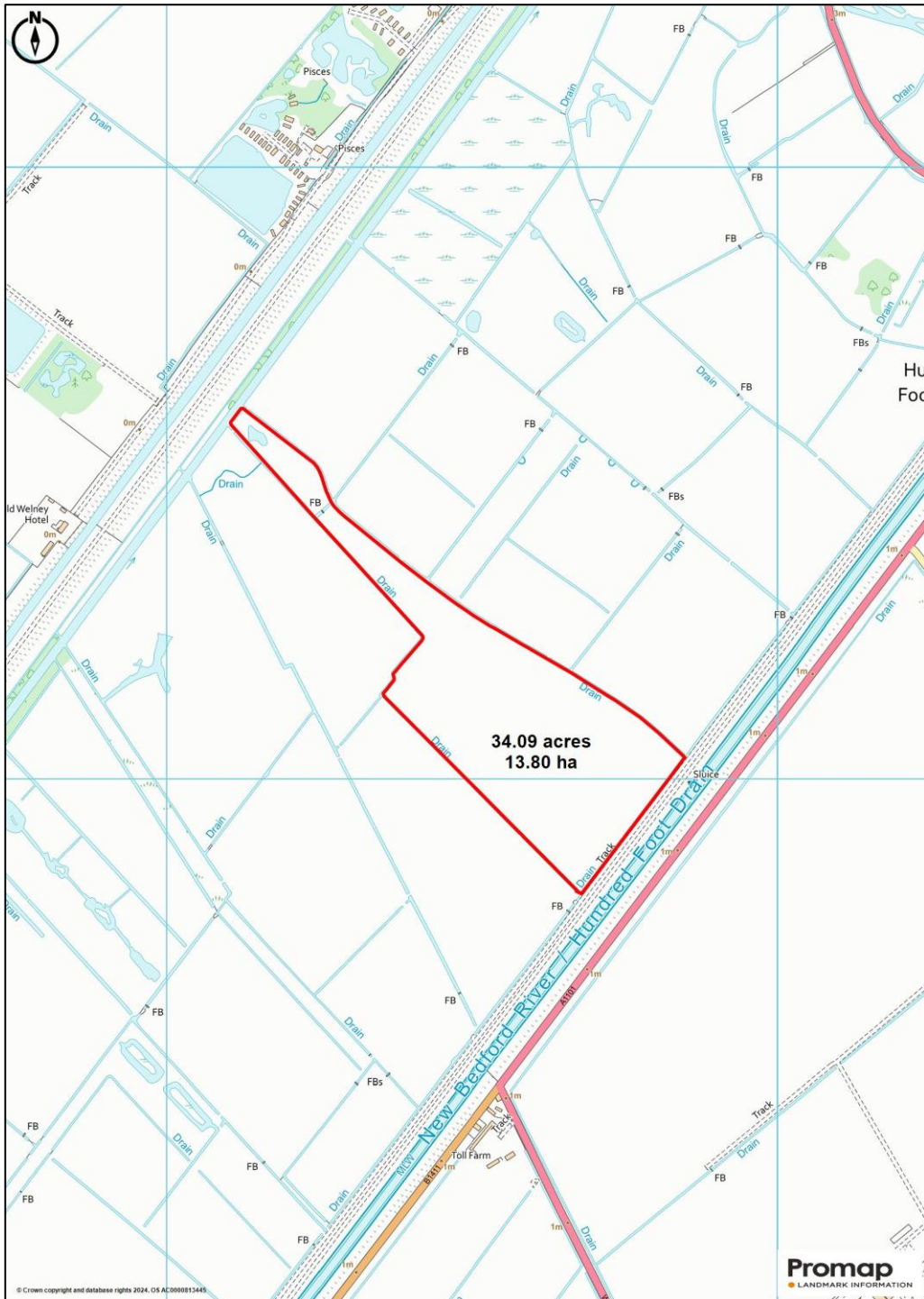
The Seller has not made an election to tax and VAT will not be applied to the sale price.

#### Viewings

Parties are invited to view the land on foot unattended during daylight hours. We request that viewing parties carry with them a set of these sales particulars.







**Special Notes**

1. As the sellers' agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
5. All dimensions are approximate and floor plans are for general guidance and are not to scale.
6. Every care has been taken with the preparation of these Sales Particulars, but they are for general guidance only and complete accuracy cannot be guaranteed.  
If there is any point, which is of particular importance please ask us or seek professional verification.
7. These Sales Particulars do not constitute a contract or part of a contract.



