

LAND AT LITTLE THETFORD, STRETHAM AND WITCHAM TOLL
ELY, CAMBRIDGESHIRE



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20.30 HECTARES (50.16 ACRES) OF PRODUCTIVE AGRICULTURAL LAND FOR SALE AS A WHOLE OR IN THREE LOTS

Location

The property comprises three enclosures of arable land. Lot 1 is located to the north west of the village of Little Thetford on the junction of the A10 and Red Fen Road. Lot 2 is located to the south of the village of Stretham on the east side of the A10. Lot 3 is located to the south of Witcham Toll on the south side of the A1421.

Description

The land is divided into three separate enclosures extending to 20.30 hectares (50.16 acres) in all. The land is principally classified as being Grade 3 with one field being classified as a mixture of Grade 2 and 3 and all of the fields are suitable for a range of arable crops. The land is predominantly flat and situated between 0m and 20m above sea level. All of the fields are regular in shape and suitable for working with modern farm machinery. Access to the land is directly off the public highway. The individual lots are as follows:

Lot 1

Lot 1 comprises a single enclosure of arable land extending to approximately 2.22 hectares (5.49 acres) as shown edged and shaded in red on the plan. The land is classified on the Ministry of Agriculture's Land Classification Map as being a mixture of Grade 2 and 3. The Soil Survey for England & Wales classifies the soils as being of the Hanslope Series, a slowly permeable calcareous clayey soil, suitable for growing winter cereals.

Lot 2 (Cover Photo)

Lot 2 comprises a single enclosure of arable land extending to approximately 11.98 hectares (29.60 acres) as shown edged and shaded in blue on the plan. The land is classified on the Ministry of Agriculture's Land Classification Map as being Grade 3. The Soil Survey for England & Wales classifies the soils as being of the Peacock Series, a deep humose or silty clay with some peat soils, suitable for growing winter and spring cereals, sugar beet and beans.

Lot 3

Lot 3 comprises a single enclosure of arable land extending to approximately 6.10 hectares (15.07 acres) as shown edged and shaded in green on the plan. The land is classified on the Ministry of Agriculture's Land Classification Map as being Grade 3. The Soil Survey for England & Wales classifies the soils as being of the Evesham 3 Series, a slowly permeable calcareous clayey, and fine loamy over clayey soil, suitable for growing winter cereals.

Method of Sale

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

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.

Tenant Right

In addition to the Purchase Price, the Purchaser will pay for any cultivations and drilling carried out in accordance with Central Association of Agricultural Valuers costings and will pay for any inputs applied at invoice cost.

Basic Payment Scheme

The land is registered on the Rural Land Register. The seller will retain the 2024 BPS payment and all future delinked payments.

Environmental and Grant Scheme

There are no environmental schemes on the land.

Drainage Rates

Lot 2 is subject to drainage rates which are payable to the Littleport & Downham IDB.

Sporting, Timber and Mineral Rights

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

Wayleaves, Easements and 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.

Local Authority

East Cambridgeshire District Council, The Grange, Nutholt Lane, Ely CB7 4EE.

Boundaries

The vendor and their agent will make reasonable efforts to specify the ownership of boundary hedges, fences and ditches etc, but will not be bound to determine these. The property is available for inspection and the purchaser will be deemed to have satisfied themselves as to the ownership of the boundaries.

Plans and Areas

All plans are based upon the Ordnance Survey and are for identification purposes only.

Cropping

LOT	Lot 1	Lot 2	Lot 3
2025	S Beans	Wheat	Wheat
2024	Wheat	Wheat	Wheat
2023	Wheat	S Beans	Wheat
2022	Wheat	Wheat	S Beans
2021	Fallow	Wheat	Wheat
2020	Wheat	OSR	Wheat

Viewings

The land can be viewed at any reasonable time with a copy of the sales particulars to hand, subject to prior arrangement with the Agents. For further information please contact either:

Andrew Amey or Jonathan Stiff
t: (01353) 654900
e: andrew.amey@cheffins.co.uk or
jonathan.stiff@cheffins.co.uk

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

What3Words

Lot 1

What3Words - [///sparks.dialect.inhabited](#)

Lot 2

What3Words - [///singer.dupe.caravans](#)

Lot 3

What3Words - [///liver.studs.dynasties](#)

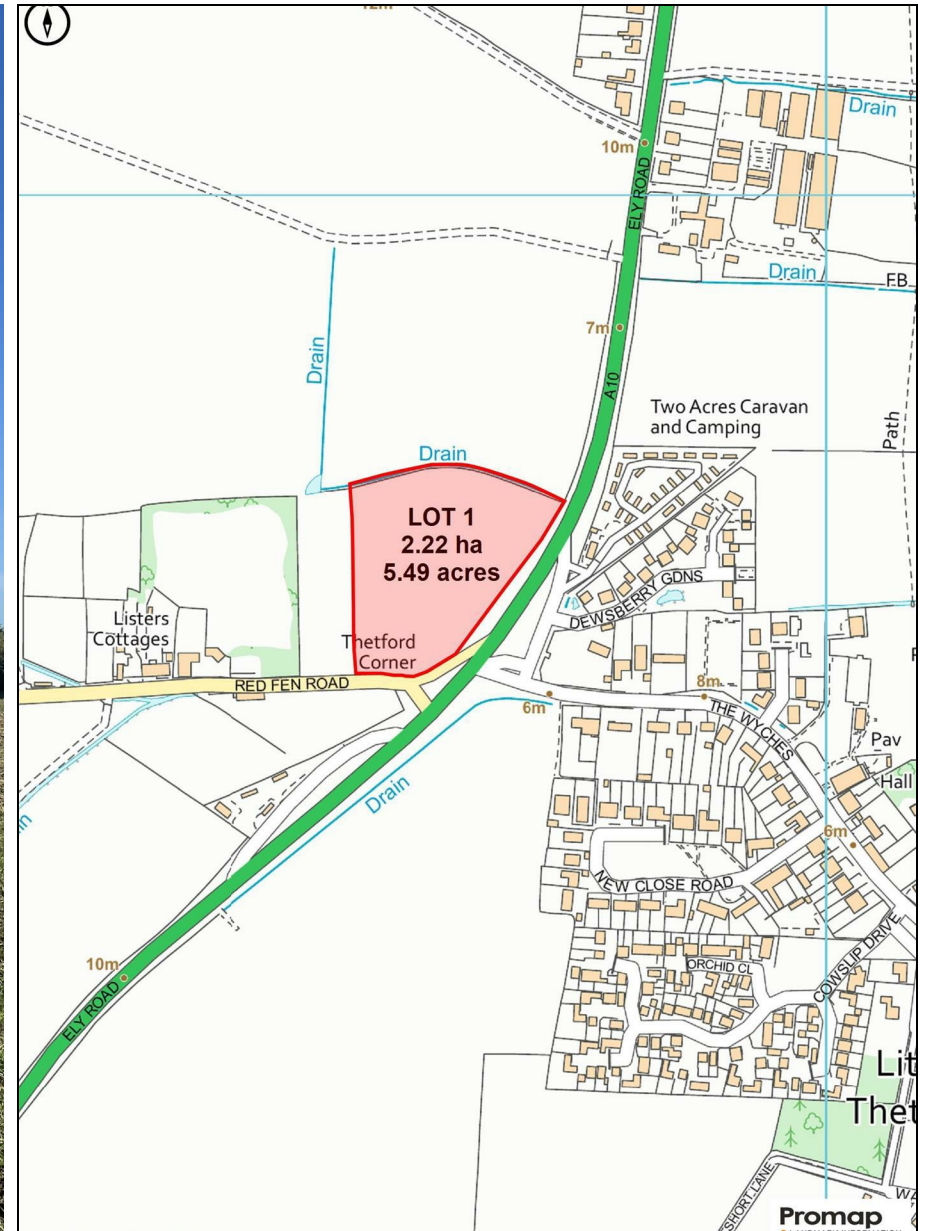
Anti-Money Laundering Regulations

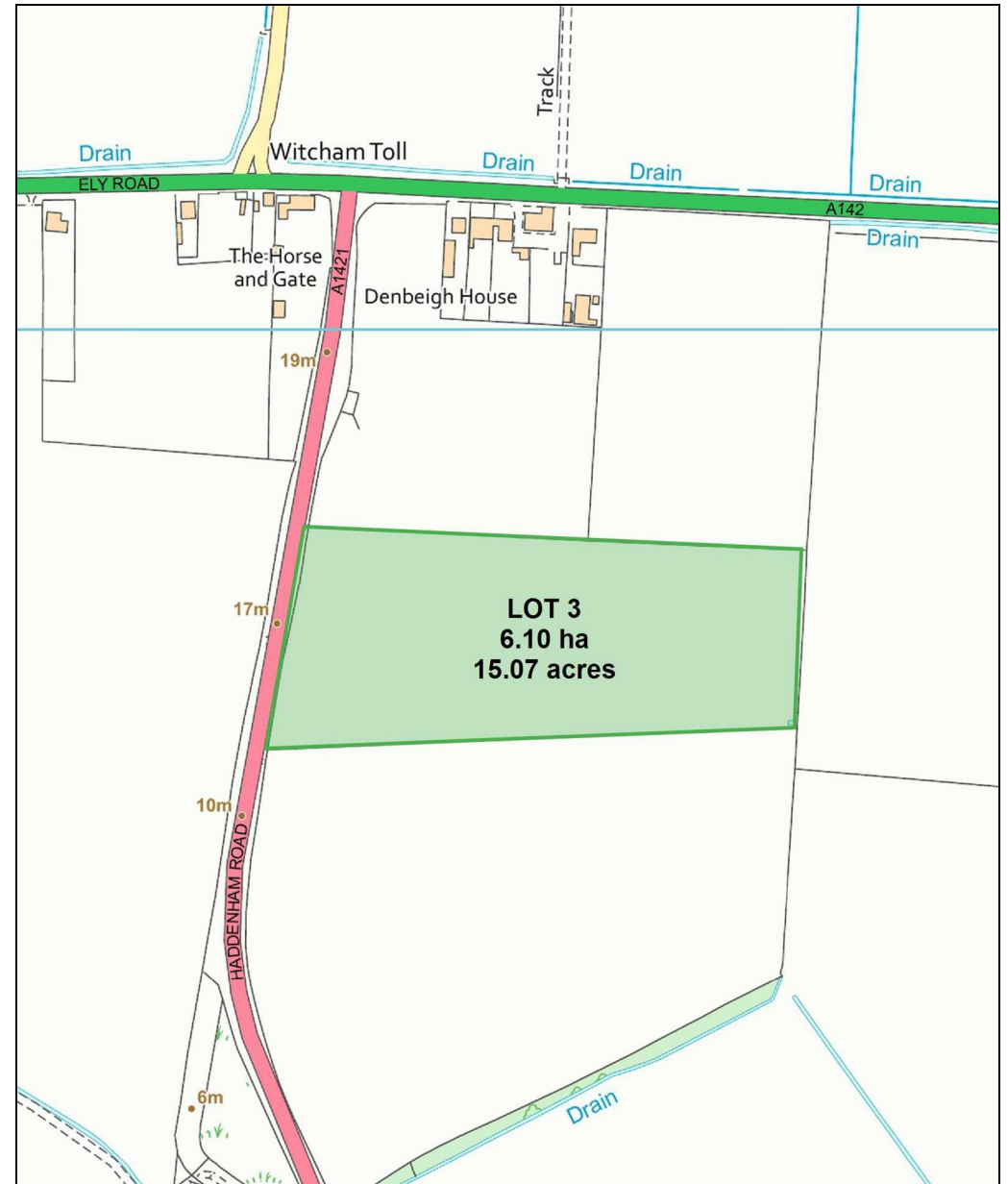
Buyers will be required to provide proof of identity and address to the Selling Agent following acceptance of an offer (subject to contracts) and prior to Solicitors being instructed.

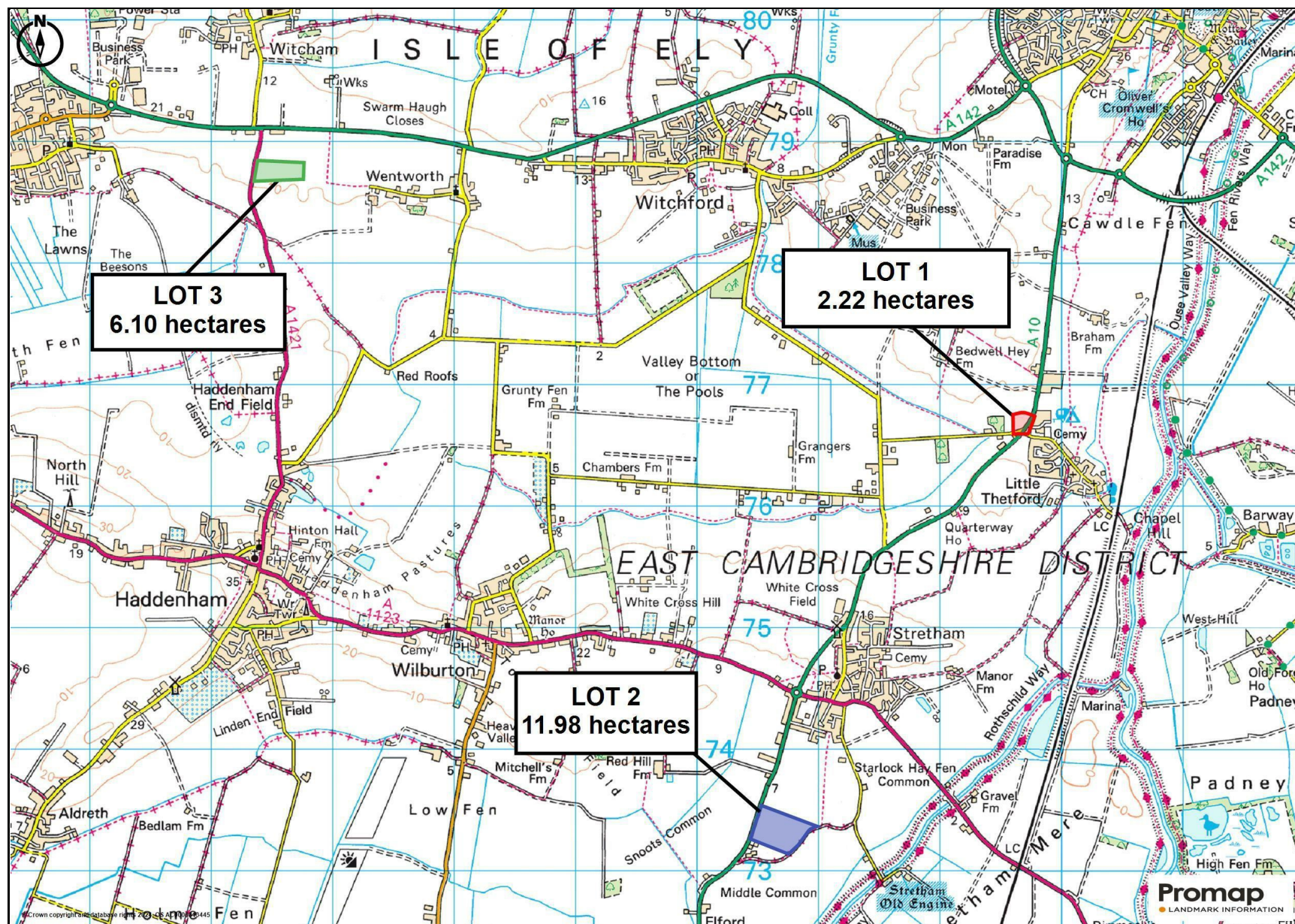
Lot 3



Lot 1







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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.