

**11.61 HECTARES (28.70 ACRES) OF LAND AT HEAD FEN,  
PYMOOR, ELY, CAMBRIDGESHIRE**





**LAND AT HEAD FEN, PYMOOR, ELY, CAMBRIDGESHIRE, CB6 2EP**  
**11.61 HECTARES (28.70 ACRES) OF PRODUCTIVE GRADE 1 AGRICULTURAL LAND**  
**FOR SALE BY PRIVATE TREATY - GUIDE PRICE £240,000**

**Location**

Head Fen Farm, Pymoor is situated off Head Fen Drove which is located approximately 2 miles to the north west of the village of Pymoor, 3 miles west of Littleport and 6 miles north of the Cathedral City of Ely.

**Description**

The property comprises a single parcel of Grade 1 arable land extending to approximately 11.61 hectares (28.70 acres) as shown edged and shaded in red on the plan. The land is situated at approximately sea level and accessed off Long Drove.

The Soil Survey of England and Wales identifies the soils as belonging to the Downholland 1 Association, which are further described as deep stoneless humose clayey soils, calcareous in places. Some peat soils and deep humose calcareous silty soils and are suitable for growing cereals, sugar beet, potatoes and field vegetables.

**Method of Sale**

The property is offered for sale by private treaty.

**Tenant Right**

The land will be cropped for this 2025 cropping year and the purchaser will buy from the Sellers Contractor in addition to the purchase price all growing crops at valuation as at the date of completion. Alternatively the purchaser will enter into a fixed term Farm Business Tenancy with the Sellers Contractor ending Michaelmas 2025.

**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.

**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 the 2024 BPS payment and all historic delinked payments.



2024	2023	2022	2021	2020	2019
Spring Beans	Winter Wheat	Sugar Beet	Winter Wheat	Spring Beans	Oil Seed Rape

## Environmental and Grant Scheme

There are no environmental schemes on the land.

## Drainage Rates

Drainage rates 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 Car Park, 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.

## Viewings

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

Andrew Amey or Edward Tabner  
t: (01353) 654900  
e: [andrew.amey@cheffins.co.uk](mailto:andrew.amey@cheffins.co.uk) or  
[edward.tabner@cheffins.co.uk](mailto:edward.tabner@cheffins.co.uk)

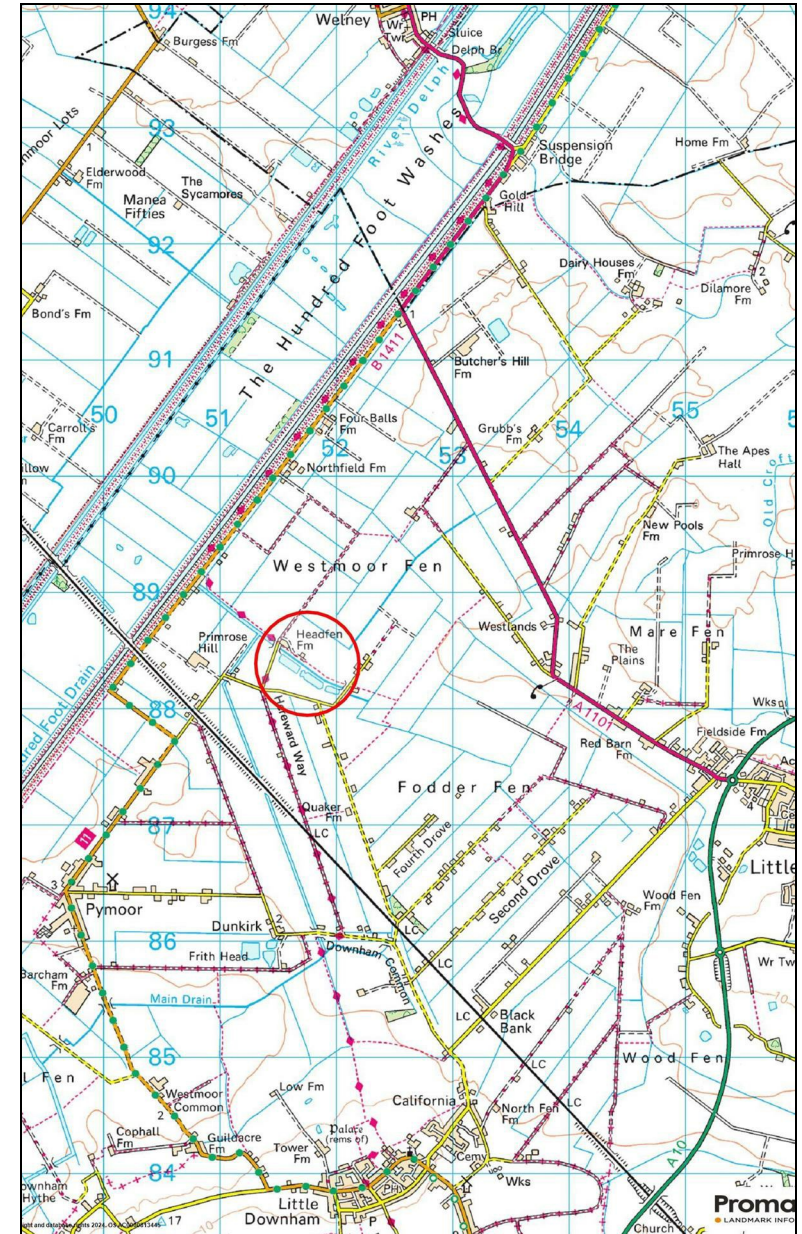
As always, potential hazards exist on working farms and it is requested that all viewings are undertaken with care and regard to safety.

## Postcode and What3Words

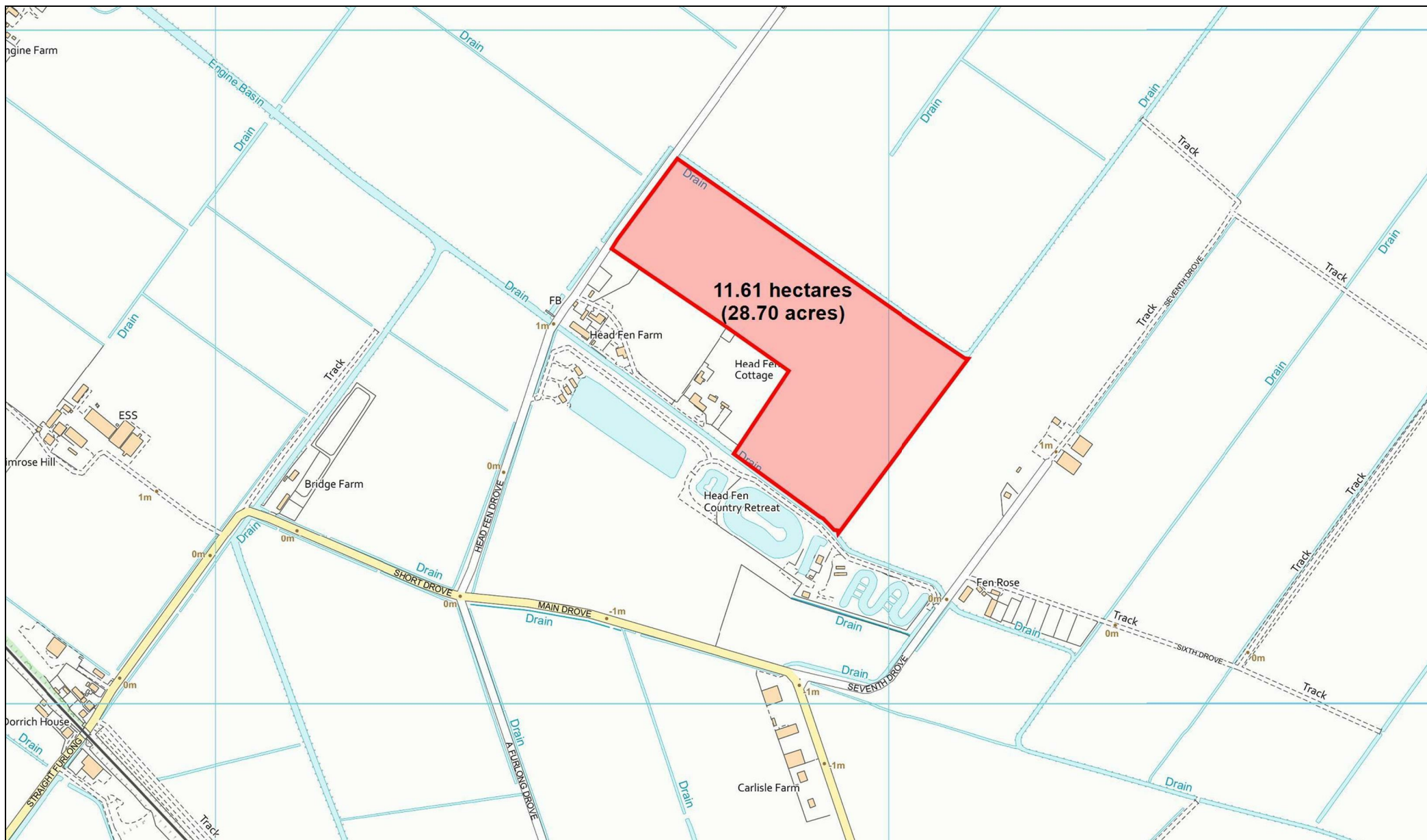
Lot 1  
Postcode - CB6 2EP  
What3Words - ///braved.dislodge.seaside

## 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.







25 Market Place, Ely, CB7 4NP | 01353 662405 | [cheffins.co.uk](http://cheffins.co.uk)



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.