

**7.05 HECTARES (17.43 ACRES) OF LAND AT WITCHAM HYTHE,
WARDY HILL, ELY, CAMBRIDGESHIRE**

CHEFFINS



LAND AT WITCHAM HYTHE, WARDY HILL, ELY, CAMBRIDGESHIRE

7.05 HECTARES (17.43 ACRES) OF PRODUCTIVE AGRICULTURAL LAND FOR SALE BY PRIVATE TREATY - GUIDE PRICE £120,000

Location

The land is located near Wardy Hill which is a small hamlet in Coveney civil parish. The land is situated approximately 1 kilometre to the south east of Wardy Hill, 2 Kilometres east of the village of Mepal and 1 kilometre to the north of Witcham.

Description

The property comprises a single parcel of a mixture of Grade 2 and 3 arable land extending to approximately 7.05 hectares (17.43 acres) as shown edged and shaded in red on the plan. The land is situated at approximately sea level and accessed off Gravel Drove via a byway (269/8) alongside the catchwater.

The Soil Survey of England and Wales identifies the soils as belonging to the Peacock Association, which are further described as deep humose calcareous clayey and non-calcareous fine loamy over clayey soils. Some peat soils.

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.



Cropping

2025	2024	2023	2022	2021
Maize	Sugar Beet	Maize	Maize	Maize

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.

Environmental and Grant Schemes

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.

Plans and Areas

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

What3Words

///cubs.vine.chestnuts

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.

Viewings

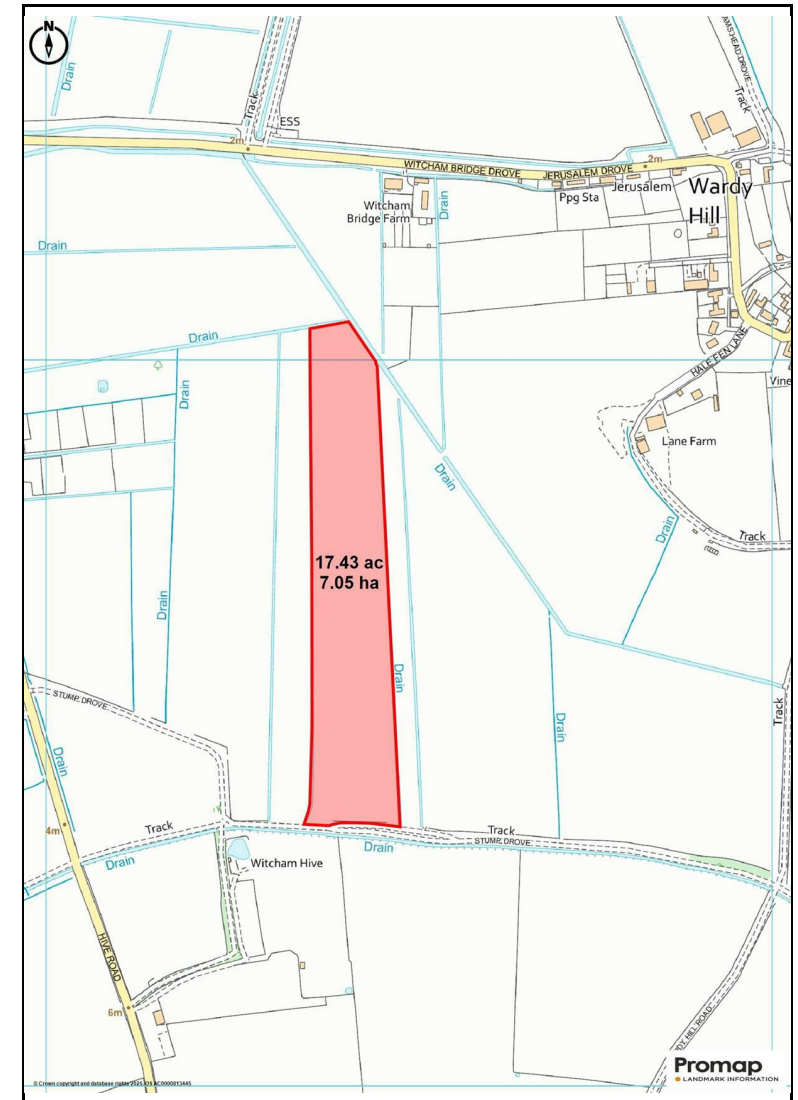
The land can be viewed at any reasonable time with a copy of the sales particulars to hand, subject to prior notification to the Agents. For further information please contact either:

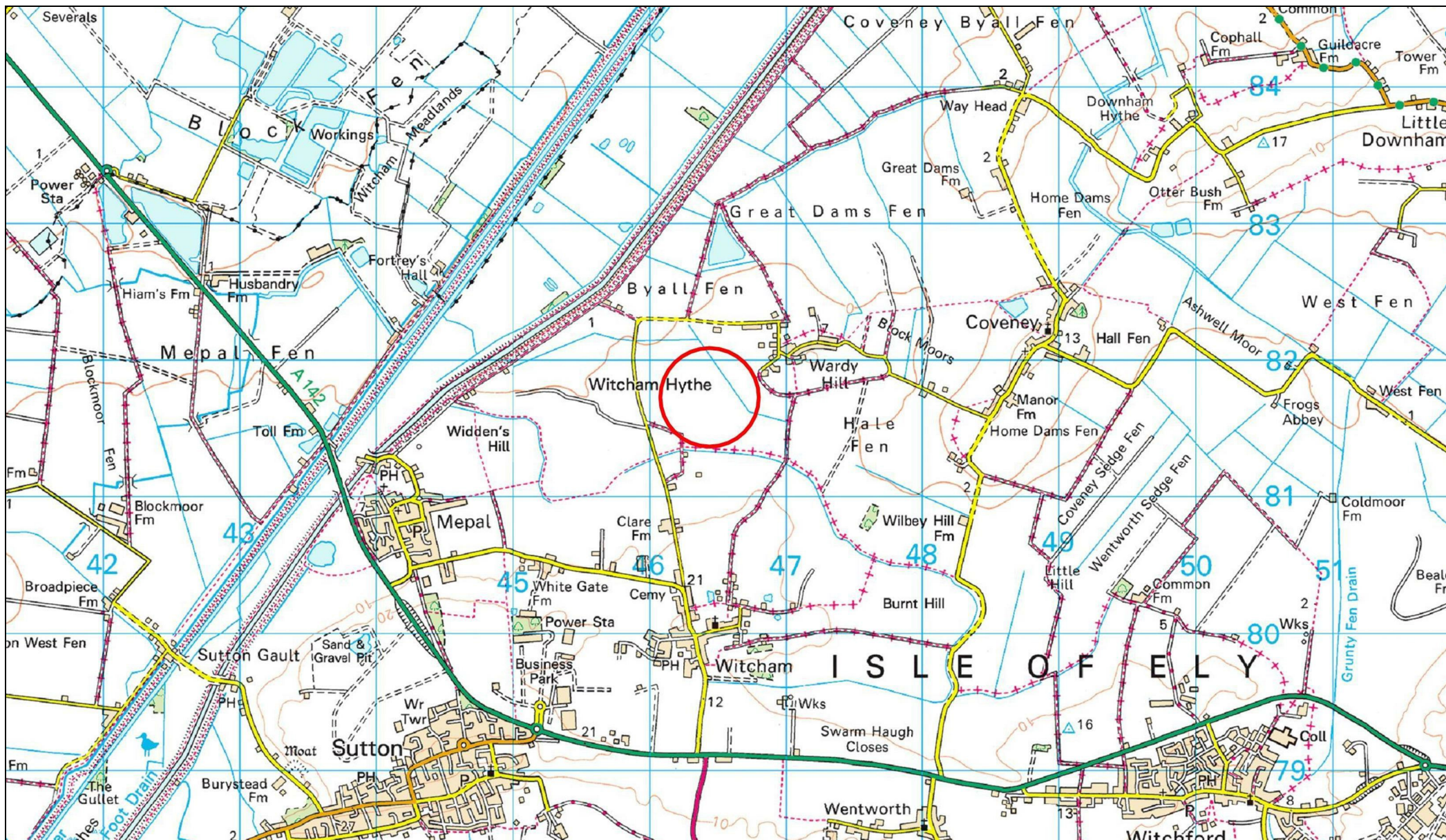
Andrew Amey or Edward Tabner
t: (01353) 654900
e: andrew.amey@cheffins.co.uk or
edward.tabner@cheffins.co.uk

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

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.





Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

25 Market Place, Ely, CB7 4NP | 01353 662405 | 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.

