



Prime Paddock & Grazing Land

Pocock + Shaw

Prime Paddock Land  
Off Clunch Pit Lane  
Fair Green  
Reach  
Cambridgeshire  
CB25 0JD

An exciting opportunity for you to own your own parcel of the beautiful Cambridgeshire countryside in one of the UK's most desirable village locations. Approaching 2.8 acres in total (sts) this pasture land is ideal for livestock or equestrian grazing or suitable as a smallholding for hobby farming. It could also be used for a variety of other recreational or amenity uses subject to any necessary planning consent.

Asking Price £70,000



The very pretty and largely unspoilt village of Reach is a small hamlet situated on the outskirts of Burwell. Reach is an attractive village between Cambridge and Newmarket, well placed for the A14 which provides good commuter links.

The village itself is centred around an attractive Green and has a Church, Public House & Village Hall, whilst the larger village of Burwell is only 2 miles away and has a variety of shops and facilities. The famous horse-racing town of Newmarket, with its extensive shopping and leisure facilities, is also easily accessible. The property is ideally placed for Kings School, Ely, as well as Bottisham Village College which has received favourable Ofsted Reports.

A rare opportunity for you to own your own parcel of the beautiful Cambridgeshire countryside in one of the UK's most desirable village locations. Understood to be approaching 2.8 acres in total (sts) this pasture land is ideal for livestock or equestrian grazing or suitable as a smallholding for hobby farming. It could also be used for a variety of other recreational or amenity uses subject to any necessary planning consent.

The paddock is enclosed, in three parts, in the main by posts and tornado wired fencing. Secure access via a gated entrance with hard standing.

### **Access**

Access is provided via a gated entrance off Clunch Pit Lane, leading from Fair Green, on the north west side of Green Lane, with full vehicular right of way along a leafy lane. (leading beside 28 Fair Green).

The land is offered for sale by private treaty. The freehold is available with vacant possession upon completion.

A viewing is essential to really appreciate this rarely available opportunity.

### **Agents Note:**

When viewing the land, please ensure that you park at the entrance gate immediately to your right. We kindly ask all parties to be respectful of the nearby properties.

### **Services**

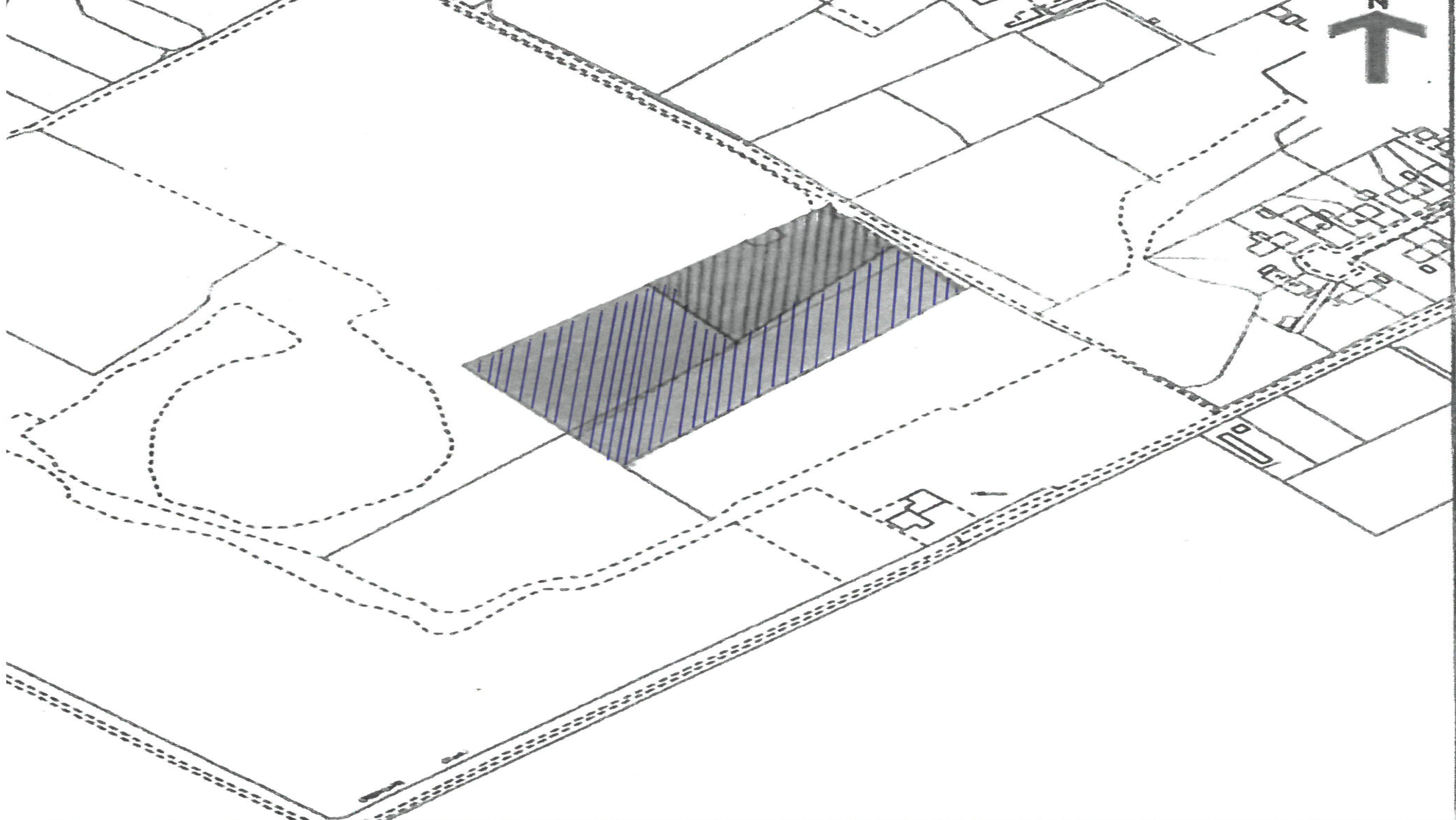
No services are connected.  
The property is in Reach conservation area.  
The property is in a no flood risk area.

### **Council:**

East Cambridgeshire District Council

**Viewing:** Strictly by prior arrangement with Pockock + Shaw. KS





This plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See HM Land Registry Public Guide 19 - Title Plans and Boundaries.

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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