



ARABLE LAND AT COVENEY

CAMBRIDGESHIRE

Approximately 43.19 hectares (106.72 acres) of productive bare arable land offered for sale in four lots

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LOCATION AND SITUATION

The parcels of land are situated around the village of Coveney in Cambridgeshire as illustrated on the Sale Plan. Coveney is a rural village located 4.5 miles west of Ely and 20 miles north of Cambridge.

What3Words:

Lot 1 – ///waxing.clearly.escalated
Lot 2 – ///overlook.riverbed.ideal
Lot 3 – ///changes.spearing.hides
Lot 4 – ///thinkers.scoots.organist

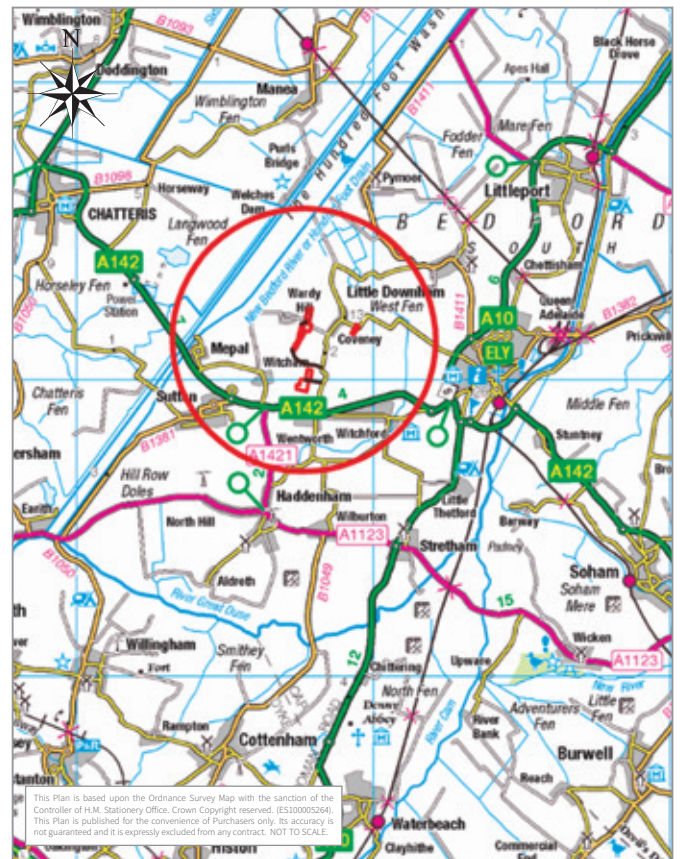
DESCRIPTION

The offering includes approximately 43.19 hectares (106.72 acres) of bare arable land available for sale in Four separate Lots or as a whole. The access routes are marked as brown lines on the Sale Plan.

Lot 1: Two field parcels extending to approximately 17.83 hectares (44.05 acres) situated either side of a Byway Open to All Traffic (BOAT) which provides access to the land from Long Causeway to the east. The land is designated as Grade 3 with the soils belonging to the Evesham 3 Soil Association being clayey and fine loamy soils over clay. Past cropping includes combinable cropping as well as some root cropping. The northern field is currently farmed as part of a larger parcel, the north and southern corner boundaries will be staked when a sale is agreed.

Lot 2: Three field parcels extending to approximately 14.81 hectares (36.60 acres). The two northern fields are accessed from a BOAT connecting to Main Street. The field to the south is accessed via a BOAT connecting to Long Causeway to the east. The land is designated as Grade 1 and 2 with the soils belonging to the Peacock Soil Association Series being deep humose calcareous clayey and non-calcareous fine loamy over clayey soils with some peat. Past cropping includes combinable crops, sugar beet and periodically potatoes.

Lot 3: Extending to approximately 6.83 hectares (16.86 acres), Lot 3 is a single parcel of arable land with direct access from Short Causeway. The land is designated as Grade 1 and 2 with the soils belonging to the Peacock Soil Association Series being deep humose calcareous clayey and non-calcareous fine loamy over clayey soils with some peat. Past cropping includes combinable crops, sugar beet and potatoes.



Lot 4: Extending to 3.74 hectares (9.23 acres), Lot 4 is a single parcel of arable land with direct access from Green Drove. The land is designated as Grade 1 with the soils belonging to the Peacock Soil Association Series being deep humose calcareous clayey and non-calcareous fine loamy over clayey soils with some peat. Recent past cropping includes sugar beet, maize and potatoes (2018).

Back cropping schedules are available from the Sellers' Agents.

Some of the land benefits from underdrainage. Drainage plans are available from the Sellers' Agents.





GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

All of the land is offered for sale by Private Treaty.

LOTTING

If a party is interested in alternative Lotting, please contact the Selling Agents to discuss such a proposal.

EXCHANGE OF CONTRACTS

Exchange of Contracts is to take place 21 days after receipt by the Buyer(s) Solicitor of the draft Contract.

A deposit of 10% of the purchase price will be payable on exchange of Contracts. If early entry is required, the Buyer(s) will be asked to pay an additional 10% at that stage.

TENURE AND POSSESSION

All of the land is currently being farmed under various Tenancy Agreements. Vacant Possession will be available on completion, subject to Holdover (if required) to remove the current crops.

OVERAGE

Lot 4 will be sold subject to a new Overage Agreement with a Term of 25 years which will be triggered on the implementation of a Planning Permission for non-agricultural use, or, on a Completed sale of the whole or part(s) of the land with the benefit of a Planning Permission. The Overage payment will be calculated at 50% of the Enhances value less the agricultural value, less costs including disposal and Planning costs.

STATUTORY DESIGNATION

All the land lies within a Surface Water Nitrate Vulnerable Zone.

BASIC PAYMENT SCHEME (BPS)

All of the BPS de-linked payments will be retained by the current Tenants until the end of the scheme in 2027.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The farm is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements, and all wayleaves whether referred to or not in these Particulars.

Lot 4: The land is being sold subject to an existing right for the previous owner to sit an irrigation pump in the north east corner of the land as well as the right to lay a irrigation pipe along to north boundary of the field. Rights of drainage are also reserved to the previous owner.

BOUNDARIES

The Buyer(s) shall be deemed to have full knowledge of all boundaries and neither the Sellers nor the Selling Agents will be responsible for defining boundaries nor their ownership.

OUTGOINGS

Drainage Rates are payable to the Littleport and Downham Internal Drainage Board, to be apportioned upon completion.

VAT

Should any sale of the land, or any right attached to it, become a chargeable supply for the purpose of VAT, such tax shall be payable by the Buyer(s) in addition to the contract price.

SPORTING, MINERALS AND TIMBER

Apart from where stated below, all sporting and mineral rights and timber or timber like trees (except as reserved by Statute or to the Crown) are included in the sale.

Lot 1: The mines and minerals are not included within the northern parcel of land.

TOWN AND COUNTRY PLANNING

The Buyer(s) shall be deemed to have full knowledge and be satisfied as to any planning matters that may affect the property.

FIXTURES & FITTINGS

All fixtures and fittings are excluded from the sale unless specifically referred to in these Particulars.

PLANS, AREAS AND SCHEDULES

These have been prepared as carefully as possible and based on Ordnance Survey data. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

VIEWINGS

Strictly by appointment with Brown & Co.

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DISPUTES

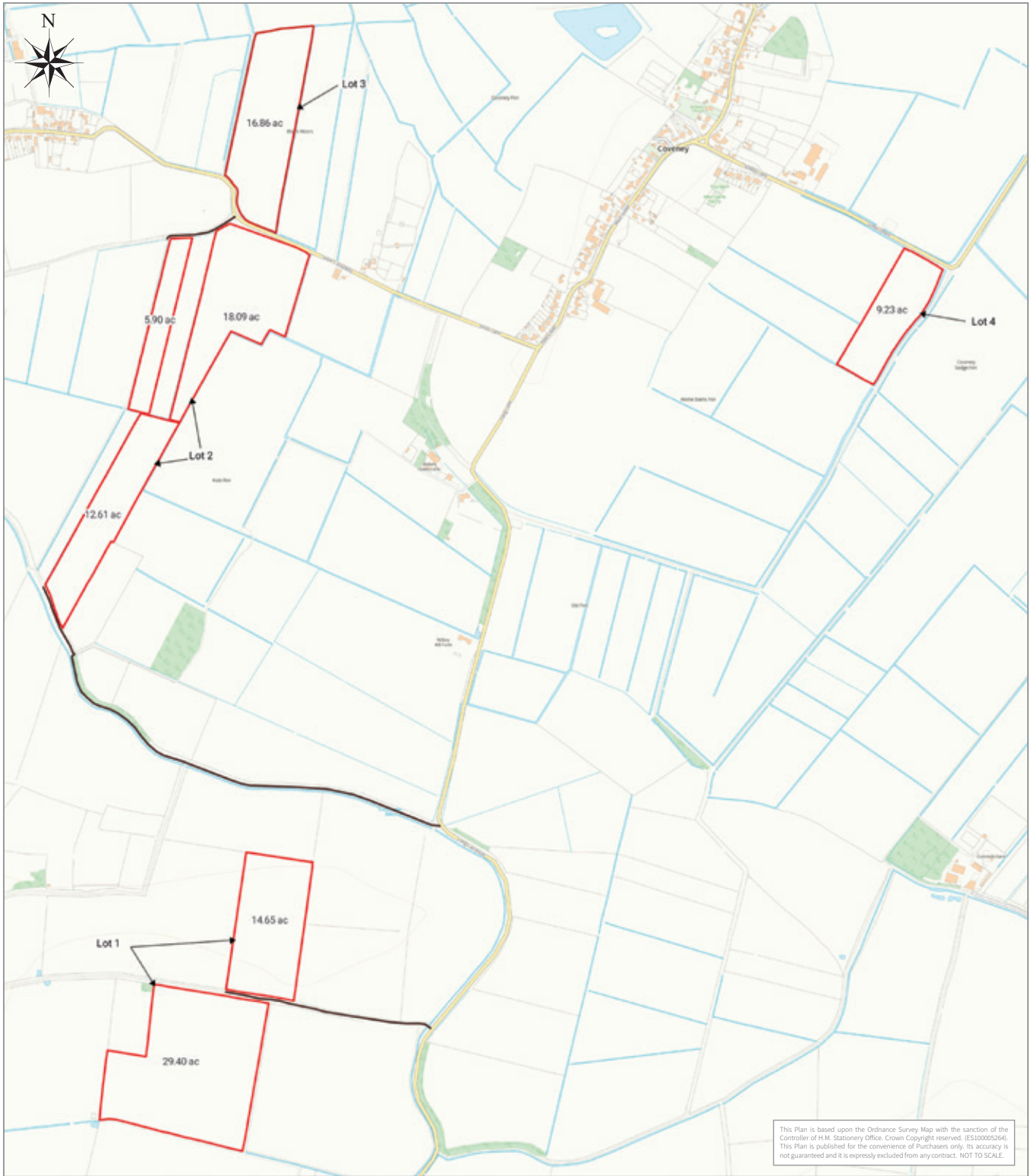
Should any disputes arise as to the boundaries or any points concerning the particulars, schedules, plans and tenant right issues, or the interpretation of any of them, the question will be referred to an arbitrator appointed by the Selling Agents.

HEALTH & SAFETY

The property is part of a working farm and therefore viewers should be careful and vigilant whilst on the holding. Neither the Sellers nor the Selling Agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, a Buyer(s) will be required to provide proof of identity and address to the Selling Agents once an offer has been submitted and accepted (subject to Contract) prior to Solicitors being instructed.



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St George's Street, Norwich, Norfolk, NR3 1AB. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in July 2024. Brochure by wordperfectprint.com.