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ARABLE AND PASTURE LAND

Little Downham, Cambridgeshire

BROWN & CO

LOT 1 - LAND AT ADVENTURERS DROVE CB6 2WA

what3words:///brush.reheat.dignify

LOT 2 - LAND AT GUILDACRE CB6 2DU

what3words:///boardroom.songbook.fortunes

THE PROPERTY

Lot 1 – Arable Land comprising approx. 1.94 hectares (4.8 acres) of arable land coloured pink on the plan.

The land is all classified as being grade 1 on the MAFF Land Classification Plan. The soils are listed in the Soil Survey of England and Wales as Downholland 1; typical humic-alluvial gley soils.

Lot 2 – Pasture Land comprising approx. 0.86 hectares (2.139 acres) of pasture land coloured blue on the attached plan.

The land is all classified as being grade 3 on the MAFF Land Classification Plan. The soils are listed in the Soil Survey of England and Wales as Evesham 3; typical calcareous pelosols.

GENERAL REMARKS AND STIPULATIONS

ACCESS

Lot 1 - The land can be accessed directly off the public highway Adventurers Drove.

Lot 2 – The land can be accessed directly off the public highway West Common (B1411)

METHOD OF SALE

The land is offered for sale as a whole or in up to two Lots by private treaty.

TENURE

Lots 1 and 2 are being sold freehold with vacant possession on completion.

DRAINAGE CHARGES

The land is subject to a Little Downham Internal Drainage Board (IDB) annual agricultural drainage rate of £0.40 in the pound for 2022-2023 and £0.44 in the pound for 2023-2024.

RIGHT, EASEMENTS AND RESTRICTIONS

The property is sold subject to and with the benefit of, all public and private rights of way, light, sport, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water, and other pipes whether referred to in these particulars or not.

LAND REGISTRY TITLE

Lots 1 and 2 are undergoing first registration at HM Land Registry.

ANTI- MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, a buyer will be required to provide proof of identity and address to the Selling Agents once an offer is submitted and prior to Solicitors being instructed.

BASIC PAYMENT SCHEME ENTITLEMENTS AND ENVIRONMENTAL STEWARDSHIP

None.

STATUTORY DESIGNATIONS

Lots 1 and 2 are located within Nitrate Vulnerable Zone ID 831 (Counter drain and 100ft drain surface water NVZ).

Lot 1 is located within Flood Zone 1.

Lot 2 is located within Flood Zone 3.

SPORTING, MINERALS AND TIMBER RIGHTS

The Sporting Rights, Mineral Rights and Timber Rights will be included within freehold so far as the Vendor owns them.

BOUNDARIES

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

SERVICES

None.

DISPUTES

Should any disputes arise as to the boundaries or any matters relating to the Particulars, or the interpretation thereof, the matter will be referred to an Arbitrator to be appointed by the Selling Agents.

PLANS, AREAS AND SCHEDULES

The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

LOCAL AUTHORITY

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

GENERAL REMARKS AND STIPULATIONS

These particulars are subject to contract.

VIEWING & HEALTH AND SAFETY

The land may be viewed during daylight hours with particulars to hand. Interested parties to have previously registered their interest with the selling agent. Telephone 01480 213811. People viewing the property should be careful and vigilant whilst on the property. Neither the Vendor or the Vendor's Agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

VAT

Should the sale of the land or any right attached to it, or any right attached to it becomes chargeable supplied for the purposes of VAT, such tax will be payable by the buyer(s) in addition to the purchase price.

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 other 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 of 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 Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in February 2023. Brochure by wordperfectprint.com.

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