



LAND AT HEMINGFORD MEADOW

Hemingford Grey, Cambridgeshire

BROWN & CO

LAND AT HEMINGFORD MEADOW Hemingford Grey, Cambridgeshire

**Rare opportunity to acquire part
of a species rich meadow with
frontage to the River Ouse.**

THE PROPERTY

The property comprises part of Hemingford Meadow and extends to approximately 26.80 Hectares (66.22 Acres) of important riverside pasture land as shown coloured pink of the attached plan and represents a rarely available opportunity to acquire part of this unique meadow.

The land is detailed as forming part of the Sutton 1 soil series and is classified as Grade 3 on the MAFF Land Classification Maps.

The land is classified as Permanent Pasture, having been used for grazing and hay making purposes. The land is considered to offer Countryside Stewardship and Biodiversity Net Gain (BNG) opportunities. The land is classified as being within Flood Zone 3.

LOCATION

The land is located close to the village of Hemingford Grey and the Town of St Ives and lies approximately 12 miles south west of St Neots. approximately 15 miles north west from Cambridge, and approximately 18 miles from Ely

ACCESS

The property benefits from access from Meadow Lane.

GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

The property is offered for sale as a whole by Private Treaty.

TENURE

The freehold of the land is being sold subject to the existing Grazing Licence .

GRAZING LICENCE

The land is currently subject to a Grazing Licence which is due to expire on the 31st December 2023.

STATUTORY DESIGNATIONS

The property is within a Nitrate Vulnerable Zone (NVZ).

PUBLIC RIGHTS OF WAY

All parcels are crossed by one footpath under path number 122/7.

There is a permissive path over part of the property. Further details are available from the selling agent.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

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

LAND REGISTRY

The property is registered under the following Land Registry Titles:

CB439236	CB347922
CB349723	CB349620
CB334742	CB349621
CB135267	CB349618
CB349104	CB350590
CB349724	CB334742

DRAINAGE RATES

The land is subject to Environment Agency General Drainage Charge.

SPORTING RIGHTS

The sporting Rights are included in the sale of the property so far as they are owned.

FISHING RIGHTS

The Fishing Rights are included with the sale of the property so far as they are owned. The fishing rights are currently let to St Ives Angling Association.

TIMBER AND MINERALS

The Timber and Mineral Rights are included in the sale of the property so far as they are owned.

BASIC PAYMENT SCHEME

The land is registered with the Rural Payment Agency. No historic BPS payments or Entitlements are included with the sale. The seller has claimed and will receive all income in respect of the 2023 claim.

CROSS COMPLIANCE

The buyer(s) will be required to indemnify the Seller for any noncompliance that results in the penalty or reduction of their payment under the Basic Payment Scheme in relation to their 2023 claim.

The Fairways, Wyboston Lakes, Great North Road, Wyboston, Bedfordshire MK44 3AL

01480 213811 | stneots@brown-co.com

ENVIRONMENTAL STEWARDSHIP

The land is currently subject to a Higher Level Stewardship Agreement (Agreement No: AG00510693) which is due to expire on the 30th November 2023.

TOWN AND COUNTRY PLANNING

The property notwithstanding any description contained within these particulars is sold subject to any Development Plan, Tree Preservation Order, Town and Planning Scheme, Resolution or Notice which may or may not come to be enforced and also subject any statutory provisions or bylaws without any obligation on the part of the sellers to specify this.

DISPUTES

Should any disputes arise as to the boundaries or any matters relating to these particulars, or the interpretation thereof, that matter will be referred to an arbitrator to be appointed by the selling agent.

PLANS AND AREAS

These are prepared as carefully as possible by referenced additional OS data and the Rural Land Register. The plans are published for illustrative purposes only and although they are believed to be a correct their accuracy cannot be guaranteed.

ANTI-MONEY LAUNDERING

In accordance with the most recent anti money laundering legislation the purchaser will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

BOUNDARIES

The buyer(s) shall deem to have full knowledge of all boundaries and neither the seller nor the selling agents will be responsible for defining boundaries nor their ownership.

VALUE ADDED TAX (VAT)

Should any sale of the land or any rights attached become a chargeable supply for the purposes of VAT, such tax will be payable by the buyers in addition to the contract price.



LOCAL AUTHORITY

Huntingdonshire District Council, Pathfinder House, St Mary's Street, Huntingdon, PE29 3TN

HEALTH AND SAFETY

Given the potential hazards we would ask you be as vigilant as possible when making your inspection of the property for your own personal safety.

VENDORS SOLICITORS

Copleys Solicitors
28 High Street , Huntingdon, PE29 3TH
Tel: 01480 456191

POSTCODE

PE27 5HF (Nearest)

DISCLAIMER

Please note the photographs within these particulars detail the entirety of the meadow, but the area being offered for sale is shown on the sale plan as coloured pink.

WHAT3WORDS

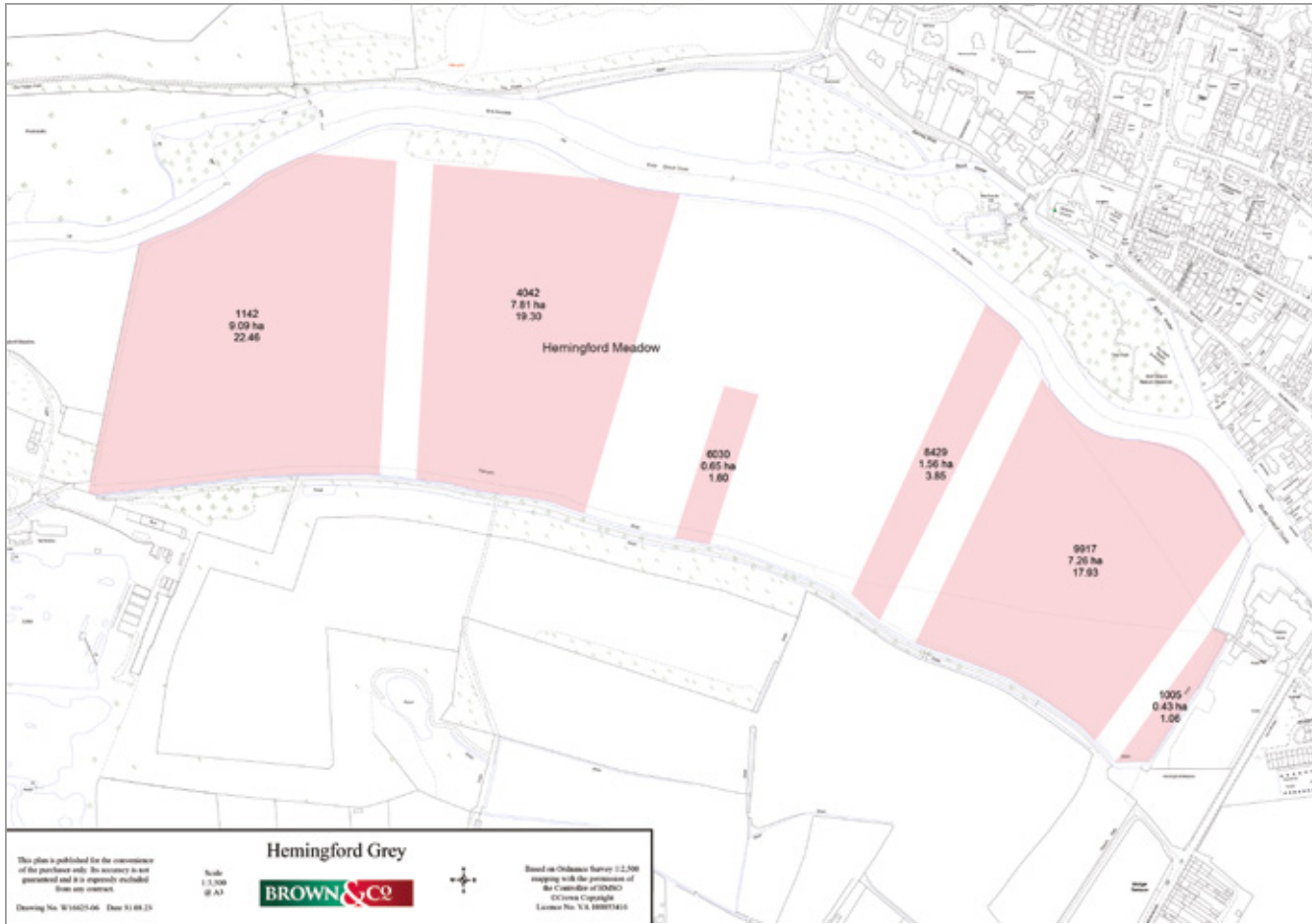
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VIEWING

Viewing is permitted during daylight hours with a set of particulars to hand, having first registered your interest with the with the Selling Agents, Brown & Co. Tel: 01480 213811

SELLING AGENTS

James Bailey
james.bailey@brown-co.com,
The Fairways, Wyboston Lakes,
Great North Road,
St Neots,
Bedfordshire,
MK44 3AL.
Tel: 01480 213811



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 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 November 2023.

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