



LAND AT LONG LANE

Gamlingay, Cambridgeshire

BROWN & CO

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**134.97 hectares (333.50 acres) of
productive arable land located on the
Cambridgeshire/Bedfordshire border**

FOR SALE AS A WHOLE BY PRIVATE TREATY

INTRODUCTION

An exciting opportunity to purchase a ring-fenced block of productive arable land located on the Cambridgeshire/Bedfordshire border extending to approximately 134.97 hectares (333.50 acres).

LOCATION AND SITUATION

The property is located north east of the village of Gamlingay in Cambridgeshire, approximately 5 miles north east of the town of Sandy, 7 miles south east of St Neots and 16 miles south west of the city of Cambridge.

Nearest postcode: SG19 3ES

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FARMLAND

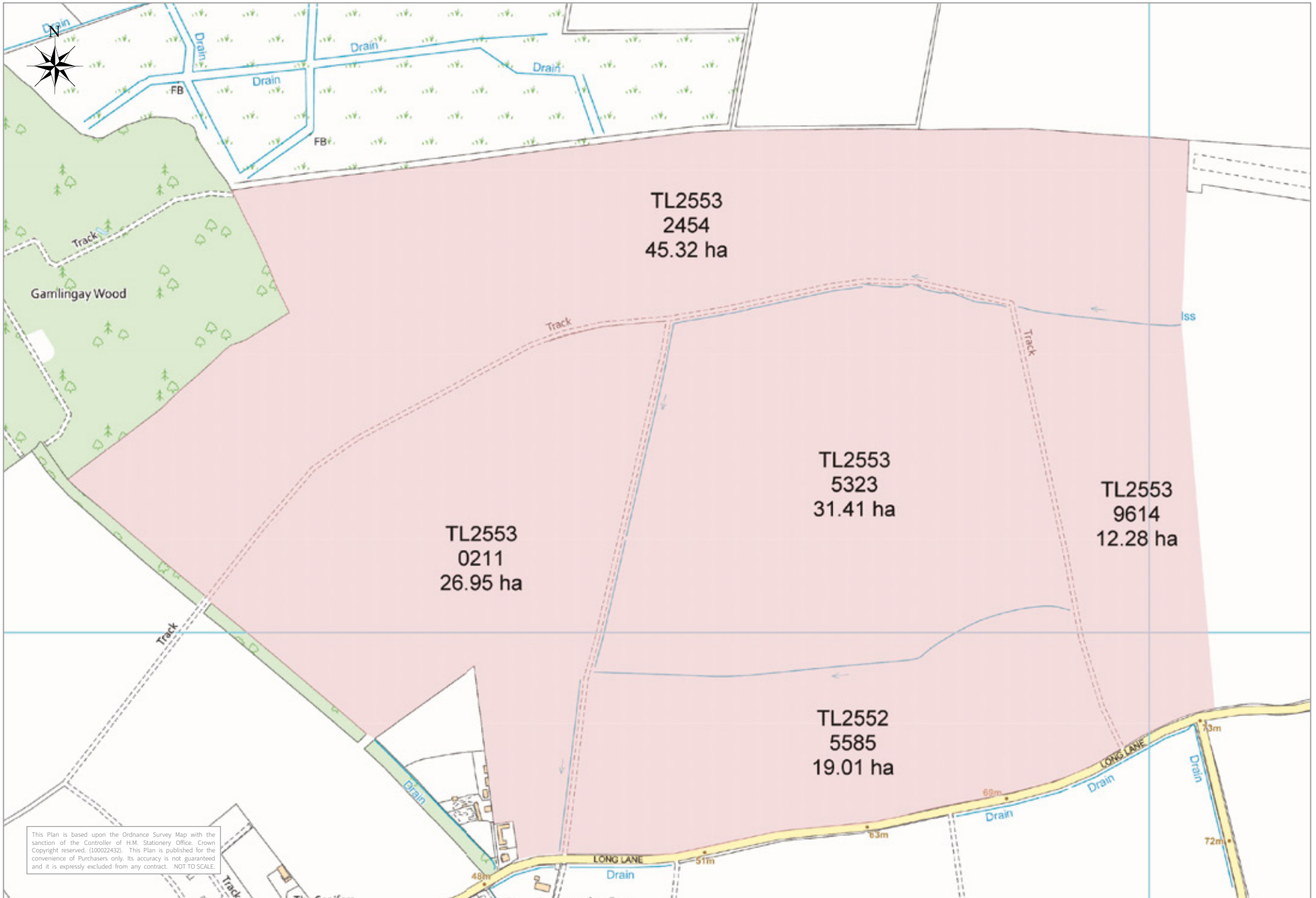
A ring-fenced block of arable land which is shown as being predominantly Grade 2 on the Ministry of Agriculture Land Classification Sheet (with a small area of Grade 1 agricultural land in the south west corner of the block). The soil survey of England and Wales identifies the Land as being part of the Evesham 3 soil series which is described as being lime-rich loamy and clayey soils capable of growing cereals and other combinable crops. The south west corner of the Land is also identified as being part of the Bearsted 1 soil series which is described as being freely draining slightly acid loamy soils.

ACCESS

The Land has road frontage and direct access onto the public highway being Long Lane via two field gateways with lockable barriers.







This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (100022432). This Plan is published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.

SCHEDULE OF AREAS & PAST CROPPING

Field Name	OS Number	NG Number	Ha	Ac	2020	2021	2022	2023	2024
100 Acre Wood	TL2553	2454	45.32	111.99	Winter Wheat	Winter Wheat	Winter Barley	Spring Barley	Winter Beans
Top 30	TL2553	9614	12.28	30.34	Spring Barley	Spring Barley	Winter Barley	Winter Beans	Winter Wheat
Middle 78	TL2553	5323	31.41	77.61	Winter Wheat	Spring Barley	Winter Beans	Winter Wheat	Winter Wheat
Cambridge Way Hill	TL2552	5585	19.01	46.97	Winter Beans	Winter Wheat	Winter Wheat	Winter Barley	Spring Barley
Six Corner	TL2553	0211	26.95	66.60	Winter Wheat	Winter Barley	Winter OSR	Winter Wheat	Winter Wheat
TOTAL			134.97	333.50					



GENERAL REMARKS & STIPULATIONS

METHOD OF SALE

The Land is offered for sale by Private Treaty as a whole. The Vendor reserves the right to conclude the sale by an alternative method, at their discretion.

The Purchaser will be required to exchange contracts within 28 working days of receipt by the Purchasers solicitor of a draft contract, with completion by arrangement. A 10% deposit will be payable upon the exchange of contracts.

TENURE

The Land is being sold freehold with the benefit of vacant possession.

HOLDOVER

The Vendor reserves the right to holdover for the purposes of harvesting crops and straw clearance until 30th September 2024.

INGOING

The Purchaser will be required to pay an additional sum for any cultivations or crops unable to be harvested post 30th September 2024.

EARLY ENTRY

Early entry onto the land may be available following the exchange of contracts subject to a 20% deposit and entirely at the Purchaser's own risk.

BASIC PAYMENT SCHEME

The Vendor will retain all de-linked Basic Payment Scheme payments relating to the Land from the 2024 claim year until the scheme comes to an end in 2027.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The Land is sold subject to and with the help and 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.

There are several telegraph poles crossing the north west corner of the Land.

NITRATE VULNERABLE ZONE

The Land is situated in a Nitrate Vulnerable Zone for both groundwater and surface water.

SPORTING, TIMBER & MINERAL RIGHTS

The sporting, timber rights and mineral rights are included in so far as they vest in the freehold.





VAT

Should any sale of the Land, as a whole or in lots, or any right attached to it become a chargeable supply for the purpose of VAT, such tax shall be payable by the Purchaser in addition to the contract price.

INFORMATION PACK

An information pack is available to all interested parties via an online Data Room and contains inter alia:

- Plan of the Land
- 5-year cropping history and field data
- Copy of the previous 5 years of BPS claims
- Demarcated boundary plans
- Historic drainage plans
- Responses to pre-contract enquiries

Access to the Data Room will be granted following prior registration with the Vendor's Agent.

ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering legislation, the Purchaser will be required to provide proof of identity and an address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

VIEWING AND HEALTH & SAFETY

Viewing is strictly by appointment only with the Vendor's Agent.

People viewing the Land should be careful and vigilant whilst on the property. Neither the Vendor nor the Vendor's Agents are responsible for the safety of those viewing the Land and accordingly those viewing the Land do so at their own risk.

BOUNDARIES

The Purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the Vendor's Agents will be responsible for defining boundaries nor their ownership.

The eastern boundaries of fields TL2553 9614 and TL2553 2454 are open but have been professionally demarcated. A plan showing the marked co-ordinates of the boundary has been provided in the Data Room.

Any red line boundaries shown on photographs are for illustrative purposes only and do not represent the actual boundary and are not to be relied upon.

DISPUTES

Should any dispute arise as to the boundaries or any point arising in the General Remarks and Stipulations or Particulars of Sale, schedule, plan or interpretation of any of them the question shall be referred to the arbitration of the Vendor's Agents, whose decision acting as expert shall be final.

FIXTURES & FITTINGS

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

PLANS, AREAS & SCHEDULES

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

VENDOR'S AGENTS

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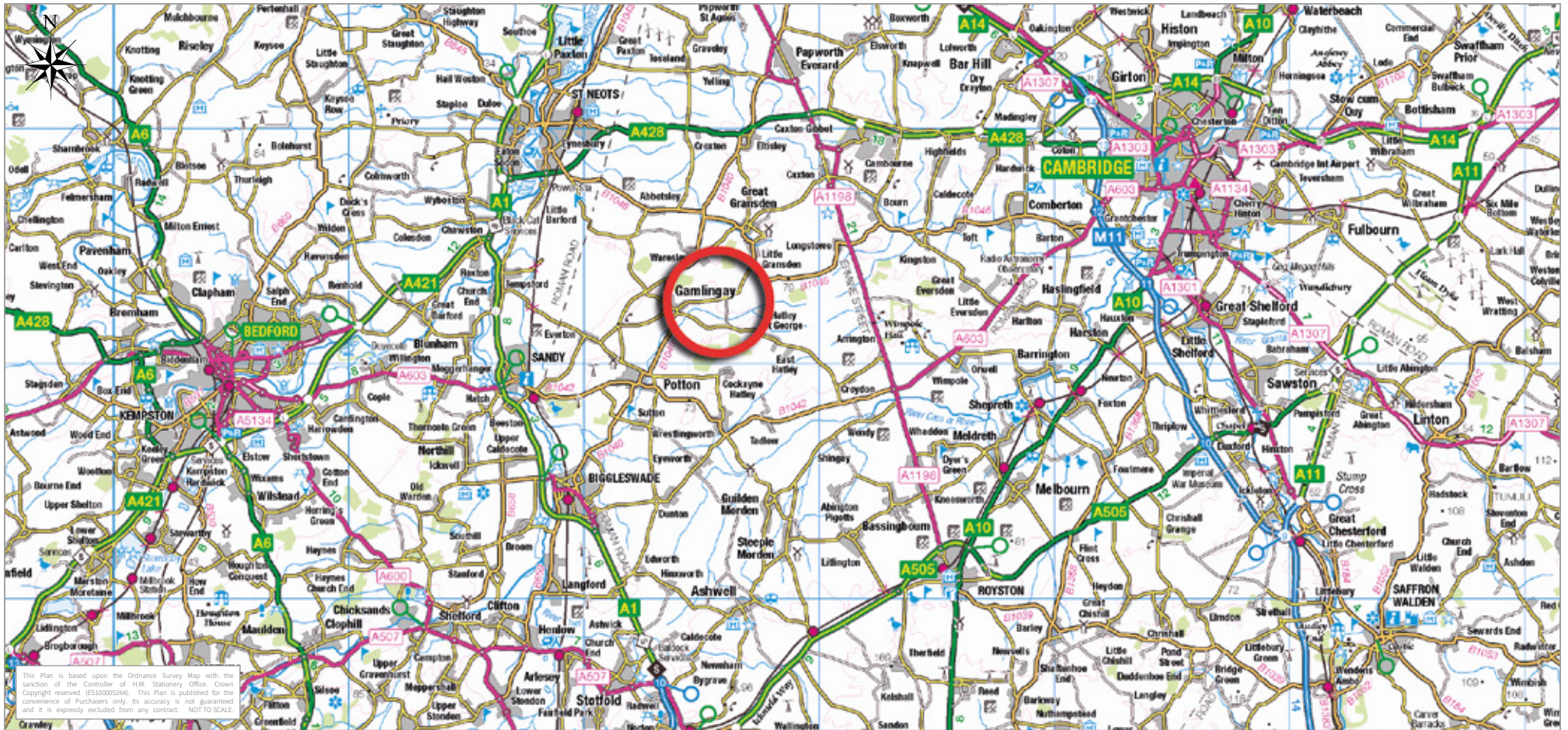
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IMPORTANT NOTICES

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 Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in March 2024. Brochure by wordperfectprint.com.

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