



LAND ON THE EAST SIDE OF MIDDLE FEN DROVE

SWAVESEY | CAMBRIDGESHIRE

1.28 hectares (3.16 acres) of grassland | For Sale by Private Treaty as a Whole

Ella Redrup
Brown&Co St Neots
01480 231811
ella.redrup@brown-co.com



Property and Business Consultants
brown-co.com

LOCATION

The Land is situated to the north of the Cambridgeshire village of Swavesey, approximately 11 miles east of Huntingdon and 12 miles north west of Cambridge. The Land is situated on the east side of Middle Fen Drive.

what3words: ///copying.harnessed.refuse

Nearest Postcode: CB24 4QL

THE PROPERTY

A single parcel of bare grassland, extending to 1.28 hectares (3.16 acres) or thereabouts. The Land is classified as being Grade 4 agricultural land, capable of growing grass for mowing and grazing. The boundaries comprise mature hedgerows with a watercourse running along the eastern boundary. The soil is listed as loamy and clayey floodplain soils with naturally high groundwater.

ACCESS

The Land is accessed from the public adopted highway, Station Road, via Middle Fen Drive which is understood to be an unadopted road.

GENERAL REMARKS & STIPULATIONS

TENURE & METHOD OF SALE

The Land is being sold freehold with vacant possession upon completion, and subject to any rights and easements as described in these particulars of sale.

The Land is offered for sale by way of Private Treaty as a Whole.

TITLE

The Land is registered under Land Registry Title CB216671.

SERVICES

There are no mains services connected to the Land.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The Land is sold subject to and with the benefit of all existing 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 of sale.

SPORTING, MINERALS & TIMBER RIGHTS

The mines and minerals, sporting and timber rights are included in the sale insofar as they vest in the freehold.

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.

NITRATE VULNERABLE ZONE

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

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 Purchaser in addition to the agreed sale price.

BOUNDARIES

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

PLANS & AREAS

These have been prepared as carefully as possible. The plans and photographs are for illustrative purposes only and although they are believed to be correct, their accuracy cannot be guaranteed.

DISPUTES

Should any disputes arise as to the boundaries or any matters relating to the particulars, schedule or interpretation, the matter will be referred to an Arbitrator to be appointed by 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 Vendor's Agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

VIEWINGS & HEATH AND SAFETY

The Land may be viewed during daylight hours with a copy of these particulars to hand, subject to prior notification to the Vendor's Agent. Viewing is at your own risk and Viewers should be careful and vigilant whilst on the land. Neither the Vendor's Agent nor the Vendor are responsible for the safety of those viewing the Land nor do they take any responsibility for any losses or damages incurred during inspection.

LOCAL AUTHORITY

South Cambridgeshire District Council, South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA

VENDOR'S AGENT

Brown & Co, The Fairways, Wyboston Lakes, Great North Road, Wyboston, Bedfordshire, MK44 3AL.

Ella Redrup

E: ella.redrup@brown-co.com

T: 01480 231811

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 June 2024.