



APPROXIMATELY 2.60 HECTARES (6.43 ACRES) OF ARABLE LAND FOR SALE IN WATERBEACH

BANNOLD ROAD | CAMBRIDGESHIRE | CB25 9GJ

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For Sale by Informal Tender – Offers to be received by 12 noon Tuesday 4th July

LOCATION AND SITUATION

The land is located approximately 0.8 miles east of Waterbeach town centre adjacent to the Bannold Road level Crossing. The land benefits from access directly off Bannold Road.

THE PROPERTY

The property comprises 2.60 hectares (6.43 acres) of arable land edged red on the sale plan.

The land is all classified as Grade 1 on the Natural England land Classification Sheet for the Eastern Region. The soils are listed in the Soil Survey of England and Wales as belonging to the Adventurers 1 series. Which are described as deep peat soils, flat land with the groundwater levels often controlled by ditches and pumps, these soils are at risk of wind erosion.

The land is accessed directly off Bannold Road.

GENERAL REMARKS AND STIPULATIONS

Method of Sale: The Property is for sale by Informal Tender on the following terms:

1. All tenders must reach the office of Brown & Co, West Wing, Linden, Linden Square, 146 Kings Road, Bury St Edmunds, Suffolk, IP33 3DJ no later than 12 noon Tuesday 4th July. Email tenders sent to: robert.fairey@brown-co.com will be accepted.
2. Tenders must be for a precise sum of pounds sterling. It is advised that tenders should be for an odd figure to avoid the possibility of identical bids.
3. No tender will be considered which is calculated only by reference to another tender.
4. The Seller does not undertake to accept the highest or indeed any bid.
5. Full name and address of both Purchaser and their Solicitor should be provided with any tender.
6. All tenders must evidence finance for the purchase and further particulars will be expected before an offer is accepted.

Farm Business Tenancy: The land is currently subject to a Farm Business Tenancy. A notice to terminate the tenancy will be served to bring the tenancy to an end after the holdover period.

Rights, 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.

Rights of Way: No Public right of way over the property.

Basic Payment Scheme: Entitlements will not be included in the sale.

Anti-Money Laundering Legislation: In accordance with the most recent Anti Money Laundering Legislation, buyers 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.

Sporting, Minerals and Timber Rights: The Sporting, Mineral and Timber Rights will be included within the freehold so far as they are owned.

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.

Development Clawback/Overage: The vendor reserves the right to receive 40% of the uplift in value in the event that planning permission is granted (payment on the earlier of implementation or on sale) with the benefit of planning permission for any use other than agricultural and equestrian, running for a period of 25 years from the date of completion.

Exchange of Contracts & Completion: Exchange of contracts will take place 21 days after receipt by the purchaser's solicitor of a draft contract with a 10% deposit payable. Completion will be on the 29th September 2023 subject to a holdover period to allow the current tenant to remove their crop by the 31st October 2023.

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

Viewing And Health and Safety: The land may be viewed at any time with a set of particulars to hand with interested parties first having registered their interest with the selling agents (Brown & Co). Telephone 01284 725715. 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.

Postcode: CB25 9GJ

what3words: bricks.verbs.tanks

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 May 2023. Brochure by wordperfectprint.com.

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