



BROOKS LENEY



**FOR SALE**

LAND OFF CARLTON ROAD, BRINKLEY, CAMBRIDGESHIRE  
EXTENDING TO 7.26 ACRES (2.94 HECTARES)

01284 611900

GUIDE PRICE £215,000

[brooksleney.co.uk](http://brooksleney.co.uk)

### Location

The land lies on the eastern edge of the village of Brinkley, 6 miles to the south of Newmarket, 7.5 miles to the north of Haverhill and 15.5 miles to the east of Cambridge, with the A14 lying 4.5 miles to the west.

Access to the land is on the northern side of Carlton Road and for those using what3words, the location is ///rehearsed.repaying.cushy

Brinkley is a popular village with a village hall, playing fields, St Marys Church and a village pub called The Red Lion and is well located for access to surrounding villages and towns.

The nearest postcode for the property is CB8 0SL.

### Description

The land extends to 7.26 acres in total and is divided into two enclosures of grassland with fenced boundaries.

There are no services connected to the property.

The land adjoins agricultural land to the north and east and residential properties along Old School Lane to the west.

The land is classified by DEFRA as Grade 2 agricultural land with soil described as slightly acid loamy and clayey soils, suitable for arable and grassland. The land is sold with the benefit of vacant possession.

### Viewings

Viewings may be conducted at any time, with particulars in hand, by prior arrangement with the Selling Agent. Please call **Will Hosegood or Tom Stiff** on 01284 611900 or email [bury@brooksleney.co.uk](mailto:bury@brooksleney.co.uk)



### Overage

The land will be sold subject to a 25-year Overage Agreement, whereby 25% of any uplift in value, as a result of the land being used for residential or commercial development will be paid to the Vendors. For the avoidance of doubt, equestrian use or the planting of woodland will not trigger the Overage and the Overage will be payable upon the commencement of a relevant planning permission or the sale of the land, with the benefit of a relevant planning permission. Full details of the Overage are available from the Selling Agent.

### Designations

The land lies within a Nitrate Vulnerable Zone.

### Wayleaves, Easements and Rights of Way

There are no public footpaths or rights of way crossing the property.





### Cambridge to Rede Anglian Water Scheme

The purchaser should be aware that there is a proposed new water pipeline to the north of the property. Based on the information we have available to us, it does not appear that the construction works will impact the land; however, Anglian Water may require access to carry out surveys, due to the proximity of the pipeline to the land. Further information is available from the Selling Agent.

### Plans, Areas, Schedules and Boundaries

These are based on the Ordnance Survey and are for identification purposes only. The Purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle any party to compensation. All Plans are for identification purposes only and in the event of any discrepancies between the Plans and any area, schedule, or the Land Registry, then the Land Registry shall prevail.

### Timber, Sporting and Minerals

All Sporting Rights, standing Timber and Mineral Rights (except reserved by Statute or to The Crown) are included in the sale of the freehold.

### VAT

It is not expected that VAT will be charged on the sale but should the sale of the property or any Rights attached to it be deemed chargeable for the purposes of VAT, this will be payable in addition to the sale price.

### Outgoings

The land is sold subject to any drainage rates and other outgoing that may be relevant.

### Important notes

The Purchaser shall be deemed to have full knowledge of the boundaries of the property and the ownerships thereof. The property is sold subject to any development plans, tree preservation orders, Ancient Monument Orders, Town Planning Schedules and resolutions that may or may not come into force. Any plans are deemed to be representative of the property, but no assumption should be made in respect of any parts of the property.

### Agents' Notes

Brooks Leney for themselves and for the sellers of this property, whose agents they are give notice that:-

1. The particulars are set out as a general outline only for the guidance of intended buyers and do not constitute part of, an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No member or person in the employment of Brooks Leney has any authority to make or give any representation or warranty whatever in relation to this property.

Brooks Leney, Moseleys Business Centre, Fornham All Saints, Bury St Edmunds, IP28 6JY. Regulated by RICS

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We are agents for AMC, speak to us about funding





**BROOKS LENEY**  
YOUR LAND OUR KNOWLEDGE

## Land at Brinkley, Cambridgeshire

