



Land at Biggin Lane, Ramsey, Huntingdonshire

Approximately **28.72 ACRES** (11.62 hectares) **FOR SALE AS A WHOLE**
Strategic arable land with development potential, subject to planning

Bletsoes
— EST. 1881 —

Land at Biggin Lane, Ramsey, Huntingdonshire

Approximately 28.72 ACRES (11.62 hectares)

SITUATION

The Land at Biggin Lane is located directly adjacent to existing and new residential development, and is situated to the south west of the attractive market town of Ramsey, in the county of Huntingdonshire. The settlement benefits from a thriving community, as well as being home to a variety of local amenities including two primary schools, a range of public houses and restaurants, a supermarket, doctor's surgery and leisure centre.

The property is approximately 11 miles from the centre of Huntingdon, on the banks of the river Great Ouse, where there are a wide variety of places to eat and drink, as well as being home to independent shops, historic heritage sites and Huntingdon Racecourse. The cathedral city of Peterborough is situated approximately 14 miles to the north, and offers a wide range of places to shop and eat, leisure facilities and is well known for its thriving theatre and city centre.

The property benefits from good road links and is approximately 10 miles from Junction 15 of the A1 (M) to the west, which leads to the Fletton Parkway Interchange to the north, and links to the A605 to the east and west, providing connections to local towns and villages. Junction 21 of the A14 lies to the south of the property and can be reached in under half an hour by car, which provides excellent dual carriageway links to the M11 at Cambridge to the east and the M1/M6 to the west.

Peterborough train station, situated approximately 14 miles away, offers a train connection to London Kings Cross in under 50 minutes on the East Coast Mainline, together with direct trains to Cambridge, Stansted Airport, Birmingham and Edinburgh.

DESCRIPTION

The property forms part of the historic RAF Upwood site and presents an exciting opportunity to purchase approximately 28.72 acres (11.62 hectares) of strategic arable land with development potential, subject to obtaining the necessary planning consents. The property can be accessed to the south of Biggin Lane, and access is also provided by a right of way granted over a well-maintained track known as Rose Street and also called the 'Airfield Through Road', leading from Longholme/Upwood Road to the west. Newly built and existing residential development borders the property to the east and agricultural land borders the property to the north, south and west. A ground mounted solar scheme is located in close proximity to the Property, to the west.

The field has been comprehensively under-drained and has grown a variety of combinable crops with full details in the Information Pack. The land is Grade 2 according to the Land Classification Maps of England and Wales. The soil is of the Cannamore soil association according to the Soil Survey of England and Wales, which can be described as fine loamy over clayey and clayey soils with slowly permeable subsoils.



GENERAL INFORMATION

Method of Sale

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

Tenure & Possession

The property is offered freehold with vacant possession upon completion.

Sporting, Timber & Mineral Rights

All sporting, timber and mineral rights are included in the freehold sale, insofar as they are owned.

Drainage

The plans of the comprehensive under drainage scheme are included within the Information Pack.

Countryside & Environmental Stewardship

The property is not currently subject to any Countryside Stewardship Schemes or Environmental agreements, including SFI.

Title

The property is currently undergoing the process of first registration of title at the Land Registry, reference CB483016.

Overage

The Sellers will retain 40% of any uplift in value if planning permission is obtained for a development or change of use of the land from agricultural use during the first 30 years after completion of the sale. The overage payment will be triggered upon disposal of land with the benefit of planning permission or implementation of planning permission.

Local Authority

Huntingdonshire District Council

Services

There are no services connected to the property.

Boundaries

The Purchaser(s) will be deemed to have inspected the property and satisfied themselves as to the ownership of any boundary, hedge, tree or ditch.

Easements, Wayleaves, Covenants & Rights of Way

The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, whether public or private, light, sport, drainage, water, electricity supplies and any other rights, obligations, easements and quasi easements, whether specifically mentioned or not.

More specifically, there is a right of way over the access track off Biggin Lane for the benefit of adjoining land owners. The property has a shared right of way along Rose Street, otherwise known as the 'Airfield Through Road', which provides access from Longholme Road/Upwood Road to the west. The cost of repair and maintenance of the track is shared as a percentage of the total acreage owned by the adjacent land owners, having the benefit of similar rights of way. More detailed information is available from the Selling Agent upon request.

There is a public footpath on the north-west and south-west boundaries.

VAT

Should the sale of the property or rights attached to the sale become a chargeable supply for the purpose of VAT, such tax will be paid by the Purchaser(s) in addition to the purchase price.

Plans, Areas & Schedules

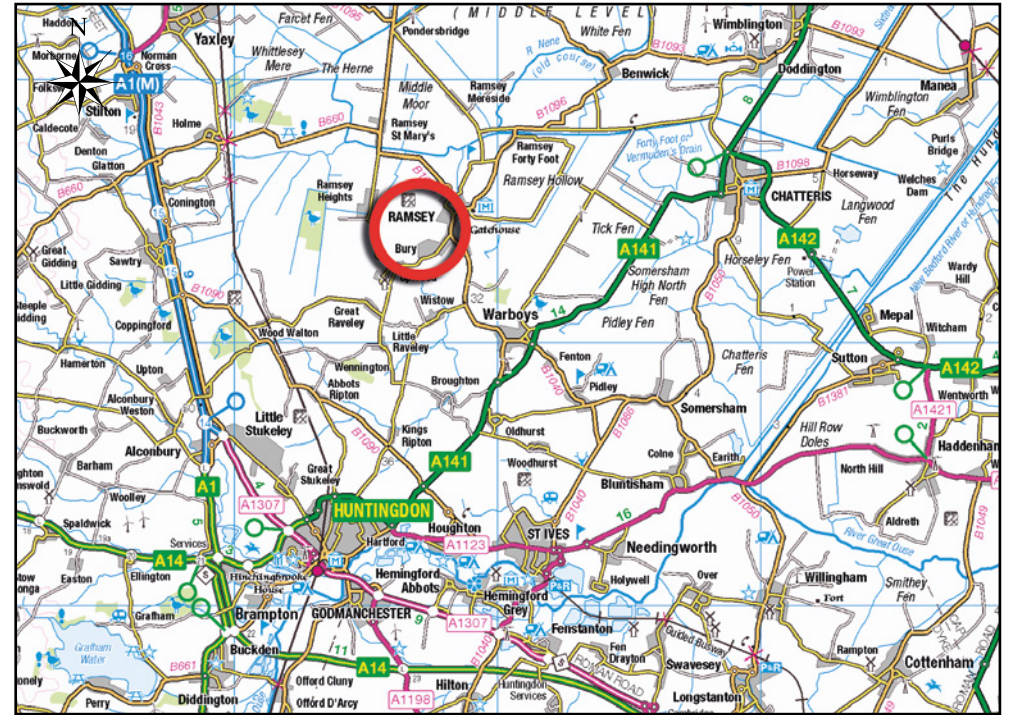
Plans included or attached to these particulars are based upon the Ordnance Survey Maps copyright reserved (100033416 and 100022432). All plans are not to scale.

Viewings

All viewings are strictly by appointment only through the seller's agent, Bletsoes.

Navigation: PE26 1FH (nearest postcode) what3words (off Biggin Lane): songbook.agent.vertical

what3words (off Longholme/Upwood Road): uptown.busy.shadowing



Ingoing Valuation

In addition to the purchase price the purchaser will be required to pay for: Growing crops and all beneficial cultivations, subsoiling, mole ploughing and acts of husbandry since the last harvest at current CAAV rates. Seed, fertilisers, manures and sprays applied to the growing crops since the last harvest will be recharged at invoice cost. Lime and chalk applied since the last harvest at invoice cost of the materials and spreading.

Measurements & Other Information

All measurements are approximate. While we endeavour to make our Sales Particulars accurate and reliable if there is a point which is of particular importance please do contact Bletsoes who will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property. Particulars prepared and photographs taken in June 2024.

Health & Safety

Given the potential hazards of a working farm, we ask you to be as vigilant as possible when making your inspection, for your own personal safety, particularly around farm machinery.

Land at Biggin Lane Ramsey, Huntingdonshire

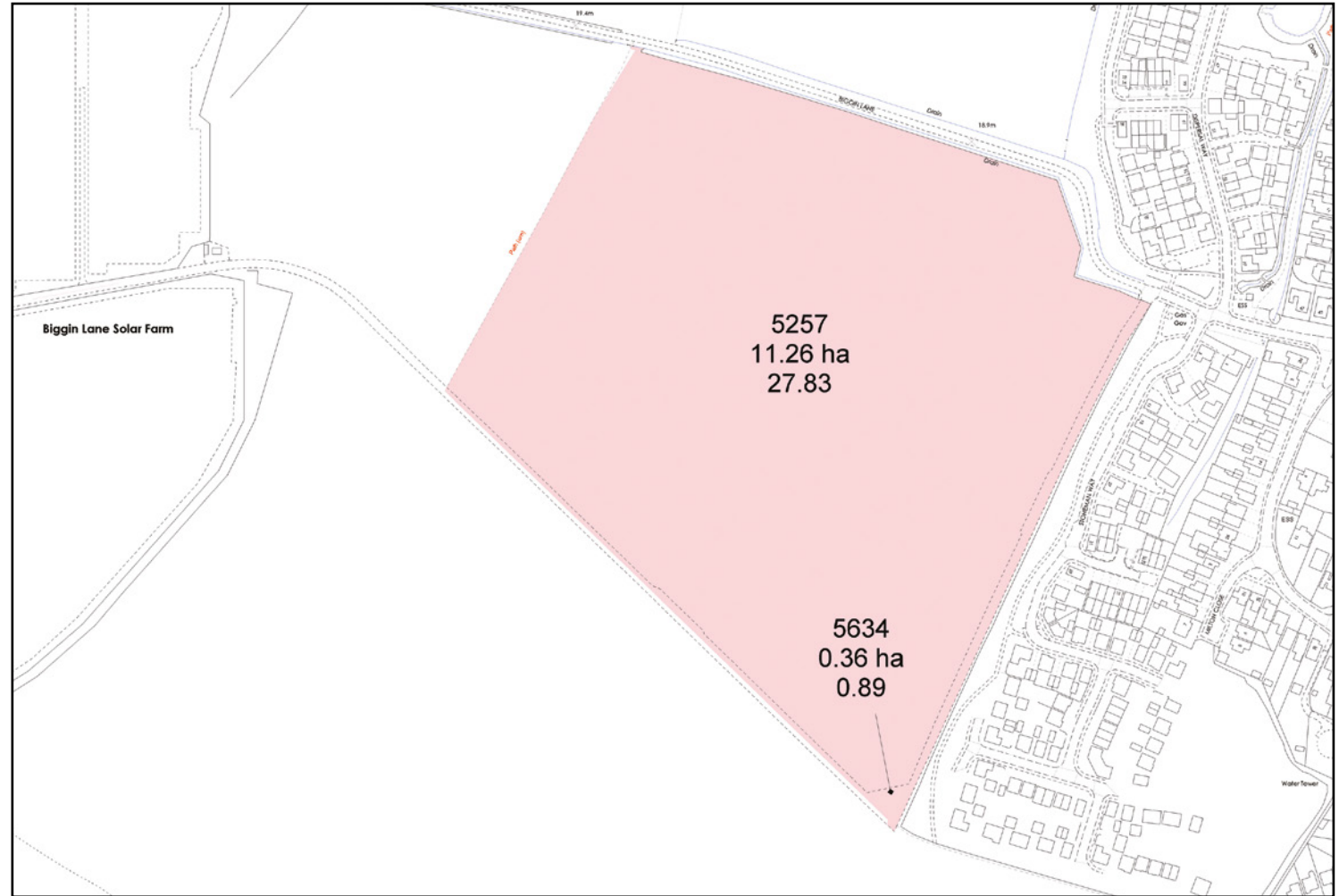
In all about 28.72 ACRES (11.62 hectares)
FOR SALE AS A WHOLE



Nicola Clayton-Bailey
nicola.c-b@bletsoes.co.uk



Alex Abrahams
alex.abrahams@bletsoes.co.uk



Important Notice - Henry H Bletsoe & Son LLP and for the vendors of this property whose Selling Agent they are, give notice that: (i) all statements contained in these particulars as to the property are made without responsibility on the part of the agents or the vendors for any error, mis-statement or omission whatsoever. (ii) none of the statements contained in these particulars are to be relied on as a statement or representation of fact or as any part of the contractual description of the property. (iii) any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (iv) the vendors do not make or give, and neither agents nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property. Finally: The property being open to inspection, purchaser(s) shall be deemed to have full knowledge of the state and condition thereof as to the ownership of any tree, boundary or any part of the property. Should any dispute arise between the vendor and the purchaser(s) upon any point not involving a question of law arising out of these particulars, stipulations or plans as to the interpretation be referred to the arbitration of the Selling Agents whose decisions shall be final and binding on all parties to the dispute and in every such arbitration the Selling Agents shall decide how the costs of such reference shall be borne. Particulars prepared and photographs taken: June 2024.

01832 732241 www.bletsoes.co.uk

Bletsoes, Oakleigh House, Thrapston, Northamptonshire, NN14 4LJ

Bletsoes
EST. 1881