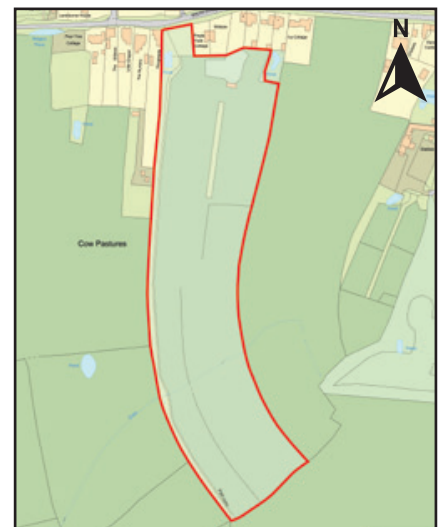




Land At Fullards Farm, South Street, Woodhurst, Cambridgeshire

Approximately 10.17 acres (4.12 hectares)
of Permanent Pasture

**FOR SALE BY PRIVATE TREATY
AS A WHOLE**



SITUATION

The property is situated in the village of Woodhurst, in the county of Cambridgeshire. Cambridge is situated approximately 25 miles southeast, and Peterborough approximately 20 miles north. The property benefits from excellent road links being situated approximately 1 mile east of the A141, which leads to the A1 to the west and the A14 to the south.

The market town of Huntingdon is situated approximately 7 miles to the south-west, on the banks of the River Ouse, where there are a wide range of places to eat and drink, as well as a variety of shops. Huntingdon Racecourse can be reached in under 20 minutes by car, which holds regular racedays and events all year round. The historic university city of Cambridge can be reached in under an hour by car and offers an extensive range of shopping, leisure and cultural facilities.

DESCRIPTION

The property comprises approximately 10.17 acres (4.12 hectares) of permanent pasture and is interspersed with a number of hedgerows and trees. The property is bound by mature hedgerows with a mixture of post and rail and barbed wire fencing. To the north of the field is a field shelter being two bays long and constructed of a steel portal frame, mono pitched fibre cement roof. The three rear sides of the shelter are enclosed with Yorkshire boarding and concrete panels, and the front is open. The property benefits from road frontage and can be accessed by a five-bar gate together with a pedestrian gate to the south of South Street, between two residential properties. The property is suitable for a variety of uses and would lend itself well to agricultural, equestrian and/or amenity land use.

The Land is Grade 3 according to the Land Classification Maps of England and Wales, and 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.

METHOD OF SALE

This land is offered for sale by Private Treaty

TENURE AND POSSESSION

The Property is offered for sale freehold with the benefit of vacant possession upon completion.

SERVICES

The property benefits from an independent water supply, which feeds the water troughs within the grass field. The property does not have an electricity supply.

PLANNING AND LOCAL AUTHORITY

The property is located within the administrative boundaries of Huntingdonshire District Council.

SPORTING, TIMBER AND MINERAL RIGHTS

We understand that the Sporting, Mineral and Timber Rights are included within the freehold in so far as they are owned.

ENVIRONMENTAL SCHEMES

We understand that the property is not entered into any agri-environmental schemes.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

There is a public footpath which runs along the western boundary, and this has been separated from the remainder of the field by a hedgerow with a pedestrian gate. Other than the above, we understand that there are no wayleaves or other public rights of way that cross over the land and assume that none exist.

BOUNDARIES

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

NEAREST POSTCODE

The nearest postcode is PE28 3BQ and the property can be found more precisely using the what3words mapping system of boosted.fingertip.suffice.

OVERAGE

The Seller will retain an overage for 30 years from completion of the sale assessed on 30% of any uplift in value for any non-agricultural, non-horticultural, or non-equestrian development, or change of use. The overage payment will be triggered upon disposal of land with the benefit of planning permission or implementation of planning permission, whichever is the sooner.

VALUE ADDED TAX

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 in addition to the purchase price.

PLANS, AREAS AND SCHEDULES

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

VIEWINGS

Viewings of the property must be undertaken in daylight hours, on foot only, with a set of these particulars in hand. Please contact Alex Abrahams on 01832 732241 (alex.abrahams@bletsoes.co.uk) to arrange a viewing of the Property.

HEALTH AND SAFETY

We ask you to be as vigilant as possible when making your inspection, for your own personal safety. It is asked that you observe any specific signage on the property.

MEASUREMENTS AND 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 in August and photographs taken June 2025.

IMPORTANT NOTICE

Henry H. Bletsoe and Son LLP for themselves and the Seller whose agents they are give Notice that: 1. These particulars are intended to give a fair and substantially correct overall description for the guidance of intending Buyers and do not constitute part of an offer or Contract. Prospective Buyer(s) ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and if necessary, permissions for use and occupation and details are given in good faith and are believed to be correct. Any intending Buyer(s) should not rely on them as a statement or representation of fact but must satisfy themselves when inspecting or otherwise as to the correctness of each of them. 3. No person in the employment of Henry H. Bletsoe and Son LLP has any authority either to make or give any representation or warranty whether in relation to this property or these Particulars nor to enter in any contract relating to the property on behalf of the Seller. 4. No responsibility is accepted for any expenses incurred by the intending Buyer(s) inspecting properties that have been sold, let or withdrawn. 5. The property is open to inspection. The Buyer(s) shall be deemed to have full knowledge of the state and condition thereof including the ownership of any tree, boundary or part of the property. 6. Should any dispute arise between the Seller and Buyer(s) upon any point not involving a question of Law arising out of these Particulars, stipulations or plans as to interpretation, the dispute shall be referred to the Selling Agent, Henry H. Bletsoe and Son LLP whose decision shall be final and binding on all parties to their dispute and in every such referral the Selling Agent to decide how the costs of such reference shall be borne.