



Land at Hilltop Farm, Reach, Cambridgeshire

CHEFFINS

LAND AT HILLTOP FARM, REACH, CAMBRIDGESHIRE

71.75 ACRES (29.03 HECTARES) OF GRADE 1 AND 2 AGRICULTURAL LAND

FOR SALE BY INFORMAL TENDER IN 7 LOTS

Introduction

Seven parcels of Grade 1 and 2 agricultural land extending to 71.75 acres (29.03 hectares) in total. The majority of the land is fallow but is suitable for arable cropping and includes some versatile peat soils.

Method of Sale

The land is to be sold in 7 lots by informal tender. Deadline for parties to submit is 12 noon on Friday 4th September 2026. Tenders must be submitted on the Tender Form available from the agent.

Description

The Land lies in seven separate parcels as shown on the attached plan and detailed as follows:

Lot 1

Land at Straight Drove, Reach. A single enclosure of arable/grassland extending to 12.20 acres (4.94 hectares) which is accessed via Straight Drove an unmade track connecting to Great Lane, Reach.

Lot 2

Land at Straight Drove, Reach. An arable/grassland enclosure extending to 4.44 acres (1.80 hectares) which lies to the north west of Lot 1 and is accessed via Straight Drove from Great Lane, Reach.



Lot 3

Land at Great Lane, Reach. A single parcel of grassland 2.39 acres (0.97 hectares). The land is partially fenced and is accessed directly off Green Lane a stone track connecting Barston Drove, Reach.

Lot 4

Land at Little Fen Drove, Reach. A single parcel of arable/grassland extending to 15.70 acres (6.35 hectares). The land is accessed directly off Little Fen Drove a metalled road connecting to Great Lane, Reach.

Lot 5

Land at Little Fen Drove, Reach. A single enclosure of arable/grassland extending to 20.36 acres (8.24 hectares) which lies to the east of Lot 4 and is accessed via Little Fen Drove, Reach.

Lot 6

Land at Whiteway Drove, Reach. A single field parcel of arable/grassland extending to 10.04 acres (4.06 hectares). The land has direct access off Whiteway Drove, Reach.

Lot 7

Land at Great Drove, Reach. A single irregular parcel of arable/grassland extending to 6.62 acres (2.68 hectares). The land is accessed directly off of Great Drove, Reach a metalled road connecting Upware and Reach.

Tenure and Possession

The land is for sale with vacant possession on completion.

Environmental Stewardship

The land is not included in any environmental stewardship schemes.

Services

The land does not benefit from any services.

Drainage Rates

Drainage rates are payable to the Swaffham Internal Drainage Board at the standard rate for all of the land except Lot 3.

Sporting, Timber and Mineral Rights

We understand that some mines and minerals have been registered on H. M. Land Registry by a third party in respect to Lot 2.

Wayleaves, Easements, Rights of Way

The property is sold subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way.

Plans, Areas and Schedules

The plan attached to these particulars is based on the Ordnance Survey and is for identification purposes only.

Local Authority

East Cambridgeshire District Council.
www.esatcambs.gov.uk



Exchange and Completion

The purchaser(s) will be expected to exchange contracts within 6 weeks of the purchaser's solicitors receiving a draft contract. Completion will be by agreement between the parties.

Anti-Money Laundering

Buyers will be required to provide proof of identity and address to the selling agents following acceptance of an offer (subject to contract) and prior to solicitors being instructed.

V.A.T.

The property has not been registered for V.A.T. However, if the sale of the property or any rights attached to it is deemed a chargeable supply for the purposes of V.A.T., such tax shall be payable by the purchaser in addition to the agreed sale price.

Agent's Note

Lot 4 is owned by two separate family members as per shading. There will be two sale contracts and the purchase price will be apportioned according to land area.

Viewing/Enquiries

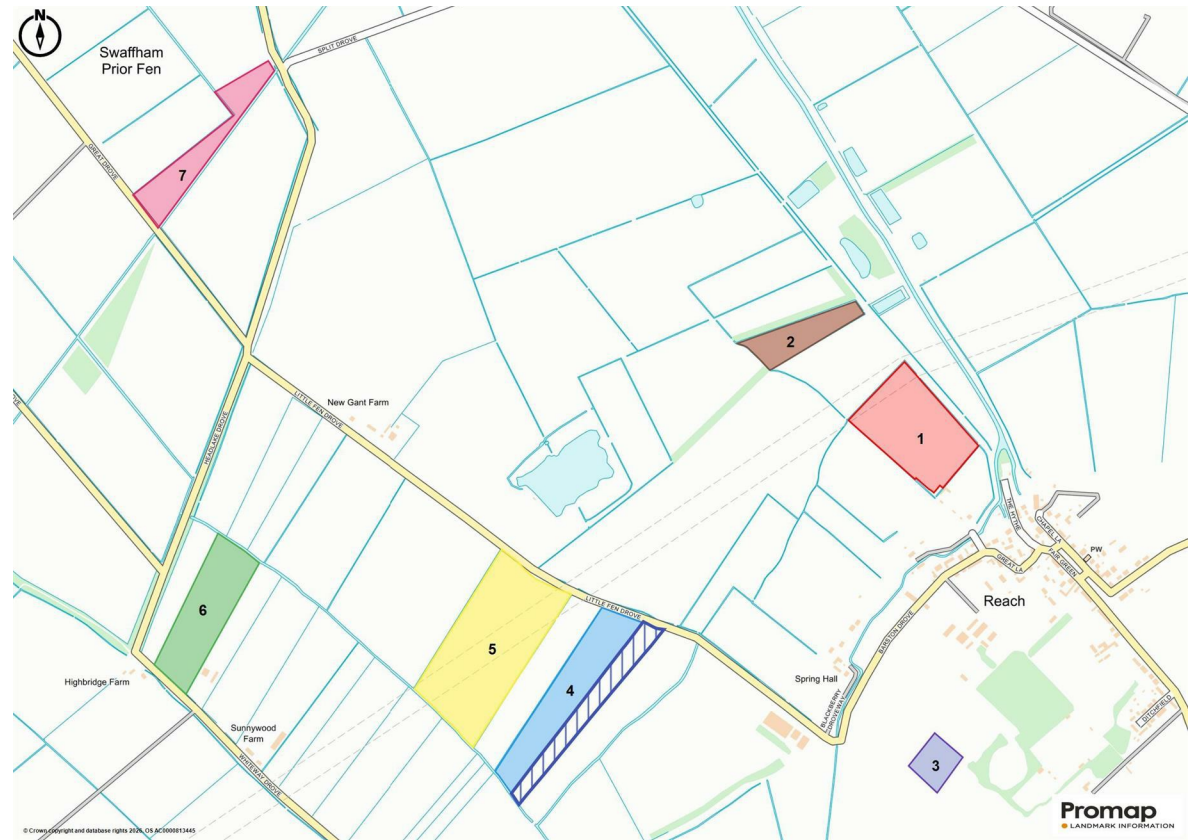
Parties are invited to inspect the land during daylight hours so long as they carry with them a copy of these sales particulars. As always, potential hazards exist on rural land and it is requested that all viewings are undertaken with care and regard to safety.

Further Information

Cheffins, Ely Rural.
T: 01353 654900 | E: ely.rural@cheffins.co.uk

what3words

Lot 1: ///owes.pursue.teamed
Lot 2: ///copies.spindles.coupler
Lot 3: ///juggles.playing.marzipan
Lot 4: ///baguette.swinging.chip
Lot 5: ///wiggles.bolt.weary
Lot 6: ///contexts.slurping.activism
Lot 7: ///counts.perusing.punctual



General Note

For clarification we wish to inform the purchaser(s) that we have prepared these sales particulars as a general guide. None of the statements contained in these particulars as to the property shall be relied on as statements of fact. All measurements are given as a guide and no liability can be accepted for errors arising therefrom. The plan and areas given are gross areas taken from Ordnance Survey Sheets and are for identification purposes only. The purchaser(s) shall be deemed to have full knowledge of the state and condition thereof and as to the ownership of any tree boundary or part of the property. If communications, condition of the property situation or such factors are of a particular importance to you, then please discuss these priorities with us prior to arranging an appointment to view to avoid a wasted journey. April 2026.

25 Market Place, Ely, CB7 4NP | 01353 662405 | cheffins.co.uk



OFFER FORM

LAND AT HILLTOP FARM, REACH, CAMBRIDGESHIRE Subject to Contract

I / We

Address:

.....
.....

Postcode:

Telephone:

Email:

Hereby offer the following sum for the Land at Hilltop Farm, Reach, Cambridgeshire

Lot 1:	Land at Straight Drove, Reach 12.20 acres (4.94 hectares)	Guide Price £110,000	£.....
Lot 2:	Land at Straight Drove, Reach 4.44 acres (1.80 hectares)	Guide Price £35,000	£.....
Lot 3:	Land at Green Lane, Reach 2.39 acres (0.97 hectares)	Guide Price £25,000	£.....
Lot 4:	Land at Little Fen Drove, Reach 15.70 acres (6.35 hectares)	Guide Price £140,000	£.....
Lot 5:	Land at Little Fen Drove, Reach 20.36 acres (8.24 hectares)	Guide Price £185,000	£.....
Lot 6:	Land at Whiteway Drove, Reach 10.04 acres (4.06 hectares)	Guide Price £90,000	£.....
Lot 7:	Land at Great Drove, Reach 6.62 acres (2.68 hectares)	Guide Price £55,000	£.....

Partners:

W King Ltd, C M B Ashton Ltd, J A Stiff Ltd, M B Jones Ltd, R W Freshwater Ltd
S P C Gooderham Ltd, B Goodsell-King Ltd, S J Bush Ltd, O J Godfrey Ltd, M E Millard Ltd.



Ely Rural Professional, 25 Market Place, Ely, CB7 4NP
T 01353 654900 E ely.rural@cheffins.co.uk
cheffins.co.uk

If the purchase is dependent on a sale, please give details of the progress of that sale

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Funding

- 1. Cash / Finance funded by borrowing (please delete as appropriate)
- 2. Please explain source of funds (for example: third party finance from a regulated lender, sale proceeds, business income)

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- 3. If savings or cash funds, please provide an explanation as to how the funds were obtained or accumulated (for example: through the course of employment, inheritance, sale of property, etc.)

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- 4. Please provide supporting evidence of the above and confirm which bank, lender or company holds the funds. We will require bank statements, proof of lending, funding offer or similar prior to accepting any offer.

- 5. The name and address of solicitor:

Solicitor's Name is:.....

.....

.....

Telephone:





Ely Rural Professional, 25 Market Place, Ely, CB7 4NP
T 01353 654900 E ely.rural@cheffins.co.uk
cheffins.co.uk

IT IS ACCEPTED THAT THE VENDOR RESERVES THE RIGHT TO ACCEPT OR REFUSE ANY OFFER AND WILL NOT BE BOUND TO ACCEPT THE HIGHEST OR ANY OFFER

Signed: Date:

Name:

Offers should be received by Cheffins – Ely Office by **12 noon on Friday 4th September 2026** and should be sent by email to: edward.tabner@cheffins.co.uk

Email Subject: OFFER – Land at Hilltop Farm, Reach, Cambridgeshire

Offers which are hand delivered or sent by mail should be delivered to: Cheffins Rural, 25 Market Place, Ely, Cambridgeshire, CB7 4NP

Envelopes should be marked: OFFER – Land at Hilltop Farm,

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