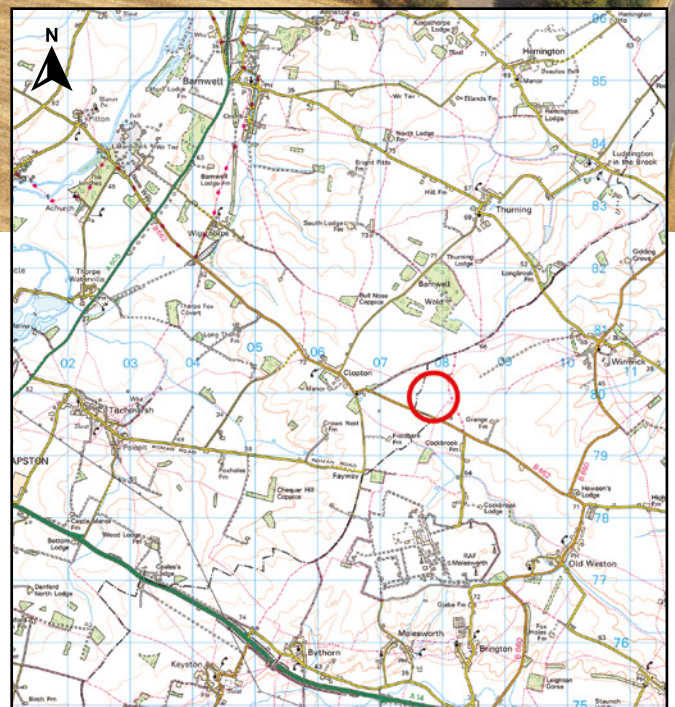




Arable Land between Clopton & Old Weston

Approximately 54.39 ACRES
(22.01 hectares) of Arable Land
FOR SALE BY PRIVATE TREATY
AS A WHOLE



Bletsoes

— EST. 1881 —

SITUATION

The property is situated between the villages of Clopton and Old Weston in the county of Cambridgeshire, approximately 7 miles to the east of the market town of Thrapston. The property has direct road frontage to and from the B662 providing a good link to the A605. The property also has access off Broad Lane to the east of the northern field, being an unadopted byway.

DESCRIPTION

The property comprises approximately 54.39 acres (22.01 hectares) of arable land, which is divided into two field parcels with road frontage to the southernmost field. We understand the land was drained in the 1980s. The property is bordered by mature hedgerows to the most part. The land is classified as Grade 3, according to the Agricultural Land Classification. The soil is of the Ragdale Soil Association, which is described as being chalky till.

The property has been utilised in recent years for arable production being mostly cereal crops having previously been grass leys.

METHOD OF SALE

The property is offered for sale by Private Treaty as a whole, and is shown edged red on the below plan.

TENURE AND POSSESSION

The property is offered for sale freehold. A small area of the property has been let to the Oundle & District Model Club who have been served Notice to Quit.

SERVICES

There are currently no services connected to the property.

PLANNING AND LOCAL AUTHORITY

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

OUTGOINGS

The property is subject to general drainage rates as levied by the Environment Agency.

SPORTING, MINERAL AND TIMBER RIGHTS

All Sporting, Mineral and Timber Rights are included in the sale so far as they are owned.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

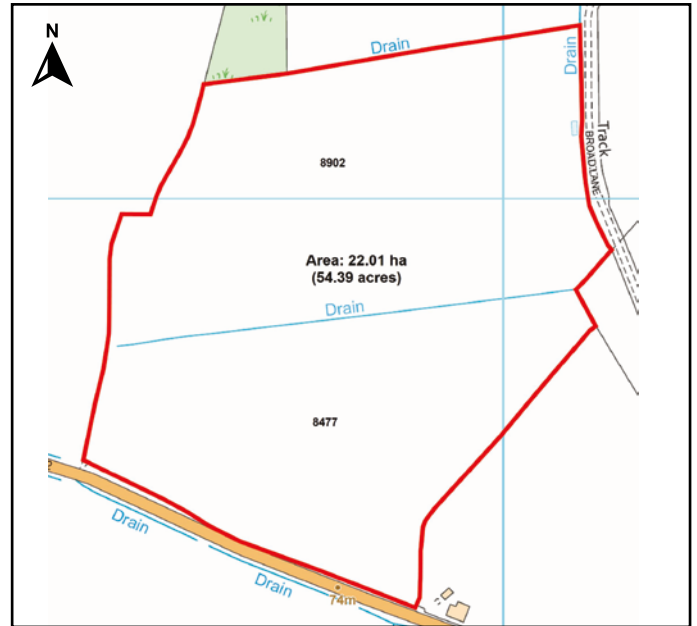
The property is sold subject to, and with the benefit of, all existing Easements, Wayleaves and Rights of Way whether public or private, light sport, drainage, water, electricity supplies and any other rights, obligations, easements and quasi easements whether specifically mentioned or not.

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.

INGOING VALUATION

In the event that a crop is established prior to completion, in addition to the purchase price, the Purchaser(s) will be required to pay for: any growing crops and all beneficial cultivations, sub soiling, mole ploughing and acts of husbandry since the last harvest according to the current CAAV rates or contract rates where applicable; seed, manures, fertilisers, chemicals, lime and chalk applied to the growing crops since the last harvest will be recharged at invoice cost.



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.

NEAREST POSTCODE AND WHAT3WORDS

The nearest postcode is PE28 5LT and the property can be found more precisely using the what3words mapping system reference of ///critic.gears.tadpoles.

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.

VIEWINGS

To be undertaken during daylight hours, on foot only, with a set of particulars in hand. Please contact Henry H Bletsoe and Son LLP to arrange a viewing of the property.

HEALTH AND 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. 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 the Selling Agent, Henry H Bletsoe and Son LLP, who will be pleased to check the information for you, particularly if you are contemplating travelling some distance to the property.

ANTI-MONEY LAUNDERING REGULATIONS

The Purchaser(s) will be required to provide proof of source of funds, identity and address to the Selling Agent following acceptance of an offer (subject to contract) and prior to solicitors being instructed.

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: September 2026.

Oakleigh House, Thrapston, Northamptonshire, NN14 4LJ