

FOUR BALLS FARM

HUNDRED FOOT BANK, ELY, CAMBRIDGESHIRE, CB6 2EL

CHEFFINS



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A RING-FENCED FENLAND FARM EXTENDING TO 178.62 ACRES (72.28 HECTARES) OF PRODUCTIVE GRADE 1 AGRICULTURAL LAND WITH A MODERN MACHINERY STORAGE BUILDING

FOR SALE BY PRIVATE TREATY AS A WHOLE

Introduction

Offered to the market for the first time in the history of the farm, Four Balls Farm is an excellent opportunity to purchase an equipped arable unit. The land is set within a ring fence with a history of producing good yields of both combinable and root crops.

Four Balls Farm is offered for sale, freehold.

Method of Sale

Four Balls Farm is offered for sale as a whole by private treaty.

Location

Four Balls Farm is situated in the Cambridgeshire Fens, approximately 7 miles north of the cathedral city of Ely, just off the A1101 Littleport to Wisbech Road, with frontage to the B1411 Hundred Foot Bank.

The hamlet of Pymoor is situated 3.5 miles to the south and Littleport is situated 5.2 miles to the southeast of the property.

Postcode: CB6 2EL | **what3words:** ///laughs.gurgling.knowledge

Description

Four Balls Farm includes agricultural land and buildings extending in total to 178.62 acres (72.28 hectares) lying within a ring fence with the land served off a network of internal farm tracks.

Land

The farmland is divided into 7 parcels of arable land extending to 175.95 acres (71.21 hectares) and a single grass field extending to 2.67 acres (1.08 hectares).

The land is classified as Grade 1 and is of the Adventurers Soil Series – Chatteris Complex a peat fenland soil with a stoneless humose silty clay loam topsoil over a fen clay substratum.

The arable land is in a rotation that has included cereals, potatoes and sugar beet.

The cropping history is as follows:

Field No.	Area (ha)	Area (ac)	2024	2025	2026
9661	1.08	2.67	Grass	Grass	Grass
1570	7.84	19.37	W. Wheat	Onions	W. Wheat
2033	7.52	18.58	Sp. Beans	W. Wheat	S. Beet
4552	12.81	31.65	Onions	W. Wheat	Potatoes
0245	5.67	14.01	Sp. Beans	W. Wheat	S. Beet
4316	10.88	26.88	W. Wheat	W. Wheat	Potatoes
1697	17.43	43.07	W. Wheat	S. Beet	W. Wheat / Sp. Barley
8122	9.06	22.39	Onions	W. Wheat	S. Beet / Sp. Barley

The land has been extensively under drained and is generally bounded by drainage ditches which connect into the wider district drainage system.

The fields can be accessed either off the highway or via an internal farm track.





Buildings

The buildings include a modern agricultural building of a clear span steel frame with concrete panel walls and box profile cladding with sliding steel doors. The building measures 120ft x 60ft (36.57m x 18.23m) externally.

To the west is a timber framed cart shed which is partially enclosed with timber boards on three sides under a box profile steel sheet roof. The building measures 70ft x 25ft (21.34m x 7.62m) externally.

Development Overage

The property will be sold subject to an Overage Agreement in respect of the buildings on site. Details are available from the selling agents.

Tenure and Possession

Four Balls Farm is for sale freehold with vacant possession on completion.

Environmental Stewardship

The land is not included in any environmental stewardship schemes.

Drainage Rates

Drainage Rates are payable to Littleport and Downham Internal Drainage Board. The 2026/27 Drainage Rates are £4,506 estimated.

Sporting, Timber and Mineral Rights

All sporting, timber and mineral rights are included in the sale where they are owned by the seller.

Wayleaves, Easements and Rights of Way

Four Balls Farm is sold with the benefit of an agricultural right-of-way over the roadway shaded brown on the attached plan. The right-of-way will be subject to a maintenance agreement, full details available from the selling agents.

VAT

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.

Plans

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

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.

Local Authority

East Cambridgeshire District Council, The Grange, Nutholt Lane, Ely, Cambridgeshire, CB7 4EE

Viewings / Enquiries and Further Information

Viewings are strictly by appointment with the selling agents.

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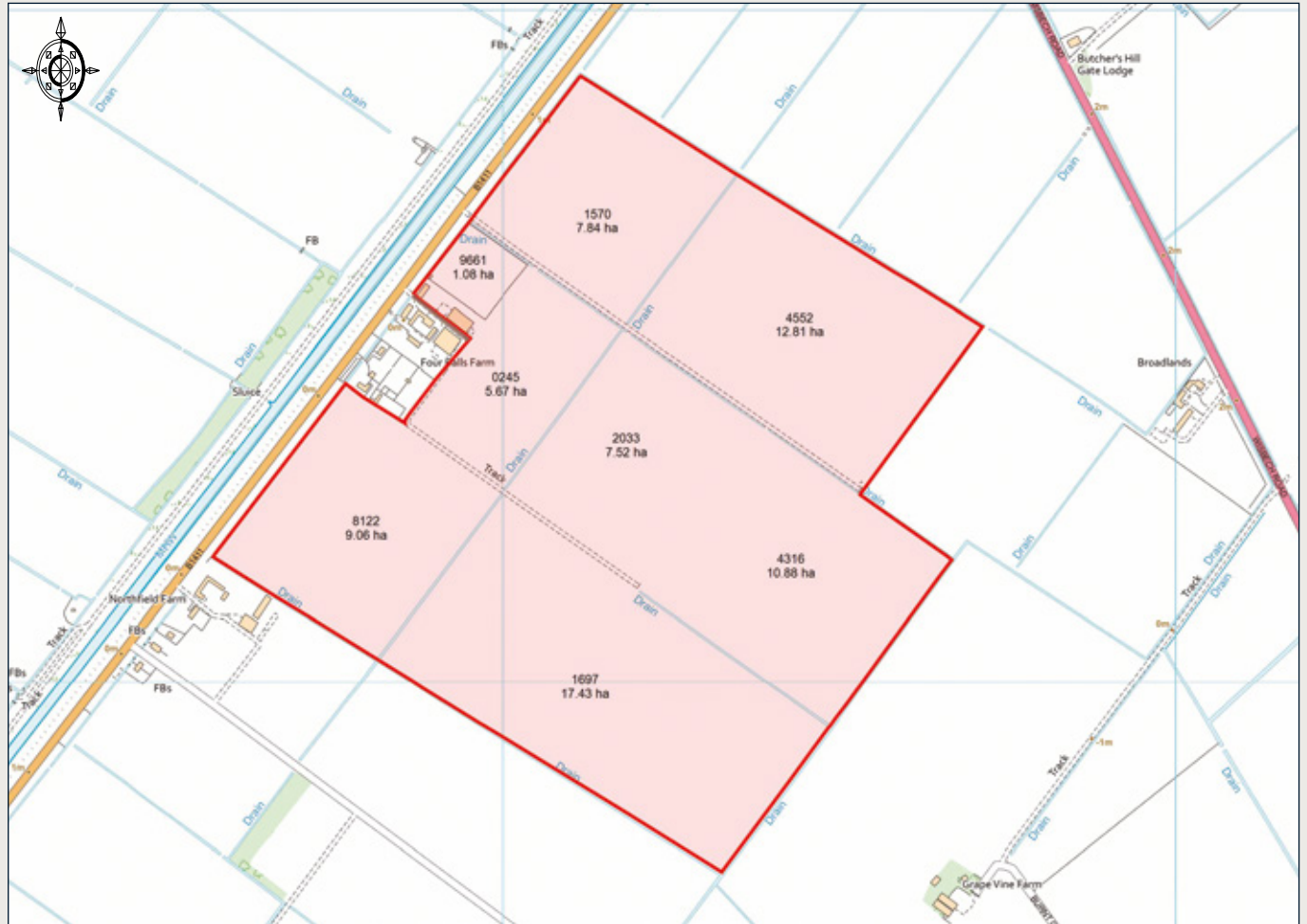
As always, potential hazards exist on working farms and it is requested that all viewings are undertaken with care and regard to safety, particularly with regard to areas in and around buildings.

Anti-Money Laundering Regulations

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.

Agents Notes

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. March 2026.



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Importance Notice These particulars are not an offer or contract, nor part of one. You should not rely on statements by Cheffins in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Cheffins does not have any authority to make any representations about the property and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).



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