

LAND AT LOWER ROAD
HUNDON, SUFFOLK, CB10 8DZ



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16.99 ACRES (6.89 HA) OF PRODUCTIVE GRADE 2 ARABLE LAND CLOSE TO THE VILLAGE OF HUNDON FOR SALE AS A WHOLE OR IN TWO LOTS

Introduction

An excellent opportunity to purchase an attractive block of arable land strategically located directly south to the village of Hundon. The land provides prospective purchasers with an opportunity to acquire land for amenity, equestrian or small holding uses (subject to obtaining the necessary consents).

The land is offered for sale with vacant possession.

Method of Sale

The land is offered for sale by private treaty as a whole or in two lots.

Lot 1 – 9.41 acres (shaded BLUE on plan)

The land is located to the south of Hundon village with frontage to Lower Road and is classified as Grade 2 being of the Hanslope soil series of slowly permeable calcareous clayey soil and some slowly permeable non-calcareous clayey soils. The land is partially enclosed by mature hedgerows with a small ditch on the northern boundary.

Lot 2 – 7.58 acres (shaded RED on plan)

The land is located to the south of Hundon village with extensive road frontage to both Lower Road and Mare Hill. It is classified as Grade 2 being of the Hanslope soil series of slowly permeable calcareous clayey soil and some slowly permeable non-calcareous clayey soils. The land is partially enclosed to the southern and western boundary by a mature hedgerow.

Tenure & Possession

The land is offered for sale with vacant possession on completion.

VAT

The land is not registered for VAT however if the sale of the property or any right attached to it is deemed a chargeable supply for the purpose of VAT, such tax shall be payable by the purchaser in addition to the sale price.

Drainage Rates

Environment Agency drainage rates are currently payable at the standard rates.

Town & Country Planning

The land is situated within the West Suffolk District Council planning authority and is sold subject to any development plans, tree preservation orders, town planning schedules, applications, permissions and resolutions which may be or come into force. The purchaser(s) will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the property.

Basic Payment Scheme

The land has been claimed for Basic Payment Scheme entitlements and is registered on the Rural Land Register. The seller will retain any historic delinked payments.

Environmental & Grant Schemes

The land is currently entered into SOH1 No-till Farming under the Sustainable Farming Incentive There are no other environmental schemes across the land.

Sporting, Timber & Minerals

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





Wayleaves, Easements, Covenants & Rights of Way

The land is sold subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way whether or not disclosed.

Lot 1 – an overhead high voltage electricity line over sails the northwest corner of the parcel.

Lot 2 – an overhead low voltage electricity line runs parallel to Lower Road along the Northern boundary.

Prospective purchasers are advised that a manhole cover is located within Lot 1. It is understood that a gravity fed sewer is believed to run across the northern edge of the field towards Mare Hill. Buyers should make their own investigations and rely on their own enquiries regarding the presence, route and status of any underground services.

Development Overage

The land will be sold subject to a Development Overage in the event that planning permission is granted for any development other than for agricultural or equestrian purposes. The overage will not apply to carbon offsetting, biodiversity net gain or other such land based or environmental schemes.

The uplift will be for 30% of any net development value resulting from the grant of planning permission, change of use or similar consent within a period of 30 years from completion of the sale. The overage will be triggered on commencement of the development or on the sale of the land with planning permission whichever is sooner.

Tenant Right & Dilapidations

There will be no ingoing valuation and the purchaser shall not claim for dilapidations, if any, in relation to the property.

The land will be left in stubble with straw either chopped and spread or baled and removed.

Exchange & Completion

Exchange of contracts shall be within 6 weeks of the purchaser(s) solicitor receiving a draft contract. Completion will be by agreement between the parties.

Boundaries

The vendor and vendor's agents will do their best to specify the ownership of boundary hedges, fences and ditches but will not be bound to determine these. The property is available for inspection and the purchaser(s) will be deemed to have satisfied themselves as to the ownership and location of the boundaries.

Plans, Areas & Schedules

Plans attached to the particulars are based upon the Ordnance Survey and are for identification purposes only.

Local Authority

West Suffolk District Council, West Suffolk House, Western Way, Bury St Edmunds IP33 3YU

T: 01284 763233 | W: www.westsuffolk.gov.uk

Viewings & Further Information

The land can be viewed by prior arrangement with the Sole Agents. For further information please contact:

Simon Gooderham

E: simon.gooderham@cheffins.co.uk

T: 01223 213777 or

Henry Lankfer

E: henry.lankfer@cheffins.co.uk

T: 01223 213777

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 any areas in and around buildings.

Nearest Postcode

CO10 8DZ

what3words

Lot 1: [///wipes.heat.ridiculed](https://www.what3words.com/#!/wipes.heat.ridiculed)

Lot 2: [///bronzer.simulates.sweat](https://www.what3words.com/#!/bronzer.simulates.sweat;);

Anti-Money Laundering Regulations

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

Sellers Solicitor

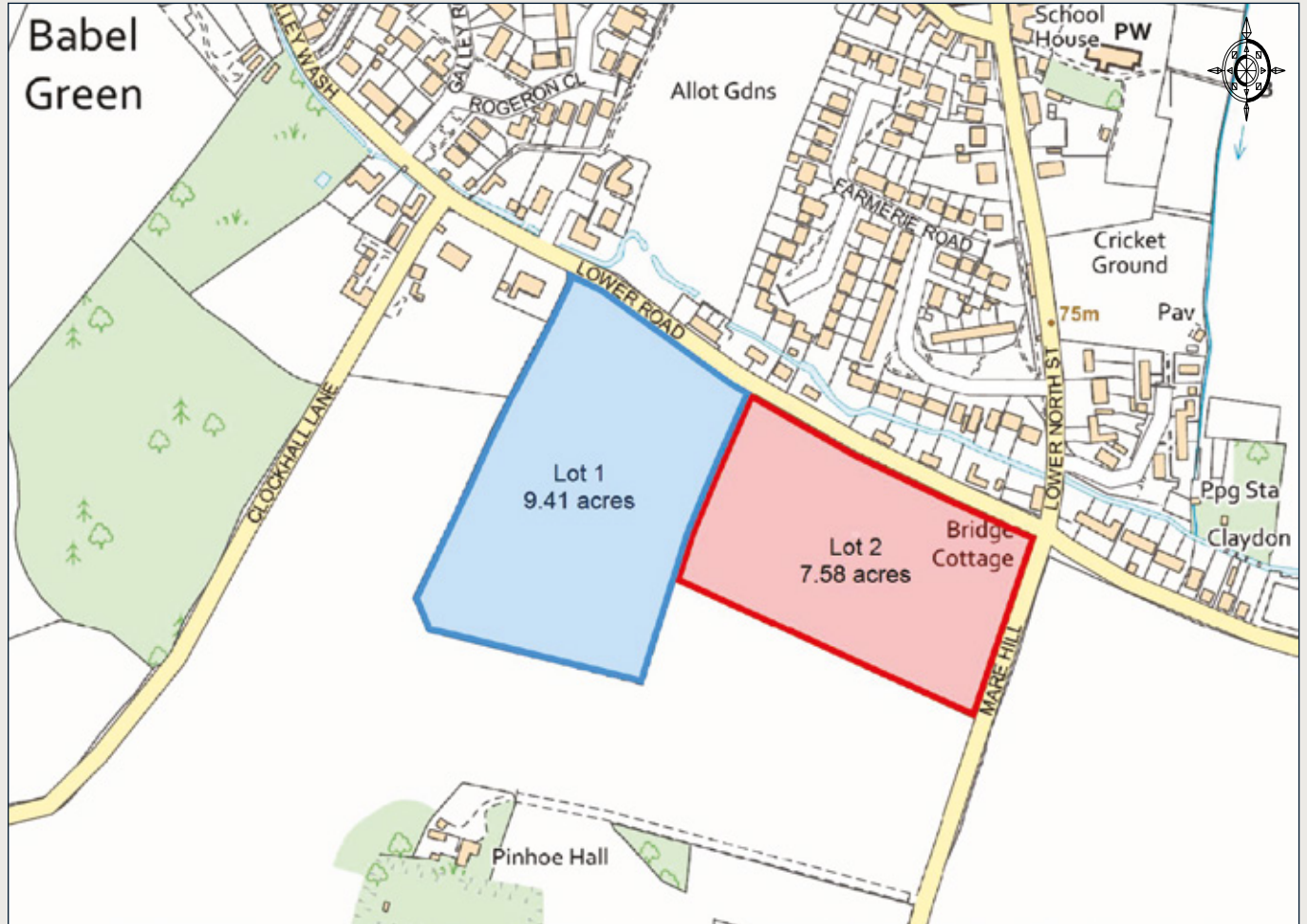
Tees Law, 3 Journey Campus, Castle Park, Castle Street, Cambridge CB3 0AY.

Agents Notes

For clarification we wish to inform 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 acreages use gross acreages taken from the 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 or any tree boundary or any part of the property. If communications, condition of the property, situation or such factors are of a particular importance to you please discuss these priorities with us before arranging an appointment to view. This should avoid a wasted journey. April 2026.



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Important 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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