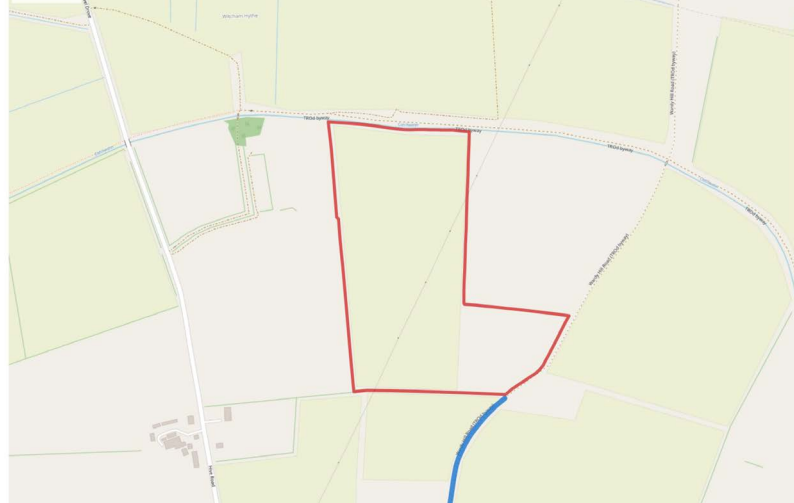




Around 31.10 Acres, Clare Farm, Witcham, Ely, CB6 2LN **Guide Price: £210,000 (£900 + VAT Buyers Fee)**

Description

The Land comprises 31.10 acres (12.58 hectares) of bare arable land. The Land is classified as being Grade 3 agricultural land with the soil being of the Evesham 3 series, being lime-rich loamy and clayey soils capable of growing a wide variety of arable crops and grass. The land benefits from historical drainage. The boundaries comprise mature hedgerows with a single point of access from Wardy Hill Road, a Byway Open to All Traffic (BOAT), at the Land's south eastern corner.

Directions

The Land is situated to the North of the Cambridgeshire village of Witcham, approximately 5 miles East of Ely and 6 miles South East of Chatteris, accessed from Wardy Hill Road, a public byway.

<https://what3words.com/storage.relief.selection>

Services

There are no mains services connected to the Land.

Wayleaves, Easements & Rights of Way

A high voltage overhead electricity line crosses the Land on telegraph poles in a south west to north eastern direction. There are no public rights of way crossing the Land, however the Land is accessed via a public Byway. There is a mains water pipeline which follows the southern boundary of the Land in an east west direction, although the Land is not connected to mains water.

Sporting, Minerals & Timber Rights

The mines and minerals, sporting and timber rights are included in the sale in so far as they are owned.

Nitrate Vulnerable Zone

The Land is situated within a Nitrate Vulnerable Zone for surface water.

Countryside Stewardship

The Land has historically been included within a Mid Tier Countryside Stewardship scheme, including grass buffer strips, however this scheme terminated in 2024.

Drainage Charges

The Land is subject to Littleport & Downham Internal Drainage Board drainage charges at the prevailing rate.

Tenure & Possession

Freehold with vacant possession upon completion.

Viewing

The Land may be viewed during daylight hours with a copy of these particulars to hand, subject to prior notification to the Vendor's Agent. Viewing is at your own risk and Viewers should be careful and vigilant whilst on the Land. Neither the Vendor's Agent nor the Vendor are responsible for the safety of those viewing the Land nor do they take any responsibility for any losses or damages incurred during inspection.

Disputes

Should any disputes arise as to the boundaries or any matters relating to the particulars, schedule or interpretation, the matter will be referred to an Arbitrator to be appointed by the Vendor's Agent.

Completion Date

10% deposit and up to 8 weeks for completion.

Auction Bidder Identity Check

Prior to bidding on any auction lots we are required to verify the identity of the bidder to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. We also need to complete the remote bidding registration process as this will be a live stream event only. Please contact us on 01522 504360 or lincolnpropertyauctions@brown-co.com

Local Authority

East Cambridgeshire District Council

Solicitors

Mark Towey
HCR Legal LLP
50-60 Station Road
Cambridge, CB1 2JH

01223 447445

mtowey@hcrlaw.com

Agent

Ella Redrup 07867 442234
ella.redrup@brown-co.com

James Mulhall 01522 504360
lincolnpropertyauctions@brown-co.com

OS NO.	NG NO.	AC	HA	LAND USE	2022	2023	2024	2025	2026
TL4681	5310	26.05	10.54	Arable	Winter Wheat	Winter Wheat	Winter Wheat	Fallow	Fallow
TL4680	7294	5.05	2.04	Arable	Coutryside Stewardship	Coutryside Stewardship	Coutryside Stewardship	Fallow	Fallow
TOTAL		31.1	12.58						

