LAND AT MANOR FARM

CALDECOTE, CAMBRIDGESHIRE, CB23 7NU

CHEFFINS



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35.01 ACRES (14.17 HECTARES) OF GRADE 2 ARABLE AND PASTURE LAND ON THE EDGE OF CALDECOTE

FOR SALE AS A WHOLE



Introduction
An excellent opportunity to purchase an attractive block of land situated to the south of the Cambridgeshire village of Caldecote. The land provides prospective purchasers with the opportunity to acquire a versatile parcel suitable for amenity, equestrian or smallholding uses, subject to obtaining any necessary consents.

The land is offered for sale with vacant possession.

Location
The land lies within the South Cambridgeshire District Council, fronting Main Street, Caldecote, in the county of Cambridgeshire, providing convenient connections to the surrounding area and wider road network. The property is approximately 14 miles south of Huntingdon, 12 miles north of Royston and 8 miles west of the University City of Cambridge.

Method of Sale
The land is offered for sale by private treaty as a whole.

Description
The land at Manor Farm offers a unique opportunity to acquire approximately 35.01 acres (14.17 hectares) of arable and pasture land, on the edge of Caldecote, Cambridgeshire. The land is classified as Grade 2 agricultural land and comprises predominantly Hanslope Series soils being slowly permeable calcareous clayey soils with areas of slowly permeable non-calcareous clayey soils.

The property is bounded in part by mature hedgerows, with a small brook forming the southern boundary, providing both character and environmental interest. Access is available through gated field entrances.

The southern field comprises permanent pasture with visible ridge and furrow, gently sloping towards the brook and having historically been used for livestock grazing. The northern field has formed part of an arable rotation and similarly falls towards its south-western corner.

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

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

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.

Town & Country Planning
The land is situated within the South Cambridgeshire 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.

Environmental & Grant Schemes
The land is not currently entered into any Countryside Stewardship, Sustainable Farming Incentive or other enviromental schemes.

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

Services
The property is connected to mains water.



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.

The property benefits from a right of access at all times and for all purposes from Main Street over a shared accessway. The owner of the neighbouring property benefits from rights of way over part of the land for agricultural and equestrian purposes.

An overhead electricity line crosses the southern field. In addition, a public footpath runs along the boundary between the two fields and is shown on the Definitive Map as Public Footpath No. 236/1.

Development Overage

The land will not be sold subject to a Development Overage.

Tenant Right & Dilapidations

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

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

South Cambridgeshire District Council, South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA

T: 01954 713000 | W: www.scambs.gov.uk

Nearest Postcode

CB23 7NU

what3words

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Viewings & Further Information

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

Henry Lankfer
E: henry.lankfer@cheffins.co.uk
T: 01223 213777

Jonathan Purkiss
E: jonathan.purkiss@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.

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.

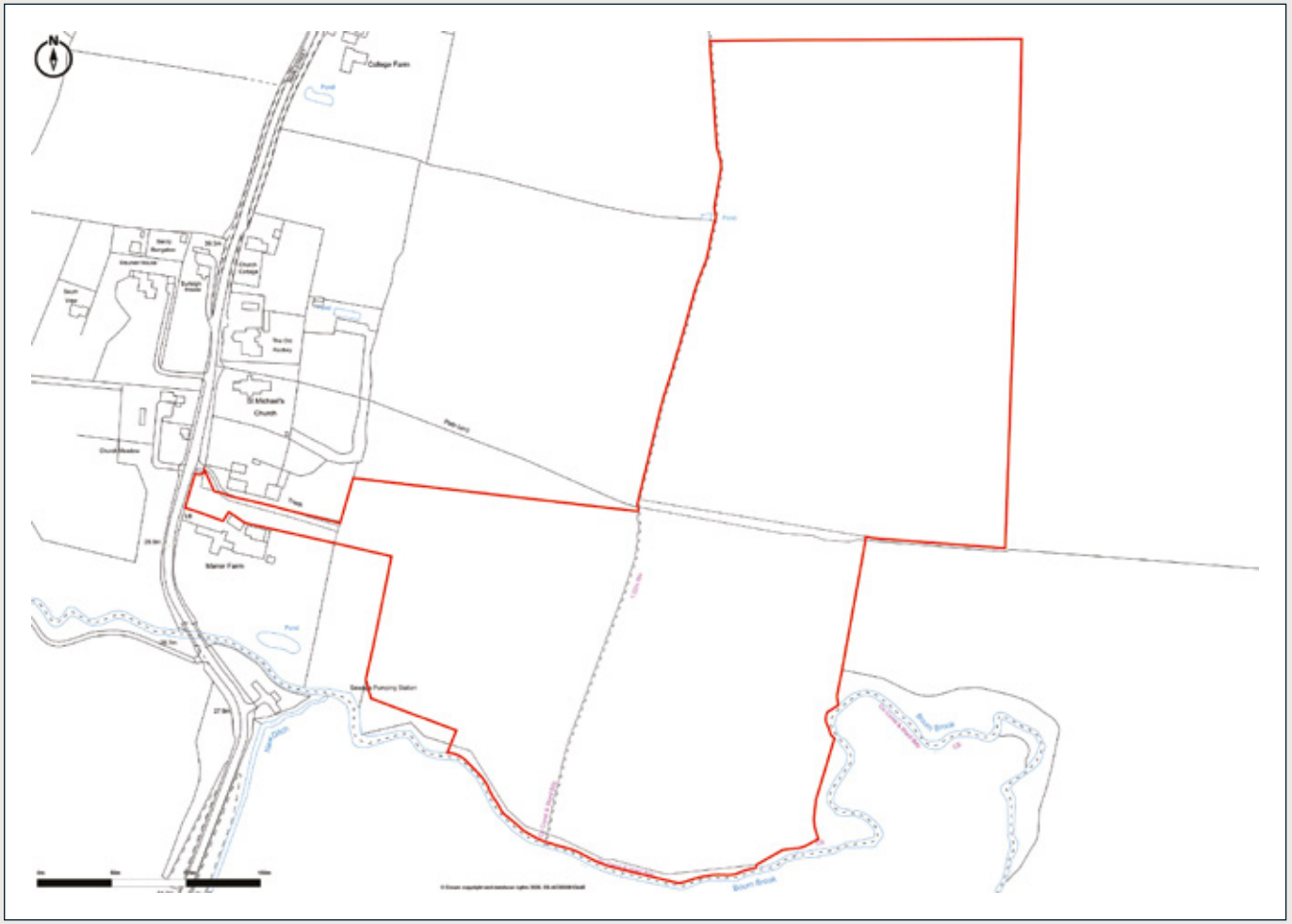
Sellers Solicitor

Mishcon de Reya LLP, 4 Station Square, Cambridge CB1 2GE

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. November 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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