



LOT 1



LAND OFF HOLYWELL FERRY ROAD

FEN DRAYTON | CAMBRIDGESHIRE

5.66 hectares (14.00 acres) of grassland with a general purpose agricultural building

For Sale by Private Treaty as a whole or in two lots

Kate Barlow
Brown&Co St Neots
01480 231811
kate.barlow@brown-co.com



Property and Business Consultants
brown-co.com

LOCATION

The land is situated to the north of the Cambridgeshire village of Fen Drayton, approximately 8 miles south east of Huntingdon and 12 miles north west of Cambridge.

what3words: ///fishnet.retail.also
Nearest Postcode: CB24 4TE

THE PROPERTY

The property comprises some 5.66 hectares (14.00 acres) of grassland split into two field parcels, each benefitting from separate accesses from Holywell Ferry Road, with the field closest to the village, forming Lot 1, having a general purpose agricultural building.

LOT 1 – 2.82 hectares (6.98 acres) of permanent grassland and agricultural building (as shaded in red)

A single parcel of Grade 3 grassland bordered with established hedges with post and sheep netting perimeter fencing. The soil is listed as a gravelly loam in an area that does not benefit from flood protection. We are not aware of any field drainage under the land.

Situated on the parcel is a steel portal frame, general purpose building measuring approximately 12.8m x 12.4m under a steel profile sheet roof and cladding on two sides with concrete block walls to 1m. The building benefits from Yorkshire boarding on its western side and is open on its northern elevation with a hardcore floor.

LOT 2 – 2.83 hectares (7.02 acres) of permanent grassland (as shaded in blue)

A single parcel of Grade 3 grassland benefitting from established hedge boundaries with post and sheep netting perimeter fencing. The soil is listed as a gravelly loam in an area that does not benefit from flood protection. We are not aware of any field drainage under the land.

GENERAL REMARKS AND STIPULATIONS

TENURE AND METHOD OF SALE

The land is being sold freehold, with vacant possession upon completion, and subject to any rights and easements as described in these particulars of sale.

The land is offered for sale by way of Private Treaty as a whole or in two lots.

TITLE

The land is registered under Land Registry Title CB185258. The mines and minerals are reserved in respect of the land included within Lot 2 to Hanson Quarry Products Europe Limited under Title Number CB484384. These mines and minerals are excluded from the sale.

SERVICES

There are no services connected to the land or to the building.

PLANNING

The building received full planning consent from South Cambridgeshire District Council in January 2013 under reference S/2272/12/FL.

DEVELOPMENT CLAWBACK

There is an existing development clawback across all of the land benefitting a former owner relating to any non-agricultural or equestrian use. The development clawback runs until the 12th January 2037. In the event a planning consent for a use other agricultural or equestrian is obtained a payment of 30% of the uplift in value of the land shall be due to the former owners.

SPORTING, MINERALS AND TIMBER RIGHTS

The mines and minerals are excluded from the sale in respect of Lot 2 only. They are owned by Hanson Quarry Products Europe Limited. Otherwise all other mines and minerals, sporting and timber rights are included in the sale insofar as they are owned.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The land is sold subject to and with the benefit of all existing rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars of sale.

VAT

Should any sale of the land or any right attached to it become a chargeable supply for the purpose of VAT, such tax shall be payable by the Buyer in addition to the Contract Price.

BOUNDARIES

The Buyer shall be deemed to have full knowledge of all boundaries and neither the Vendor, nor the Vendor's Agent, will be responsible for defining the boundaries nor their ownership.

PLANS AND AREAS

These have been prepared as carefully as possible. The plans and photographs are for illustrative purposes only and although they are believed to be correct, their accuracy cannot be guaranteed.

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.

VIEWINGS

The Property may be viewed at any time with a copy of these particulars to hand, subject to prior notification to the Vendor's Agent. Viewing is at your own risk and neither the Vendor's Agent nor Vendor take any responsibility for any losses or damages incurred during inspection. Please take care when viewing the land that all gates are securely fastened at all times due to grazing livestock.

HEATH AND SAFETY

Viewers should be careful and vigilant whilst on the land. Neither the Vendor nor the Vendor's Agent are responsible for the safety of those viewing the property and accordingly those viewing the Property do so at their own risk.

LOCAL AUTHORITY

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



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: The Atrium, St George's Street, Norwich, Norfolk NR3 1AB. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in April 2024.

The Fairways, Wyboston Lakes, Great North Road, Wyboston, Bedfordshire MK44 3AL
01480 213811 | stneots@brown-co.com

BROWN & CO