

LAND OFF SHORT DROVE, PYMOOR
CAMBRIDGESHIRE

CHEFFINS



LAND OFF SHORT DROVE, PYMOOR, ELY, CAMBRIDGESHIRE

5.03 HECTARES (12.43 ACRES) OF PRODUCTIVE GRADE 1 AGRICULTURAL LAND

FOR SALE BY PRIVATE TREATY

GUIDE PRICE £110,000

Location

The land is situated approximately 1.7 miles (2.7 kilometres) to the north east of the village of Pymoor. Pymoor is a small village located within the East Cambridgeshire District and has a population of approximately 390 people. The village has a limited range of facilities which include a cricket/ social club and a local recreation ground but has other facilities available in the nearby towns and villages.

Pymoor is located approximately 5 miles north west of the city of Ely and 8 miles to the south east of March.

Description

The land comprises a single parcel of arable land extending to approximately 12.43 acres (5.03 hectares). The land is classified as being Grade 1 on Natural England's Land Classification Map. The Soil Survey of England & Wales classifies the soils as being of the Downholland 1 Series which is described as having deep stoneless humose clayey soils, calcareous in places with some peat soils and deep humose calcareous silty soils and is often flat. The land is suitable for growing cereals, sugar beet and field vegetables in the Fens.

The land is situated at approximately 1 metre below sea level and is suitable for working with modern farm machinery.

The land is accessed via a grass track leading from Short Drove, Pymoor.



Cropping Schedule

2022	2023	2024	2025	2026
Sugar Beet	Wheat	Potatoes	Wheat	Sugar Beet

Method of Sale

The land is offered for sale by private treaty.

Entry & Holdover

The land is currently cropped and sold subject to a right of holdover until February 2027.

Tenure and Possession

The land is offered for sale via private treaty subject to a period of holdover granted to the current occupier to remove the current growing crop.

Method of Sale

The land is offered for sale by private treaty.

Drainage Rates

Drainage Rates are payable to the Littleport & Downham Internal Drainage Board.

Environmental Stewardship

The land is not subject to any agri-environment schemes.

Sporting, Timber & Minerals

All sporting, timber and mineral rights are included in the sale in so far 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 disclosed or not.

Boundaries

The vendor and Agent will make reasonable efforts to specify the ownership of boundary hedges, fences and ditches, etc. 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 of these boundaries.

Plans and Areas

The areas are taken from Rural Land Registry data. All plans are for identification purposes only.

V.A.T.

The land is not registered for V.A.T. However, if the sale of the property or any right 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 sale price.

Viewings/Enquiries & Further Information

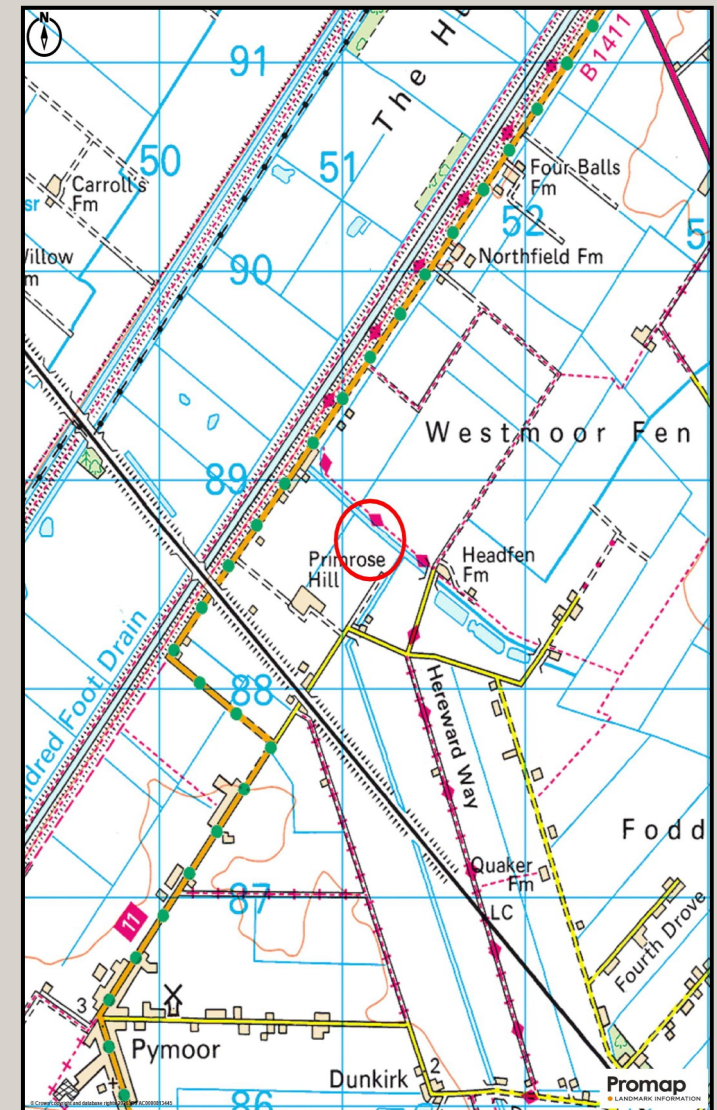
The land may be viewed at any reasonable time with a copy of the sales particulars to hand, subject to prior notification to the Agents. For further information please contact Andrew Amey (01353) 654919 or the Ely Office (01353) 654900.

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

What3Words

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Location Plan



This plan is published for identification purposes only.



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