

**29.73 ACRES OF LAND OFF CAMPOLE DROVE,
CHATTERIS, CAMBRIDGESHIRE**

CHEFFINS



LAND OFF CAMPOLE DROVE, CHATTERIS, CAMBRIDGESHIRE

29.73 ACRES (12.03 HECTARES) OF AGRICULTURAL LAND

FOR SALE BY PRIVATE TREATY - GUIDE PRICE £240,000

Location

The land is located off Campole Drove, a public footpath formed of a stone track, which connects to the A142 Ireton's Way. The land is located approximately 0.6 miles (1 Kilometre) to the south east of Chatteris and 11 miles (18 Kilometres) to the north west of Ely.

Description

The land comprises two adjoining enclosures of arable land extending to approximately 29.73 acres (12.03 hectares). Both enclosures of land are bound by hedgerows and drainage ditches.

The land is classified as Grade 3 on DEFRA's Agricultural Land Classification Map. The Soil Survey for England and Wales identifies the soils as being a mixture of the Waterstock and Peacock Series.

Soils belonging to the Waterstock Series are described as deep permeable mainly fine loamy soils variably affected by groundwater and are suitable for short term grassland and cereals.

Soils belonging to the Peacock Series are described as deep humose calcareous clayey and non-calcareous fine loamy over clayey soils and are suitable for growing cereals and beans with some grassland.



Cropping

2025	2024	2023	2022	2021	2020
Grass Ley/ Winter Bird Cover	Grass Ley/ Winter Bird Cover	Grass Ley/ Winter Bird Cover	Maize	Permanent Pasture	Fallow

Entry and Holdover

The vendor will require a right of holdover until the 1st February 2026 when the existing SFI agreement expires.

Method of Sale

The property is offered for sale by private treaty.

Local Authority

Fenland District Council, Fenland Hall, County Road, March, Cambridgeshire, PE15 8NQ.

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.

Environmental and Grant Schemes

The land is currently entered into a three year Sustainable Farming Incentive Agreement which terminates 1st February 2026.

Drainage Rates

The property is subject to drainage rates which are payable to the Nightlayers Internal Drainage Board.

Sporting, Timber and Mineral Rights

All sporting, timber and mineral 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 wayleaves, easements, covenants and rights of way whether or not disclosed.

Plans and Areas

All plans are based upon the Ordnance Survey and are for identification purposes only.

What3Words

///salads.routines.acids

Boundaries

The vendor and their agents 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 will be deemed to have satisfied themselves as to the ownership of the boundaries.

Viewings

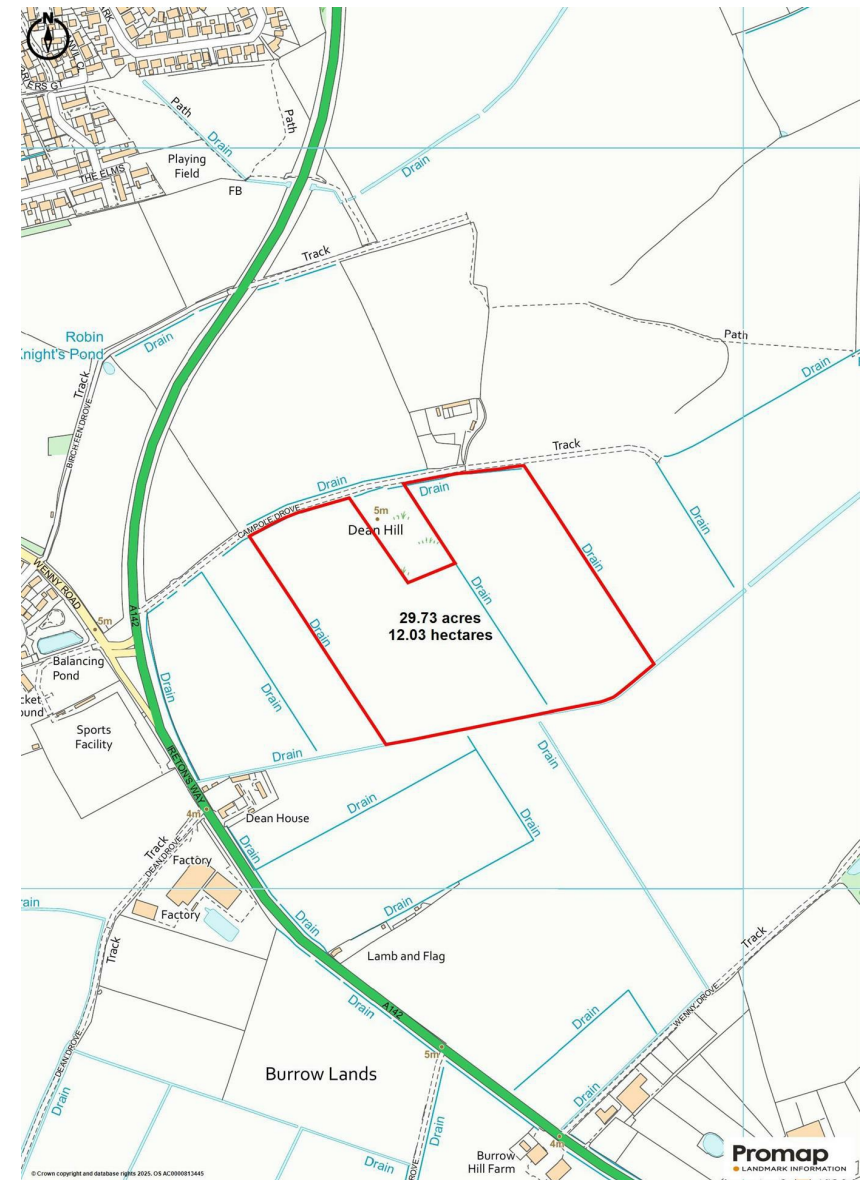
The land can be viewed at any reasonable time with a copy of the sales particulars in hand, subject to prior arrangement with the Agents. For further information, please contact

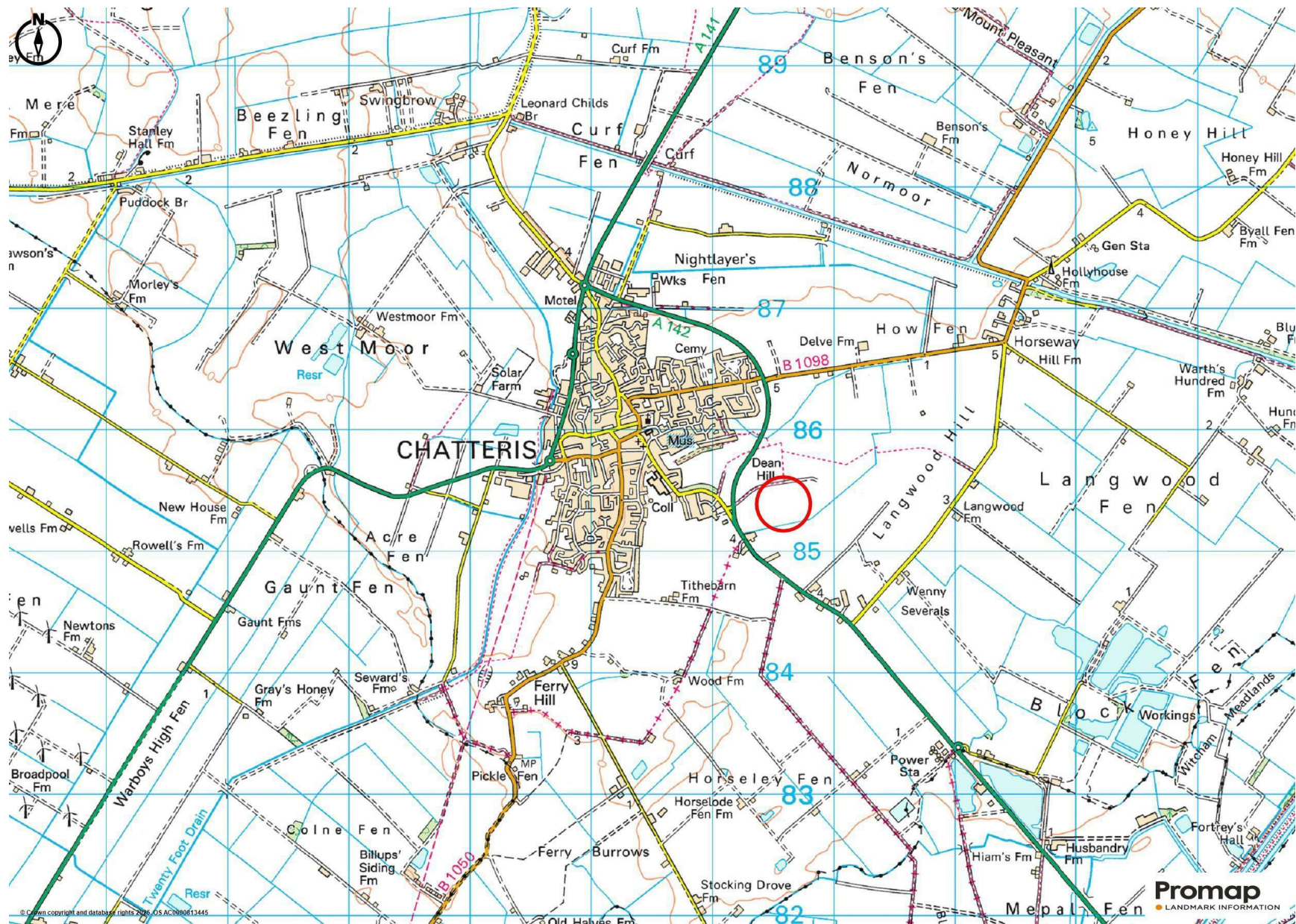
Andrew Amey
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e: andrew.amey@cheffins.co.uk

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

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 contacts) and prior to Solicitors being instructed.





For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

