



LAND AT OUSE WAHSES, HUNDRED FOOT WASHSES, MEPAL, ELY, CAMBRIDGESHIRE

Available as a whole or in three lots.

Guide Price £270,000

- Freehold
- With Vacant Possession
- Washland
- Site of Special Scientific Interest (SSSI)
- 30.64 acres (12.40 hectares)

Location

The land is located at The Hundred Foot Washes and is approximately 2.3 miles to the north east of Mepal and 5.0 miles to the north west of the Cathedral City of Ely.

The land is accessed via the bank and the access is controlled by the Environment Agency and a key will be made available to the purchaser.

Description

A rare opportunity to acquire 3 enclosures of washland extending in all to approximately 30.64 acres (12.40 hectares) which offers potential natural capital opportunities and forms part of the Hundred Foot Washes at Mepal which are part of a larger area of land known as the Ouse Washes.

The washland will appeal to a variety of parties including those with a wildlife interest and wildfowling groups.

The land is all permanent pasture and access is available for four wheel drive vehicles by way of a grass track running parallel to the north bank of the New Bedford River.

Lot 1

A single enclosure of washland extending to approximately 10.80 acres (4.37 hectares) as shown edged and shaded in red on the plan.

Lot 2

A single enclosure of washland extending to approximately 11.46 acres (4.64 hectares) as shown edged and shaded in blue on the plan.

Lot 3

A single enclosure of washland extending to approximately 8.38 acres (3.39 hectares) as shown edged and shaded in green on the plan.

Tenure

Freehold with vacant possession on completion.

Method of Sale

The land is offered for sale by private treaty either as a whole or in 3 lots.

Viewings

Viewings are strictly by appointment with the Selling Agent. For further information please contact Andrew Amey or Felicity Wright (01353) 654919.

Sporting, Timber and Mineral Rights

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

We understand that the vendor has exercised their shooting rights and these remain in hand and are to be included in the sale of the land. Please enquire for further information on the shooting rights.

Rights of Way, Easements and Wayleaves

The land will be sold subject to and with the benefit of all existing rights of way, easements and wayleaves.

Outgoings

Drainage Rates are payable to the Hundred Foot Washes Internal Drainage Board. Please make your own enquiries.

Designations

The land is designated along with the Ouse Washes as a Site of Special Scientific Interest (SSSI).

The land is also designated as a Ramsar Site. A Ramsar Site is the land listed as a Wetland of International Importance under the Convention on Wetland of International Importance Especially as Waterfowl Habitat (The Ramsar Convention) 1973.

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.

Postcode and What3Words

Postcode: CB6 2AR

What3Words: ///rooks.ruling.solo

Anit-Money Laundering Regulations

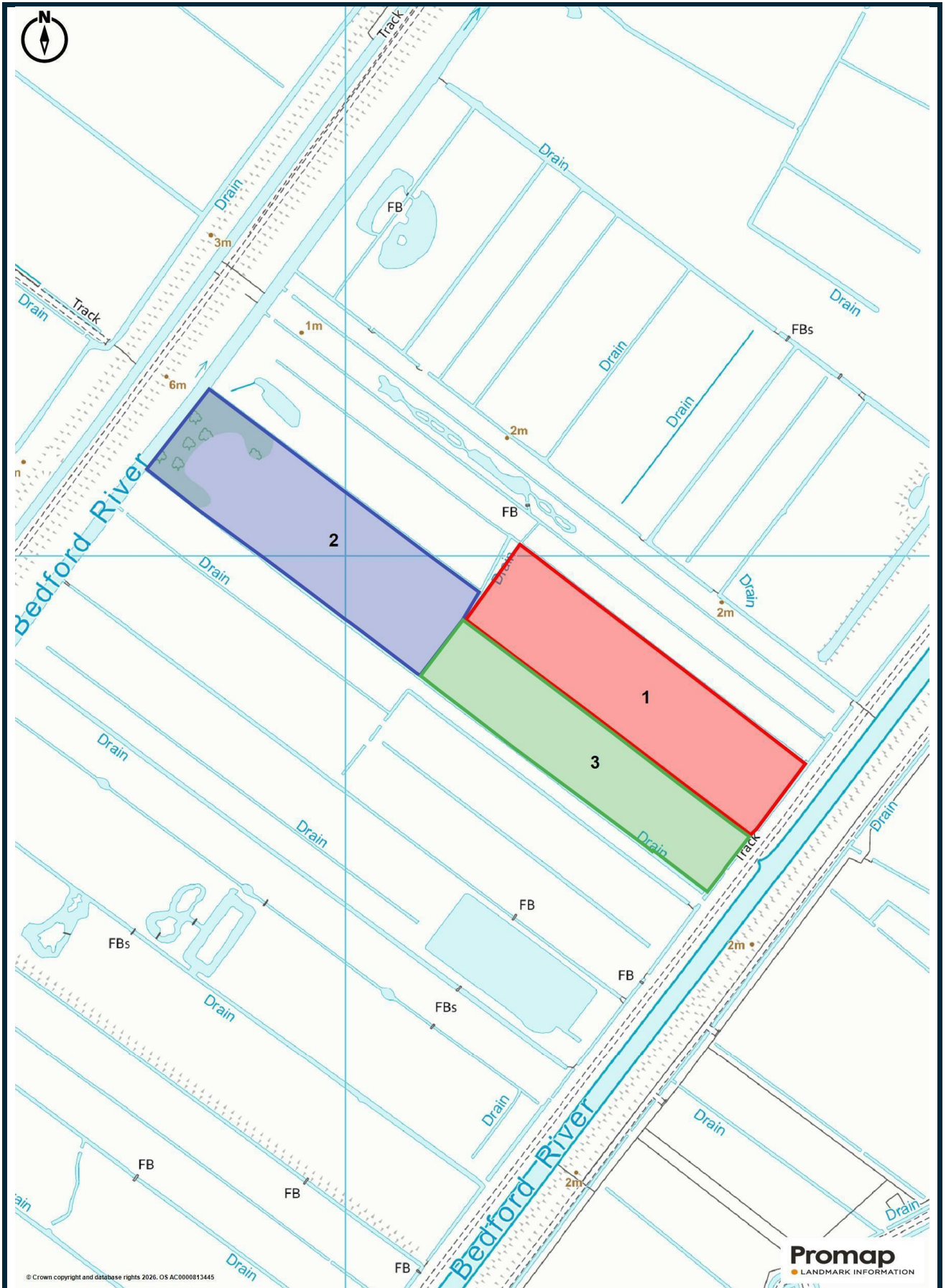
Buyers will be required to provide proof of identity and address to the Selling Agent following acceptance of an offer (subject to contract) and prior to solicitors being instructed.

Local Authority

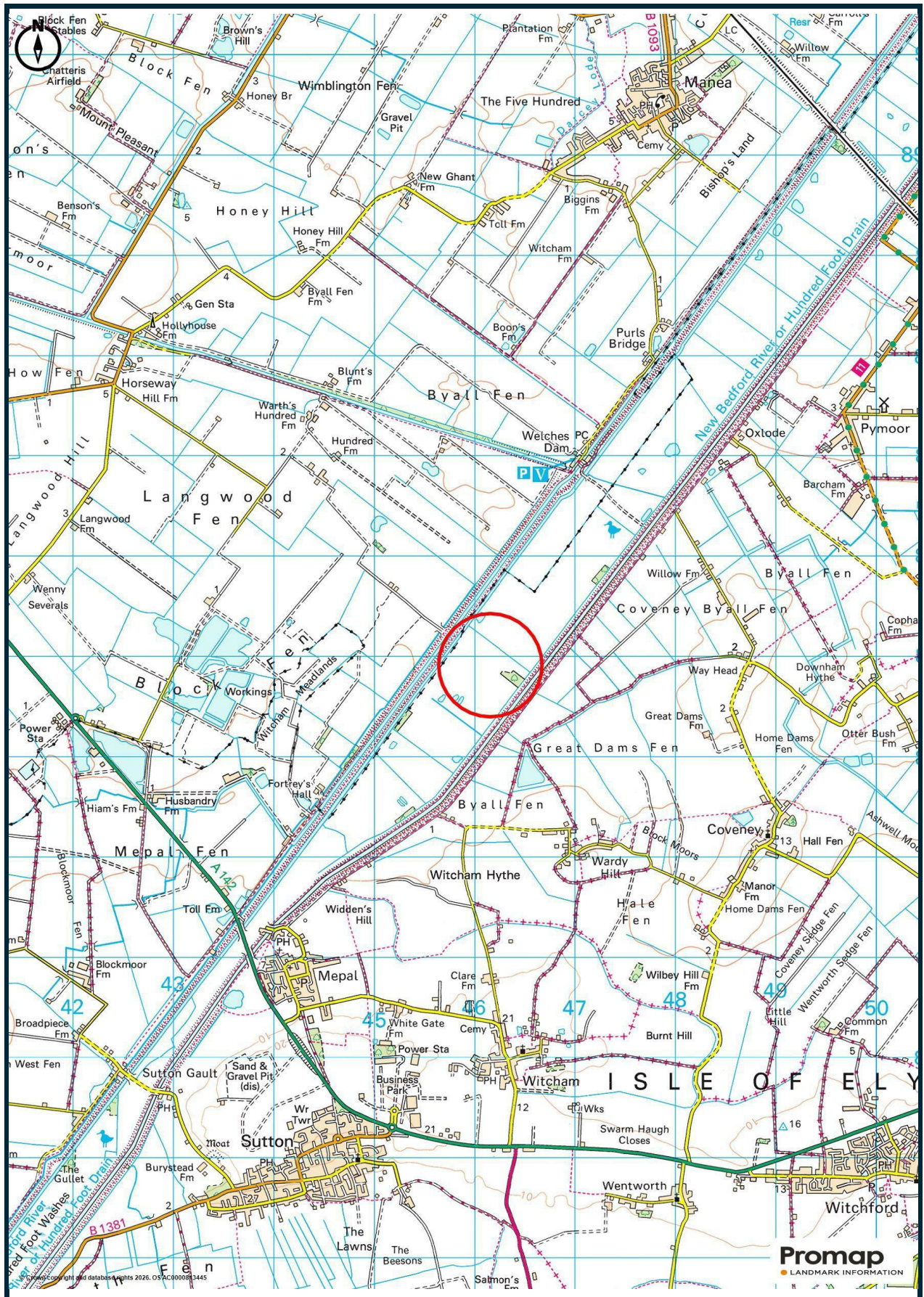
East Cambridgeshire District Council, The Grange, Nutholt Lane, Ely, Cambridgeshire, CB7 4EE.

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 sales particulars as to the property shall be relied on as statement 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 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.



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