LAND ON THE NORTH SIDE OF HILL ROW,

HADDENHAM, ELY, CAMBRIDGESHIRE

CHEFFINS



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A RARE OPPORTUNITY TO ACQUIRE 55.44 ACRES (22.44 HECTARES) OF FENCED GRASSLAND WITH A RANGE OF AGRICULTURAL BUILDINGS

FOR SALE BY PRIVATE TREATY – GUIDE PRICE £430,000

Introduction
The sale of Land North of Hill Row presents an excellent opportunity to acquire an attractive block of fenced grassland which is complemented by a mains water connection and a dilapidated range of agricultural buildings.

The land is situated on the outskirts of the popular village of Haddenham and enjoys a peaceful rural setting within the Cambridgeshire Countryside, the property will appeal to livestock keepers and equestrian occupiers.

Location
The land is situated off Hill Row in the village of Haddenham which lies approximately 10 kilometres (6 miles) south-west of the city of Ely and 27 kilometres (17 miles) north of the city of Cambridge.

Description
The property comprises 22.44 hectares (55.44 acres) of productive Grade 2 agricultural and includes a dilapidated range of farm buildings situated within a grass yard area. The land is naturally divided into three stockproof enclosures by a series of mature hedgerows and ditches with boundaries further defined by timber post and wire stock fencing with a single strand of barbed wire along the top.



Buildings
The buildings comprise the following:

A traditional open fronted building extending in all to approximately 1,100 square feet. The building is of brick construction beneath a pitched timber framed roof which is clad with corrugated asbestos/fibre cement sheets and has a dirt floor.

An open sided timber framed barn extending to approximately 1,200 square feet. The building is in a dilapidated condition.

Services
The property is connected to a mains water supply.

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

Tenure
Freehold with vacant possession on completion.

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

VAT
The land is not registered to VAT. However, if the sale of the property of 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 & Grant Schemes
The land is not entered into any environment schemes.

Access
The Vendor will grant a right of way over the access routes for agricultural and equestrian uses only as shown coloured in brown on the plan attached.

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

Wayleaves, Easements & 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.

Boundaries
The Vendor and the 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
East Cambridgeshire District Council, The Grange, Nutholt Lane, Ely, Cambridgeshire, CB7 4EE.

Nearest Postcode
CB6 3TJ.

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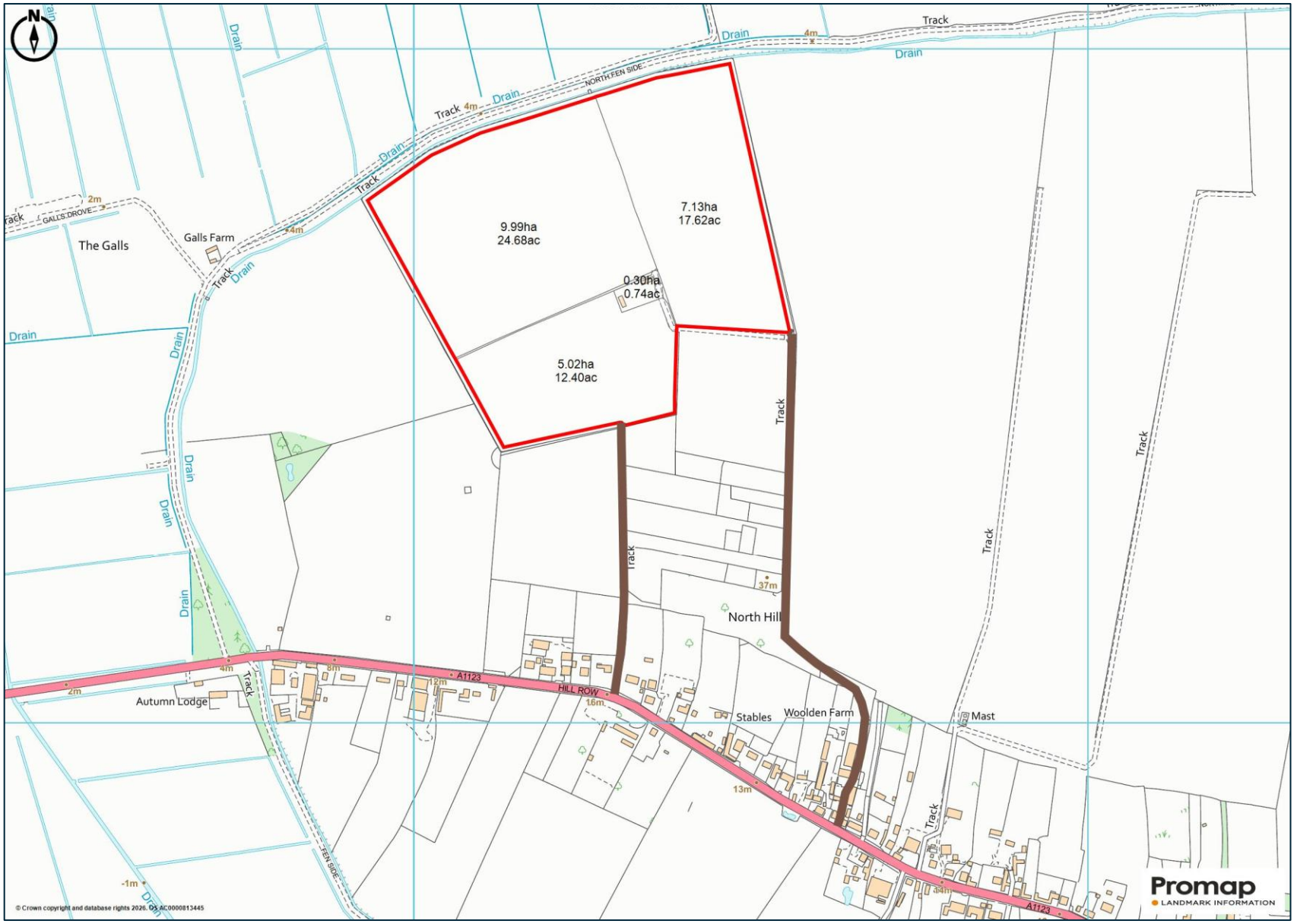
Viewings & Further Information
The land can be viewed by prior arrangement with the Sole Agents and are strictly by appointment only. For further information please contact either:
Andrew Amey andrew.amey@cheffins.co.uk or
Felicity Wright felicity.wright@cheffins.co.uk
on (01353) 654900.

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

General Remarks and Stipulations
Prior to completion, the Vendor will arrange for the holding's water supply to be separated from the retained property with a separate water meter to be installed.

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.

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 representations about the property and accordingly any information given is entirely without responsibility on the part of the agents, Seller(s) or Lessor(s).



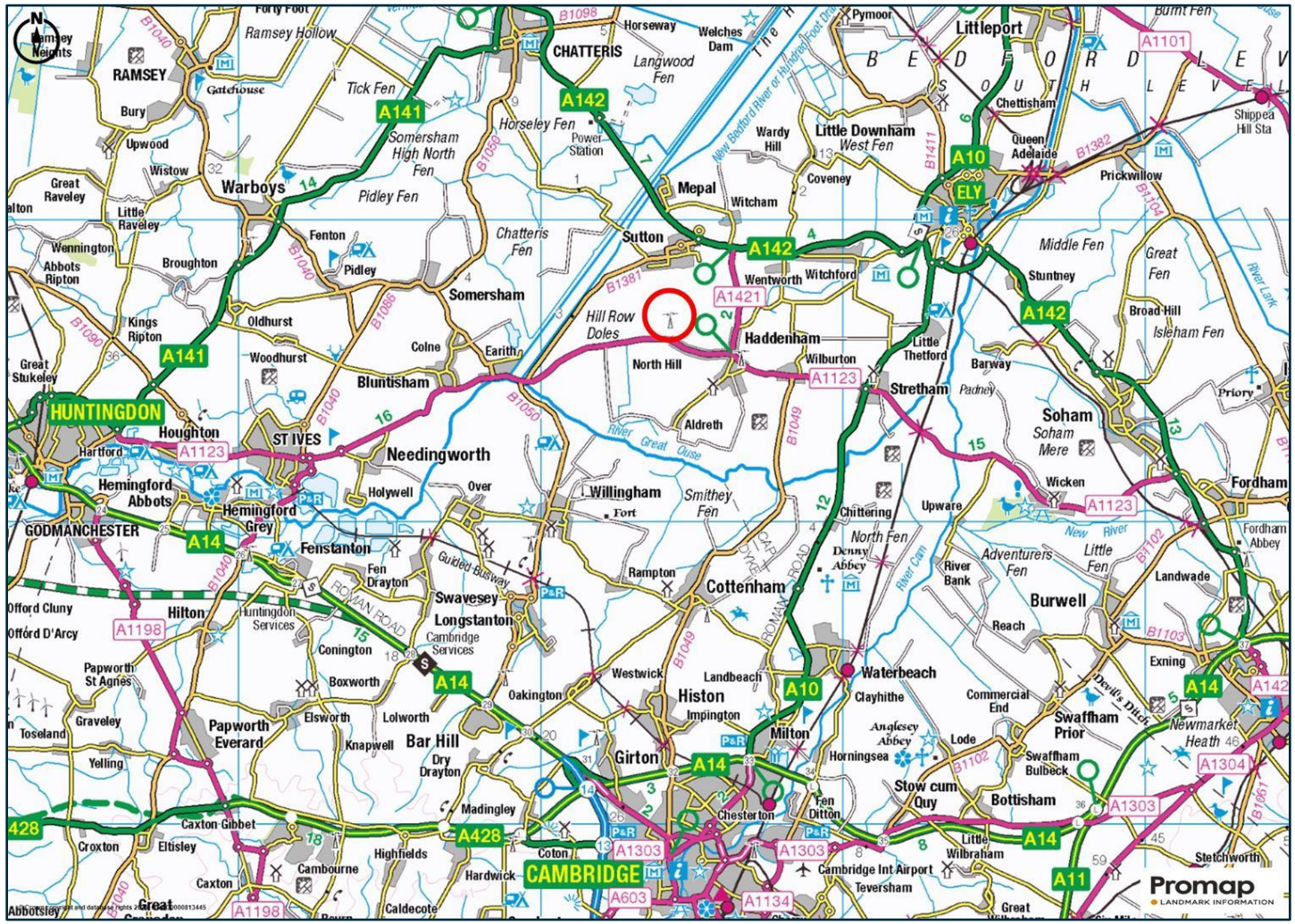
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Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

25 Market Place, Ely, CB7 4NP | 01353 654900 | cheffins.co.uk

Agent's Note

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 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.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.

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