

LAND TO THE WEST OF NORTH BROOK END
STEEPLE MORDEN, CAMBRIDGESHIRE

CHEFFINS



LAND TO THE WEST OF NORTH BROOK END, STEEPLE MORDEN, CAMBRIDGESHIRE, SG8 0PH

**9.67 ACRES (3.91 HECTARES) OF FENCED PASTURE IN A PROMINENT POSITION
IN SOUTH CAMBRIDGESHIRE WITH ROAD FRONTAGE
FOR SALE AS A WHOLE.**



Introduction

An excellent opportunity to purchase an attractive ring-fenced block of pasture land. Conveniently located on the border of South Cambridgeshire and East Hertfordshire, the property offers strong potential for agricultural and equestrian occupiers, as well as lifestyle buyers.

The land is located approximately 1 mile east of the village of Guilden Molden, which benefits from a primary school, public house, village hall and recreational ground. The village is in close proximity to the A505, A1(M) and A10.

The property is approximately 8 miles north west of the town of Royston, 14 miles south west of the University City of Cambridge and 12 miles north east of Letchworth Garden City. Ashwell & Morden railway station is situated approximately 4 miles to the south of the property providing direct services to London St Pancras (48 mins), London Blackfriars (57 mins) and London Bridge (1 hour 3 mins).

Luton Airport is situated approximately 25 miles to the south west of the property.

Method of Sale

The land is offered for sale by private treaty as a whole.

Description

The land comprises of 9.67 acres of ring fenced pasture land which is down to a legume rich multi species grass and herbal ley. The land is regular in shape, with the topography of the land rising to towards the southern boundary. The land fronts North Brook End and the boundaries comprise of a combination of mature trees and hedgerows. The parcel is secure with metal Clipex fencing. The northern boundary is defined by a water course.

The land is classified as Grade 2 according to the Agricultural Land Classification Map and the soil is identified as being of Wantage 2 soil type which is described as shallow well drained calcareous silty soils over argillaceous chalk.

Tenure & Possession

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 for 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.

Town & Country Planning

The land is situated within South Cambridgeshire District Council and is sold subject to any development plans, tree preservation orders, town planning schedules, applications, permissions and resolutions which may be or come into force. The purchaser(s) will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the property.

Basic Payment & Grant Schemes

The land has been claimed for Basic Payment Scheme entitlements and is registered on the Rural Land Register. The seller will retain all historic delinked payments.

All of the land is subject to a 5 year Middle Tier Countryside Stewardship Agreement.

Sporting, Timber & Minerals

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

Exchange & Completion

Exchange of contracts shall be within 6 weeks of the purchaser(s) solicitor receiving a draft contract. Completion will be by agreement between the parties.

Boundaries

The vendor and 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

South Cambridgeshire District Council, South Cambridgeshire Hall 6010, Cambourne Business Park, Great Cambourne, Cambourne, Cambridge, CB23 6EA.

Tel: 01954 713 000

Email: planning@greatercambridgeplanning.org

Website: www.scambs.gov.uk/planning

Viewings & Further Information

The land can be viewed by prior arrangement with the Sole Agents. For further information please contact:

Jonathan Purkiss - jonathan.purkiss@cheffins.co.uk or

Jack French - jack.french@cheffins.co.uk on (01223) 213777.

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.

Nearest Postcode: SG8 0PH

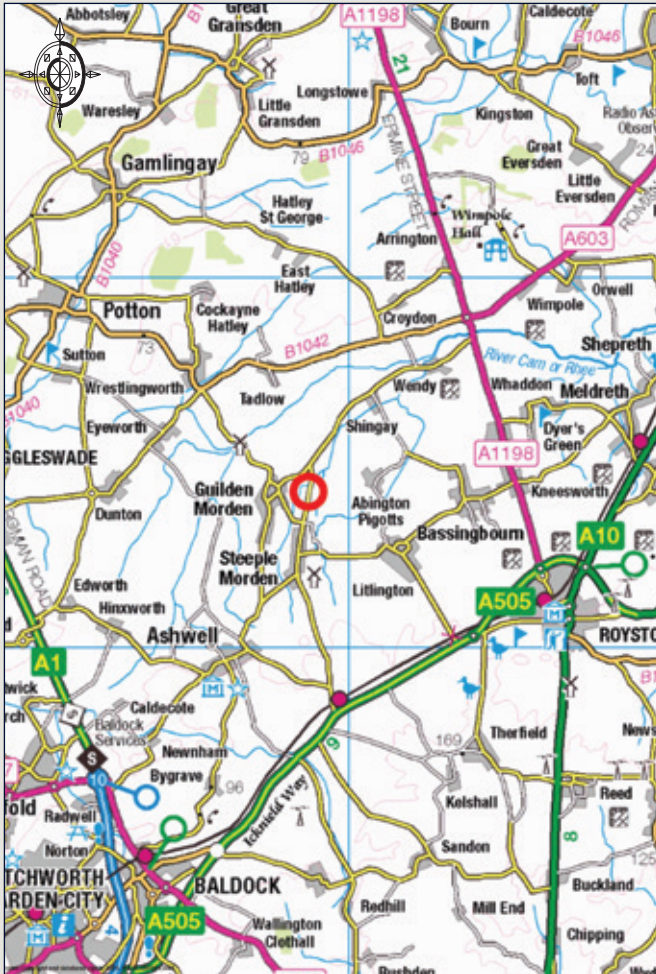
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Anti-Money Laundering Regulations

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.

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 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 the 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. September 2025



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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 any 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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