



Land off Fifth Drove

| Ely, Cambridgeshire

Carter Jonas

**Land at Pymoor
Little Downham
Cambridgeshire
CB6 2ER**

**Productive Grade 1 arable
land located north of Ely.**

In all extending to approximately 6.58 acres
(2.66 hectares).

For sale by private treaty.



Carter Jonas

Location

The land is located in the vicinity of Pymoor and Head Fen, 4 miles to the north-west of Ely and 3 miles west of Littleport. Cambridge is situated 18 miles to the south.

Land

Extending to 6.58 acres (2.66 hectares), the Property comprises Grade 1 loamy and sandy soilscapes with naturally high groundwater and a peaty surface.

The land is currently being farmed to a high standard under a mixed traditional combinable and root crop rotation.

Cropping history can be provided upon request.



Method of Sale

For sale by private treaty.

Tenure & Possession

Vacant Possession will be achieved in either Autumn 2024 or Autumn 2025, upon completion of the harvest.

Environmental Schemes

The Property is not entered into any Environmental Schemes.

Holdover & Early Entry

To be discussed on an individual basis with the purchaser.

Drainage

The Property is fully under-drained.

Access

The Property is accessed off Fifth Drove.

Wayleaves, Easements & Rights of Way

The land is to be sold subject to, and with the benefit of, all existing wayleaves, easements, covenants and rights of way, whether or not disclosed.

Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the selling Agent nor the Vendor takes responsibility.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that the sale of the land becomes a chargeable supply for the purposes of VAT, such tax will be payable (or become payable by the purchaser) in addition to the purchase price.

Sporting, Timber & Mineral Rights

To be included in the sale.

Local Authority

East Cambridgeshire District Council

The Grange

Nutholt Lane

Ely

Cambridgeshire

CB7 4EE

01353 665 555

Viewings

Viewings can be conducted unaccompanied, providing that prospective purchasers have a set of particulars to-hand. Please contact the Agent to register an interest prior to viewing.

Photography

The photographs within this brochure were taken in August 2024. The red line boundary overlay is approximate and for indicative purposes only.

Directions

Heading north from Little Downham, continue on California Road for 1 mile. Then turn right onto Main Drove, crossing the railway and continuing ahead for 1 km. Situated at the entrance to Fifth Drove is a sugar beet pad. Continue down Fifth Drove for 700 yards, where the Property is situated on the left-hand-side.

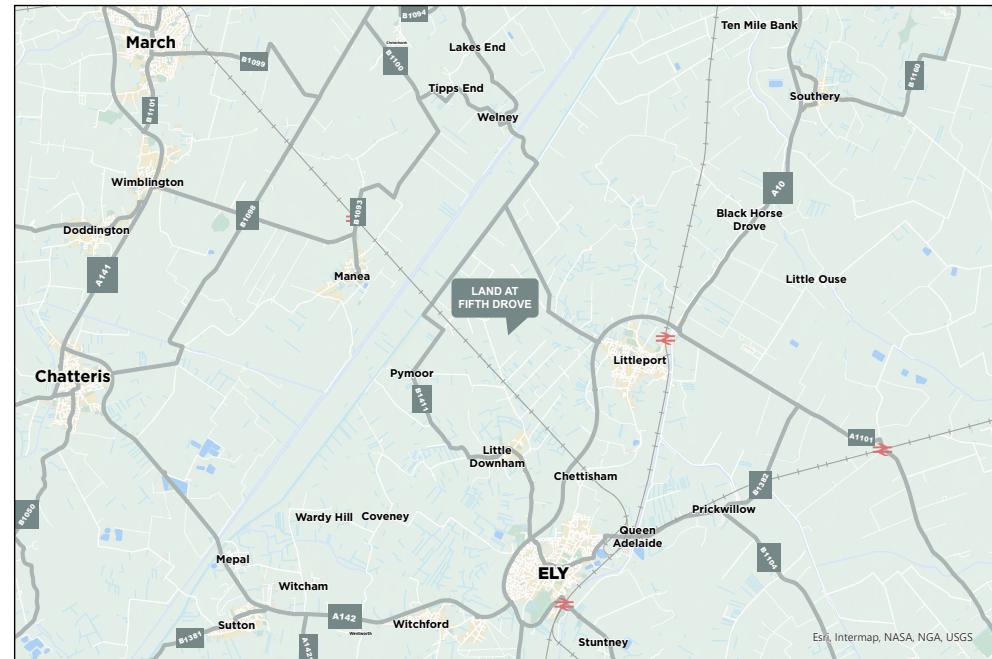
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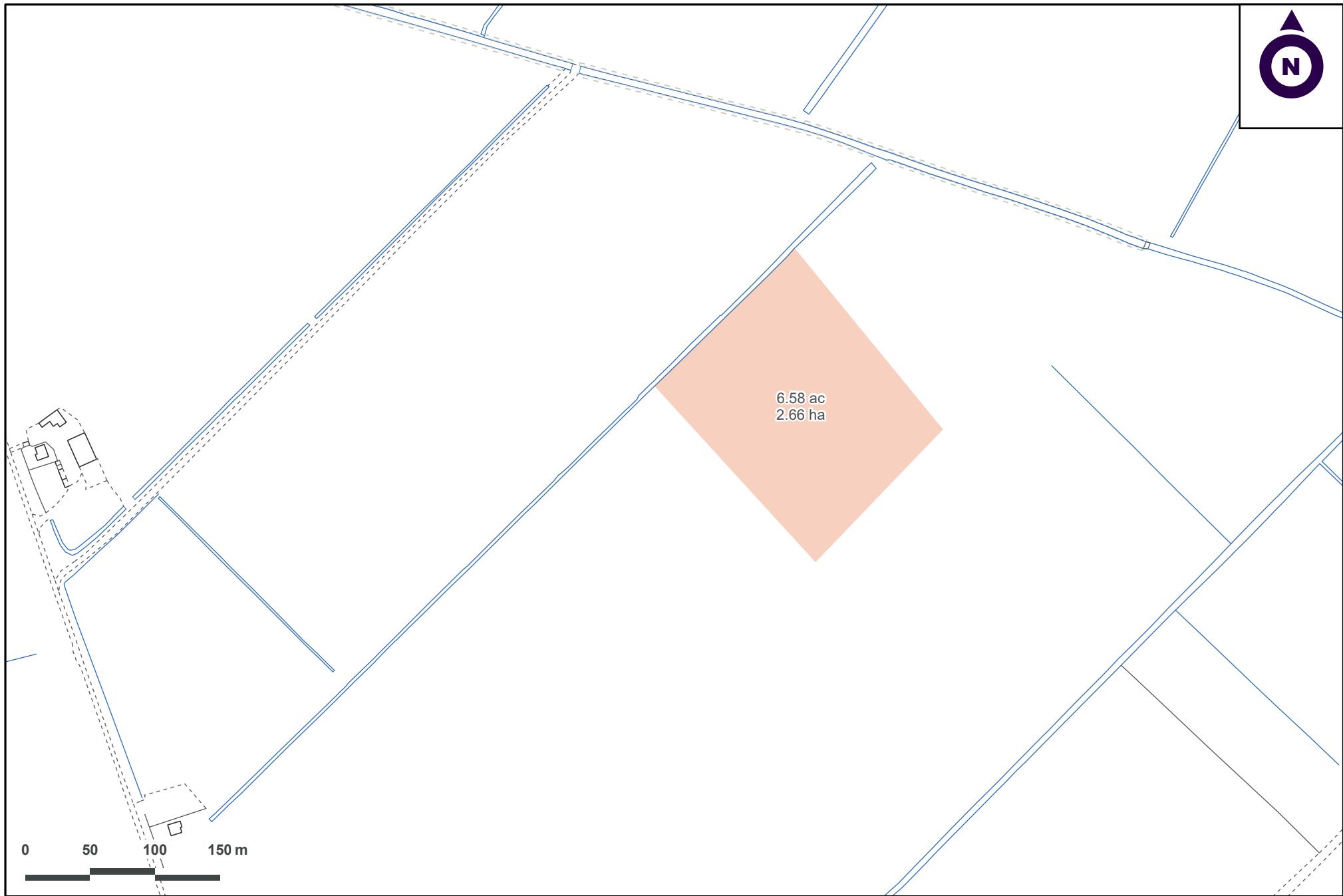
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Field parcel:

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Cambridge

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