

Land at Carters Farm, Shudy Camps, Cambridgeshire

A block of good commercial arable and amenity land on the outskirts of the village of Shudy Camps, for sale as a whole or in 3 lots.

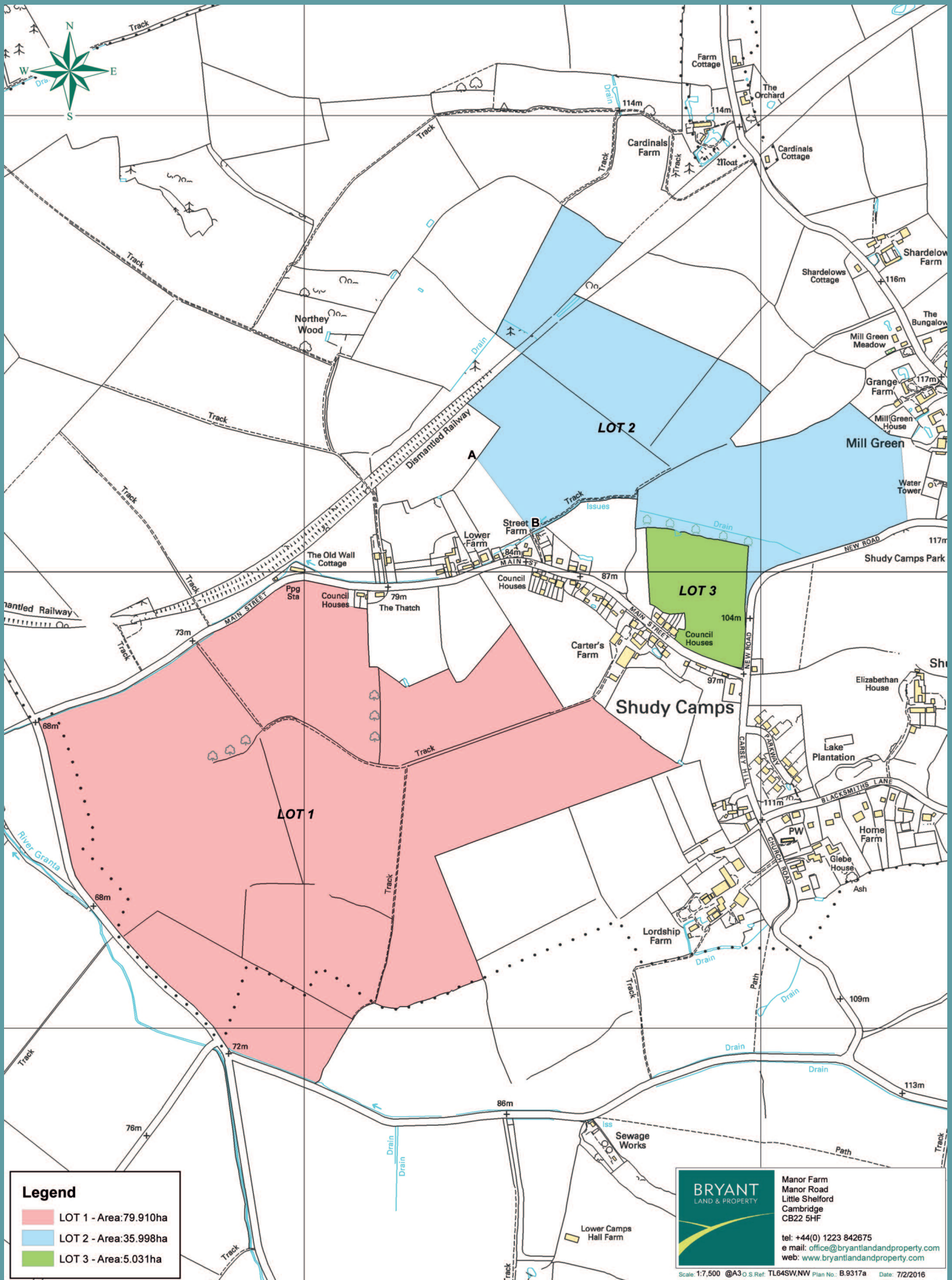
- CAMBRIDGE 16 MILES • NEWMARKET 20 MILES • HAVERHILL 4 MILES •

Approximately 298.84 acres (120.94 hectares)



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Sales Particulars

The land at Carters Farm provides an excellent opportunity to purchase a commercial area of farmland either to add on to an existing farming business or for an investor interested in acquiring agricultural property. The land is classified Grade 2 and is of the Hanslope soil Series described as slowly permeable over chalky till, suitable for the growing of cereal and combinable break crops or grass.

Lot 1 coloured pink on the sale plan

197.45 acres (79.91 ha)

The main block of arable land with road frontage on the North and South West boundaries. Good sized fields provide ease of working with modern farm equipment. The main access track runs from Main Street through the centre of the land. There are a number of spinney areas and mature hedges.

There is a mains water supply supply connected to a tap.

Lot 2 coloured blue on the sale plan

88.95 acres (35.998 ha)

With access from New Road comprising four main fields with a smaller area to the north west of the dismantled railway line. Part of the old railway in included in the sale and is now overgrown with a pond in part and providing some interesting wildlife cover.

There is a fenced area next to lot 3 that has recently been planted with willow.

Lot 3 coloured green on the sale plan

12.43 acres (5.03ha)

A single block of arable land with road frontage to two sides adjacent to the village. A useful additional farming area or could provide grazing or amenity uses or even possible long term development potential.



General Marks and Stipulations

Viewing

Viewing is strictly by appointment only through Bryant Land and Property, telephone 01223 842675.

Given the potential hazards of a working farm, when making your inspection we would ask that you be as vigilant as possible for your own safety, particularly around any machinery.

Directions

The property can be found on the edge of the village of Shudy Camps, using the location and sale plan attached to these particulars. The land lies to the North and South of the main street in the village. Postcode CB21 4RA.

Method of Sale

The property is for sale as a whole or in 3 lots by private treaty. The agents reserve the right to conclude the sale by any means at their discretion.

Ongoing Farming

The Vendors would be interested in continuing to farm the land on a contract basis if this was of interest to an investor buyer. Further details are available from the selling agent if required.

Fixtures and Fittings

All items normally regarded as tenants' fixtures and fittings are specifically excluded from the sale.

Covenants, Easements and Rights of Way, Boundaries

The property is to be sold subject to all covenants and rights of way, whether specifically mentioned within these particulars or not. Footpaths are present on lot 2 and are clearly marked on the ground.

There are electricity wayleaves relating to the property.

The land is crossed by an underground mains sewer, a water pipe and oil pipeline.

The boundary marked A-B on the sale plan is not defined on the ground, but pegs are placed at points A & B.

A permissive footpath has been granted along the south eastern boundary of lot 2.

Mineral Rights

The mines and minerals are excluded from the small area of dismantled railway comprising part of Lot 2

Tenure and Possession

The property will be sold with vacant possession upon completion.

Sporting Rights

Sporting rights are in hand and are included in the sale in so far as they are owned.

Basic Farm Payment

The Basic Farm Payments are included in the sale. The Vendors will retain the 2016 Basic Farm Payment (BPS).

Tenant Right

In addition to the purchase price if works have been carried out, the Purchaser(s) shall pay upon completion for the following items:

- (1) Stocks of seeds, fertilisers, sprays in store and those applied to the land, calculated at cost.
- (2) All cultivations carried out at CAAV rates.
- (3) Any hedge cutting and ditching carried out, at CAAV rates
- (4) An Enhancement payment
- (5) VAT where applicable at the current rate.

Land and Drainage

The land has undergone some drainage in the past; further details are available from the selling agents.

Camgrain Storage

In addition to the purchase of the property the Purchaser will be required to purchase delivery rights into Camgrain for 800 tonnes. Further details are available from the selling agent.

Local Authorities

South Cambridgeshire District Council, South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambs CB23 6EA

Solicitors

Tees Law, Tees House, 95 London Road, Bishops Stortford, Herts, CM23 3GW.

VAT

Any guide price quoted or disclosed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Agents Notes

For clarification Bryant Land & Property wish to inform prospective purchaser(s) that we have prepared these sales particulars as a general guide. None of the statements in these particulars as to the property shall be relied on as statements of fact. All measurements are given as a guide only and no liability can be accepted for errors arising there from. The plan and acreages use gross acreage taken from Ordnance Survey Sheets. The property being open to inspection the purchaser(s) shall be deemed to have full knowledge of the state and condition thereof and as to the ownership of any tree, boundary or any part of the property. If communications, condition, or the property's situation or such factors are of particular importance to you, please discuss these priorities with us before arranging an appointment to view. This should avoid a wasted journey.

Bryant Land and Property

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