



Land at Pymoor

| Ely

| **Carter Jonas**

Land at Pymoor Little Downham Cambridgeshire CB6 2ER

Four blocks of productive Grade 1 arable land located north-west of Ely, offering a prime agricultural investment opportunity.

In all extending to approximately 76.97 acres (31.15 ha).

For sale by private treaty as a whole or in up to 4 Lots.



Location

The land is located in the vicinity 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

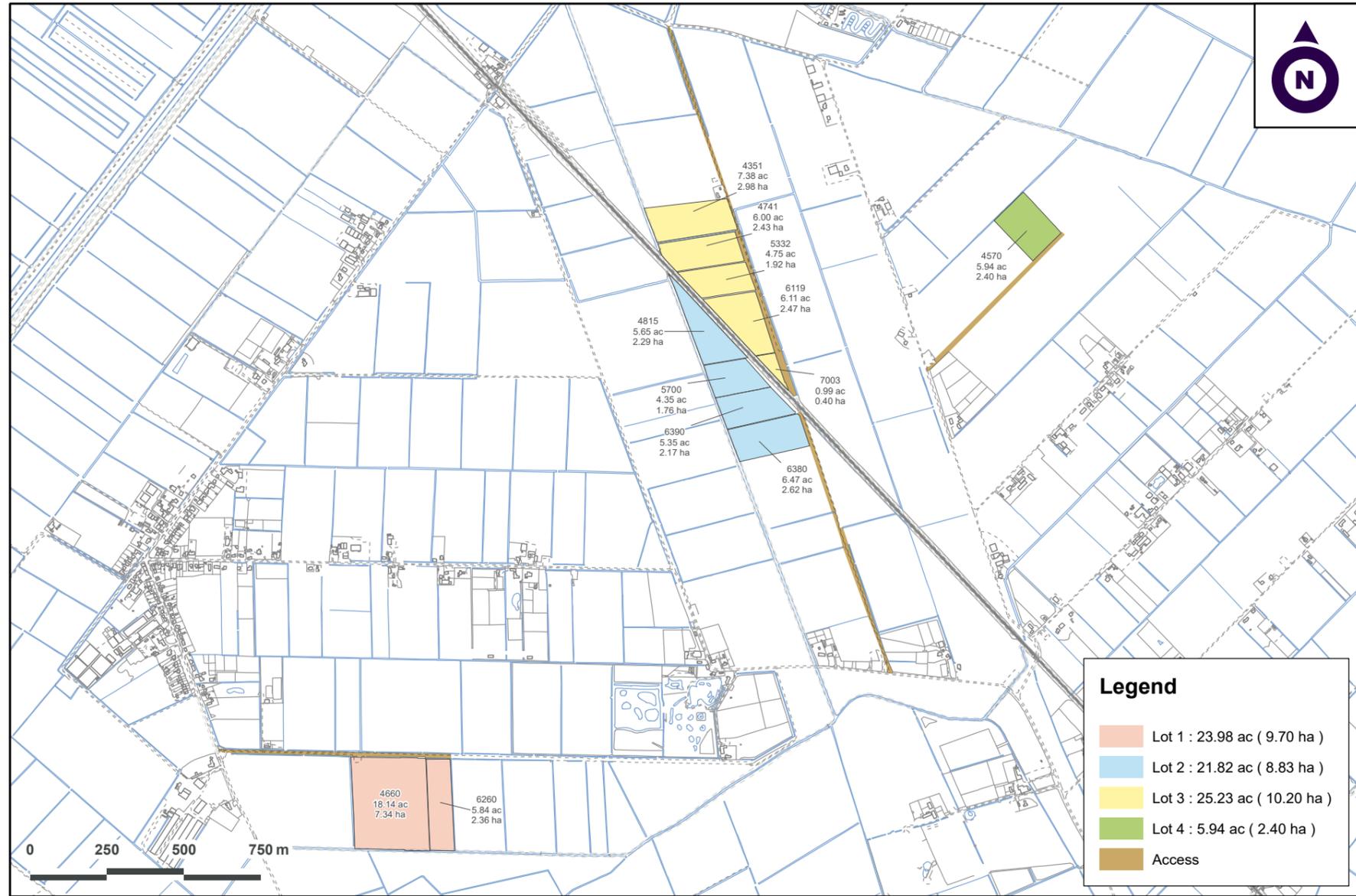
The land is currently being farmed to a high standard under a mixed traditional combinable and root crop rotation.

All 4 Lots comprise Grade 1 loamy and sandy soils with naturally high groundwater and a peaty surface.

Cropping History

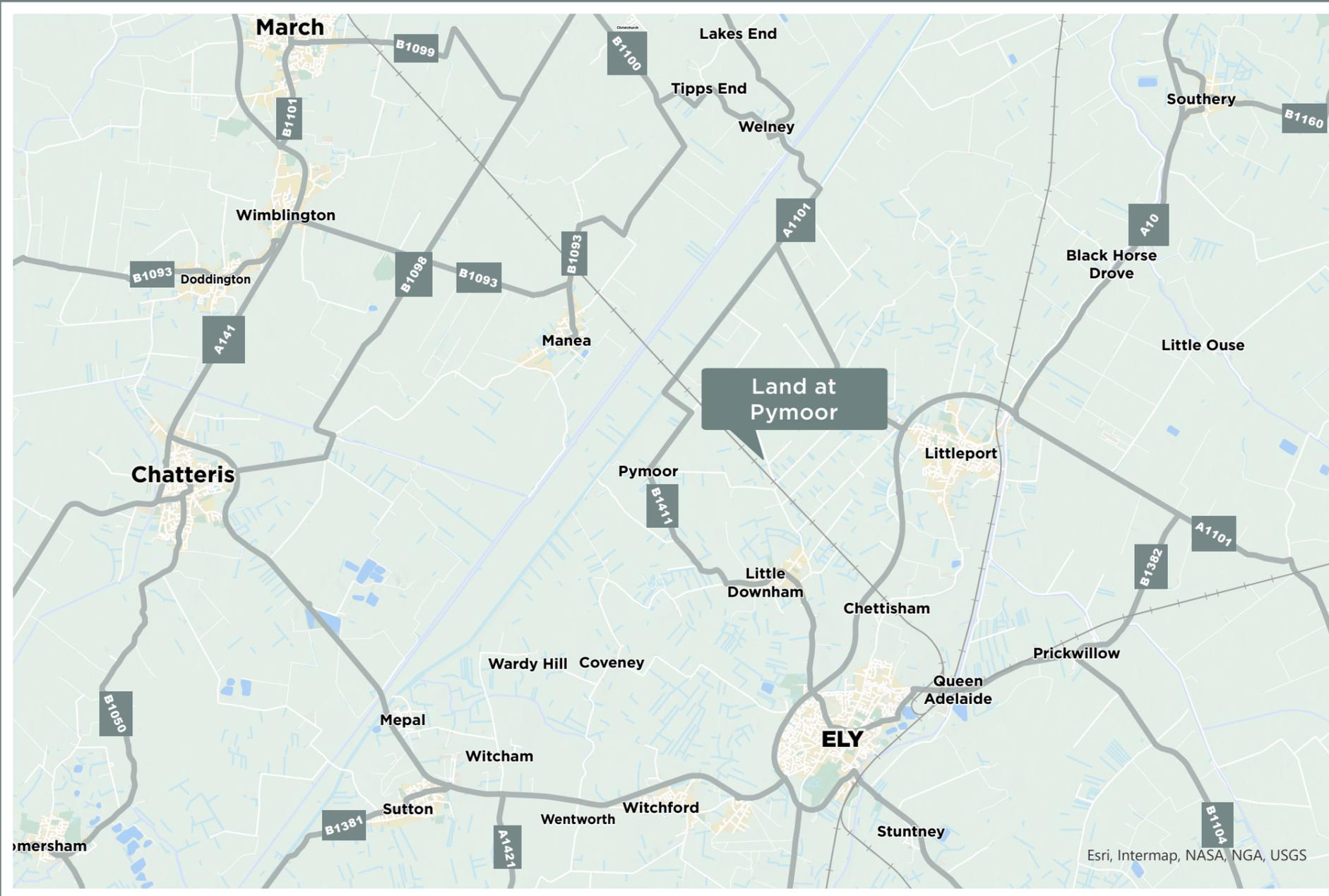
Field Numbers	2019	2020	2021	2022	2023	2024
Lot 1 (4660, 6260)	Potatoes	Winter Wheat	Oilseed Rape	Spring Barley	Potatoes	Winter Wheat
Lot 2 (4815, 5700, 6390, 6380)	Winter Wheat	Potatoes	Spring Beans	Winter Wheat	Potatoes	Winter Wheat
Lot 3 (4351)	Potatoes	Winter Wheat	Winter Wheat	Sugar Beet	Winter Wheat	Sugar Beet
Lot 4 (4570)	Sugar Beet	Winter Wheat	Winter Barley	Potatoes	Winter Wheat	Sugar Beet





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Method of Sale

For sale by private treaty as a whole or in up to 4 Lots.

Tenure & Possession

Vacant Possession will be achieved in Autumn 2024 upon completion of the harvest.

Environmental Schemes

The Property is not entered into any Environmental Schemes.

Access

- Lot 1** is accessed off Main Street (B1411).
- Lot 2** is accessed off O Furlong Drive.
- Lot 3** is accessed off A Furlong Drive.
- Lot 4** is accessed off Fifth Drive.

Drainage

The Property is fully under-drained, with drainage plans available upon request.

Irrigation Licence

The Property will be sold with the benefit of an abstraction licence. The following volumes of water are to be attributed to each lot subject to approval from the relevant authorities:

- Lot 1:** 1,481 cubic metres
- Lot 2:** 1,347 cubic metres
- Lot 3:** 1,557 cubic metres
- Lot 4:** 367 cubic metres.

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.

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 within the sale.

Local Authority

East Cambridgeshire District Council
 The Grange
 Nutholt Lane
 Ely
 Cambridgeshire
 CB7 4EE
 01353 665555

Viewings

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

Directions

Lot 1: Heading south from Pymoor village on Main Street, continue for 700 yards before turning left onto the access drive. Lot 1 is located 400 yards along this drive on the right-hand-side.

Lot 2: Heading north from the village of Little Downham on California Road, continue for 1 mile, bearing left onto O Furlong Drive. Continue ahead for 300 yards before turning right onto the access drive. Lot 2 is located 400 yards along this drive.

Lot 3: From Pymoor village, continue north-eastwards along Straight Furlong Road for 1.5 miles, before turning right onto Short Drive. Continue ahead for 350 yards, prior to turning right onto A Furlong Drive. Lot 3 is located 600 yards along this drive.

Lot 4: Heading north from Little Downham, continue on California Road for 1 mile. Then turn right onto Main Drive, crossing the railway and continuing ahead for 1 km. Situated at the entrance to Fifth Drive is a sugar beet pad. Continue down Fifth Drive for 600 yards, where Lot 4 is situated on the left-hand-side.

Photography

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



Lot 1:

Drove entranceway: [///afternoon.notes.received](https://www.what3words.com/afternoon.notes.received)
 Field parcel: [///pose.breakaway.store](https://www.what3words.com/pose.breakaway.store)

Lot 2:

Drove entranceway: [///treatment.splat.guess](https://www.what3words.com/treatment.splat.guess)
 Field parcel: [///approvals.crawler.resurgent](https://www.what3words.com/approvals.crawler.resurgent)

Lot 3:

Drove entranceway: [///homelands.talent.pokes](https://www.what3words.com/homelands.talent.pokes)
 Field parcel: [///united.patching.notices](https://www.what3words.com/united.patching.notices)

Lot 4:

Drove entranceway: [///blush.obviously.cashiers](https://www.what3words.com/blush.obviously.cashiers)
 Field Parcel: [///product.tickles.laminated](https://www.what3words.com/product.tickles.laminated)



Cambridge Rural Agency

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Important information

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