



Arable Farmland West of Camps End

Castle Camps, Cambridgeshire

Carter Jonas

Arable Farmland
West of Camps End
Castle Camps
Cambridgeshire

A block of productive
arable farmland.

Situated in the rolling Cambridgeshire
countryside, the land is comprised of
Grade 2 soils.

In all extending to 18.17 acres (7.35 ha).

For sale by private treaty as a whole.

Carter Jonas



Property

18.17 acres of productive arable land located in picturesque rolling countryside on the outskirts of the rural hamlet of Camps End. The land has direct road frontage and abuts further arable land.

The Grade 2 soils comprise Soilscape 9, which is described as being lime-rich loamy and clayey.

Location

The hamlet of Camps End is situated 15 miles south-east of Cambridge. There is a network of country lanes which connect the hamlet to larger local settlements, including Saffron Walden, Haverhill and Linton.

Sporting, timber and minerals rights

To be included within the sale.

Services

The site does not benefit from mains services.

Access

The land benefits from road frontage to the B1061, and has suitable agricultural access.

Tenure & possession

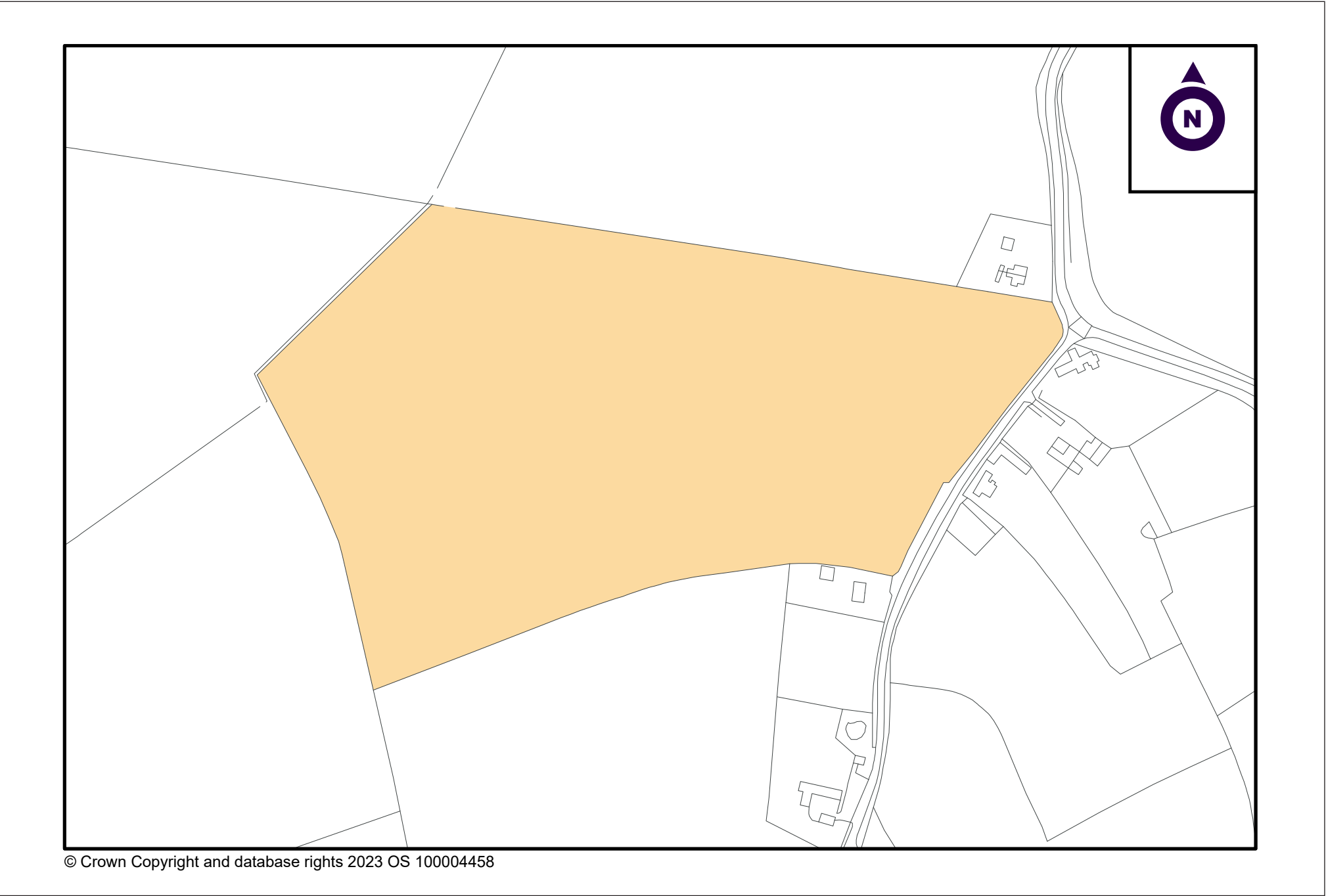
The land is currently occupied under a Farm Business Tenancy, and vacant possession shall be achieved on 28 September 2023 upon termination of the lease.

Development overage

An overage of 35% for a period of 75 years shall be applied to the property on any uplift in value resulting from development.



Land plan



Planning

Alternative uses and development of the property will be subject to achieving the necessary planning permissions.

Basic payment scheme

Basic Payment Scheme entitlements are not available with the sale.

Environmental schemes

The land is not included in any Environmental Stewardship Schemes.

Method of sale

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

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.

Local authority

South Cambridgeshire District Council
Cambourne Business Park
Cambourne
Cambridge
CB21 1PB
01954 713000

Health & safety

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

Viewings

Viewings are to be by appointment only, arranged through the selling agent.

Photographs

The property was photographed in June 2023.

Directions

From A11: take the A1307 exit and continue south-east for 4.4 miles, before turning right towards Bartlow village. Continue through Bartlow, following Camps road for 3 miles. The land is positioned on the right-hand-side of the fork in the road on the approach to Camps End.



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