



Land North of Elsworth Wood

Cambridgeshire

**Carter Jonas**

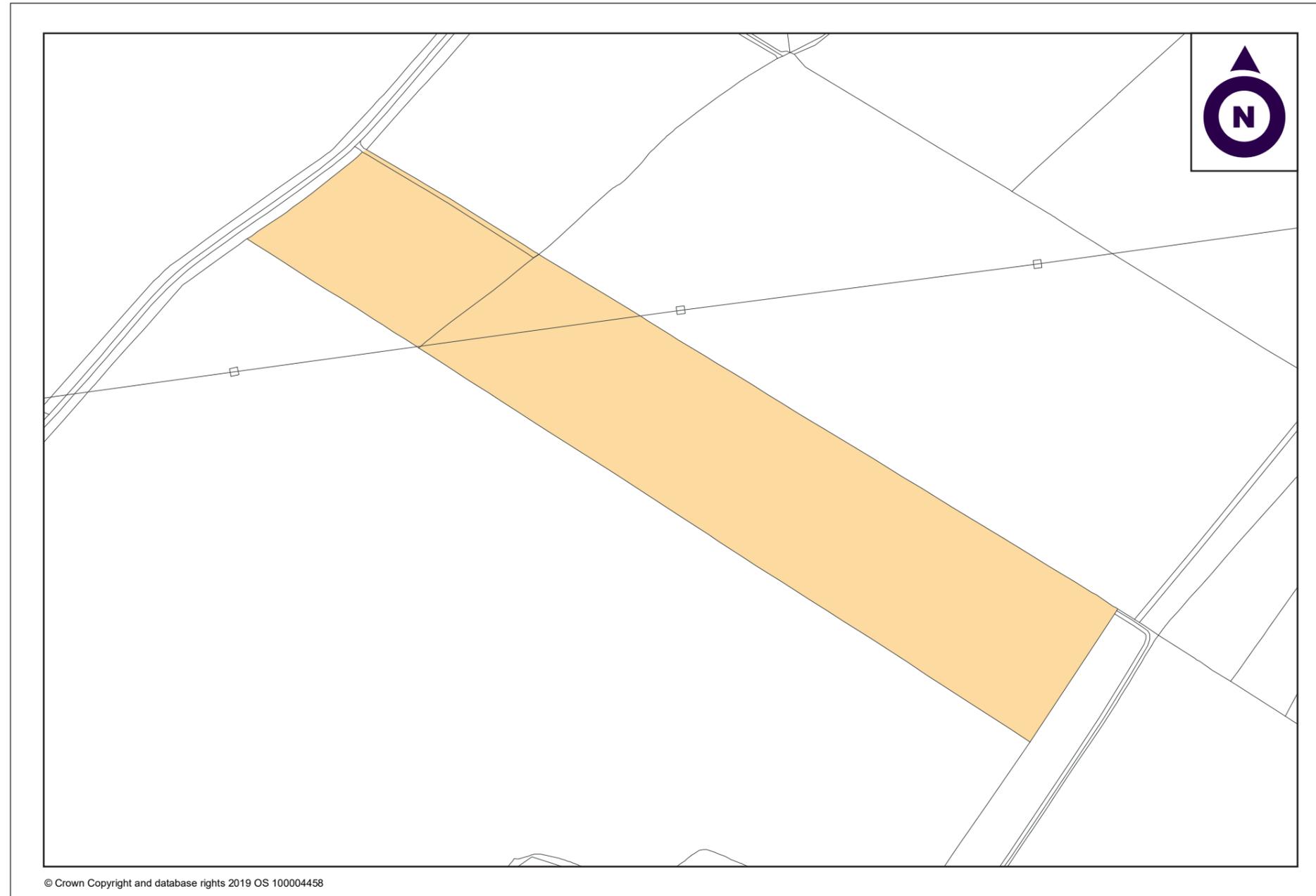
# Arable Farmland North of Elsworth Wood Elsworth Cambridgeshire CB23 4JX

**A block of productive arable farmland with road frontage.**

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

In all extending to 19.37 acres (7.84 ha).

For sale by private treaty as a whole.



## Property

19.37 acres of productive arable land located south of Elsworth in the picturesque rolling countryside. 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

Elsworth is a small village in the picturesque rural countryside of South Cambridgeshire. Elsworth is connected to the surrounding areas by a network of country roads leading to the A14, A428 and A1198.

## Sporting Rights

To be included within the sale.

## Method of Sale

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

## 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.

## 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.

## Planning

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

## 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.

## Services

The site does not benefit from mains services.

## 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.

## Local Authority

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

## Viewings

Viewings can be conducted unaccompanied, providing that prospective purchasers have a set of sales particulars to hand.

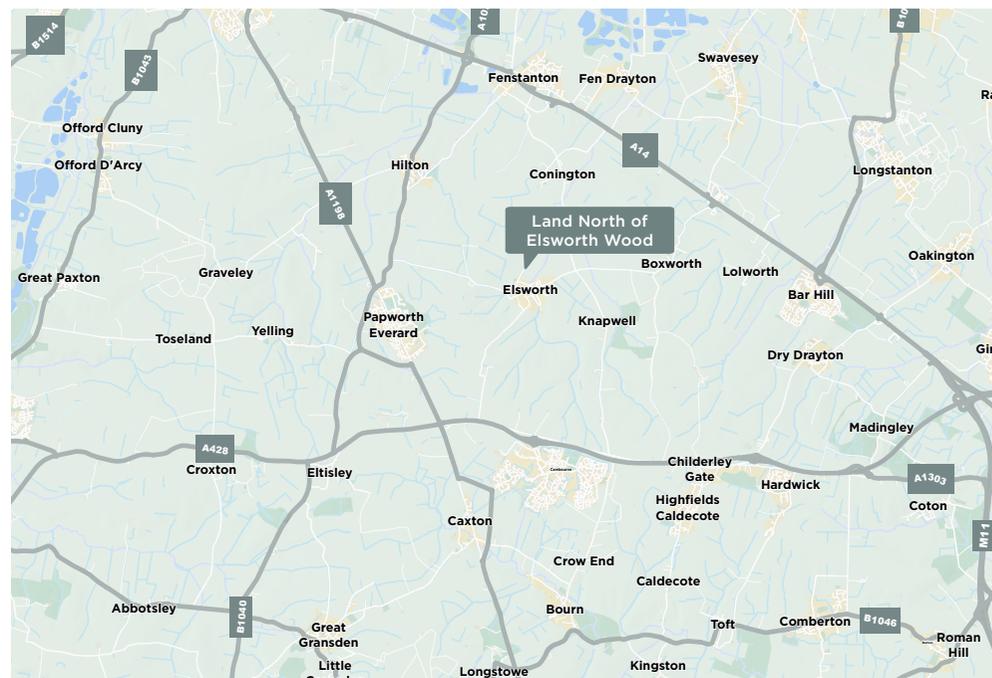
Please contact the Agent to register an interest.

## Directions

From A14: Take J24A from the A14 and then the second exit at the roundabout to join Boxworth Road. Continue for 5 km until you reach The Poacher Pub in Elsworth. Turn left down Brockley Road. The land is positioned on the left after approximately 1.36 km.



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## Cambridge

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