



Land North of Elsworth Wood

Cambridgeshire

Carter Jonas

Arable Farmland North
of Elsworth Wood
Elsworth
Cambridgeshire
CB23 4JX

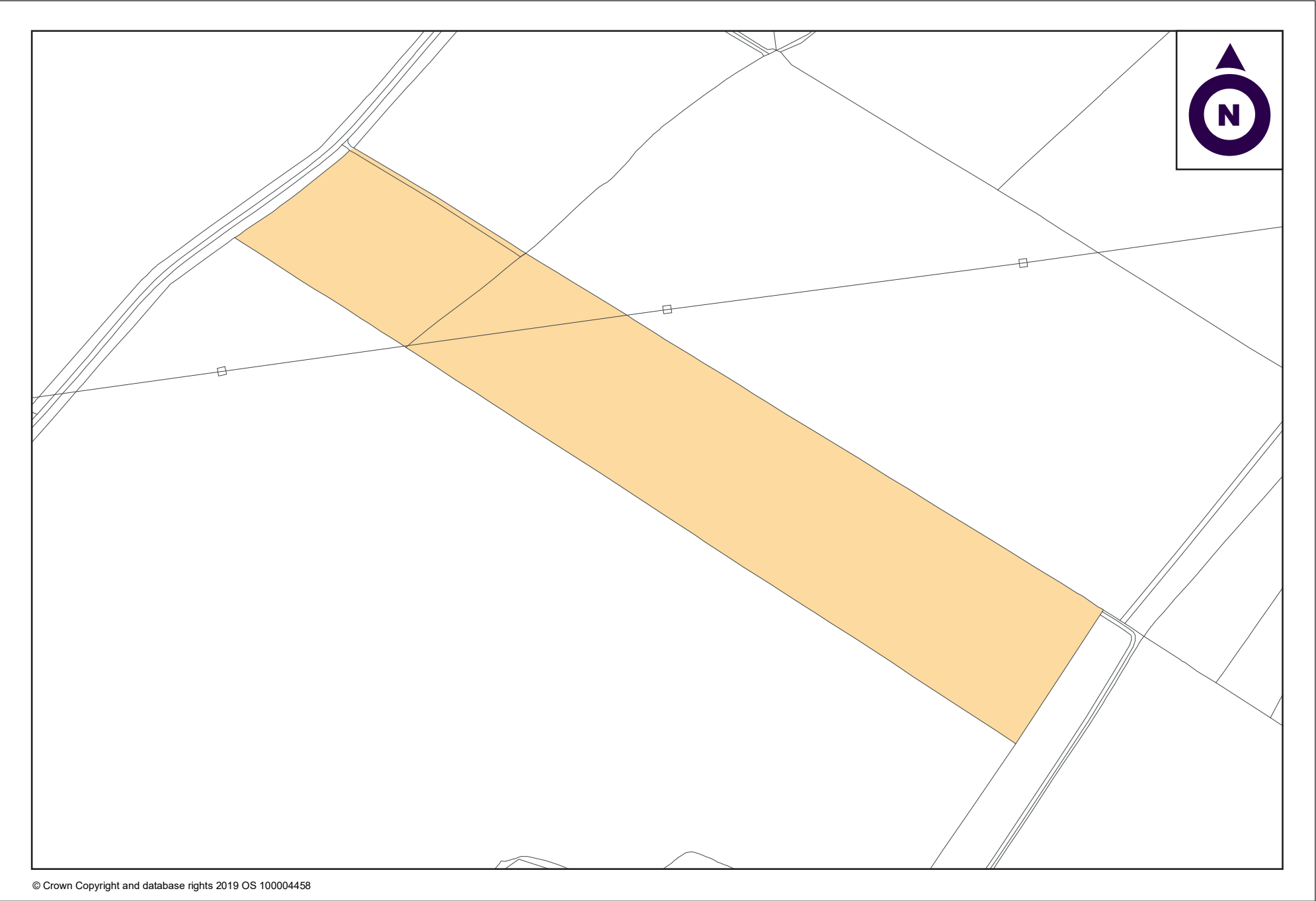
A block of productive arable
farmland with road frontage.

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.

Carter Jonas



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.

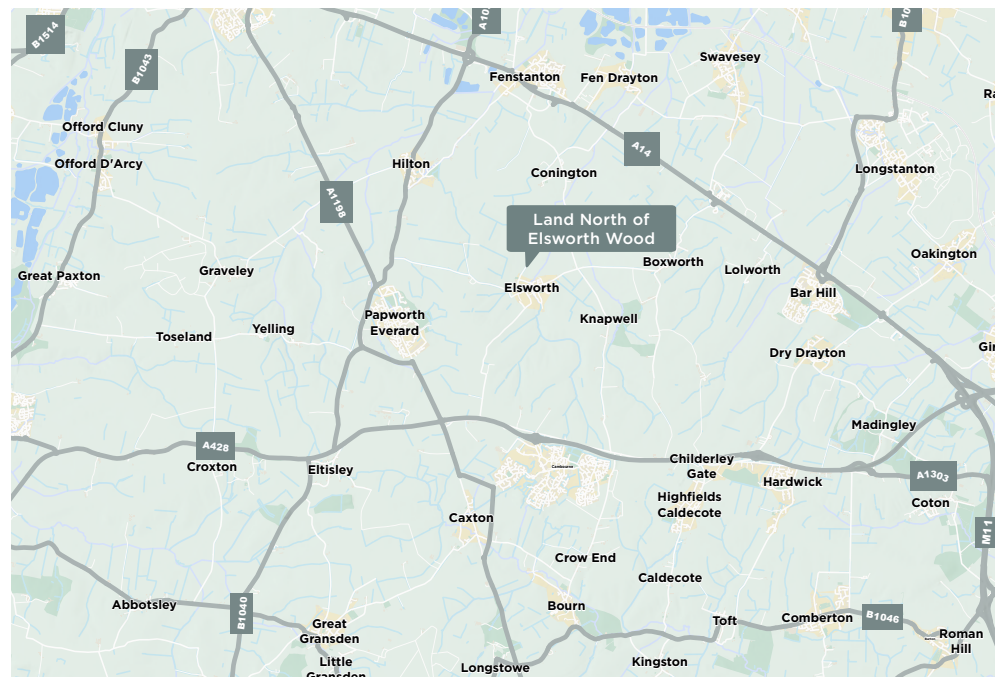
Please contact the Agent to register an interest.

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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