



*Land west of North Fen Drove*

HADDENHAM, CAMBRIDGESHIRE

**Carter Jonas**



LAND WEST OF  
NORTH FEN DROVE  
HADDENHAM  
ELY  
CAMBRIDGESHIRE  
CB6 3PS

**An opportunity to purchase approximately 16.09 acres of amenity land in East Cambridgeshire.**

Extending to approximately 16.09 acres of Grade 3 soils, the property is located between Haddenham and Sutton.

The holding is comprised of a single block of land, with direct access off North Fen Drove.



**PROPERTY**

The property totals an area of 6.51 ha (16.09 acres) and is comprised of three grassland enclosures.

The northern field parcel extends to 2.75 ha (6.80 acres), which is laid to grass and cut for hay.

The land to the south extends to 3.76 ha (9.29 acres), and is split into two field parcels. The eastern field is laid to grass and cut for hay. The western field is also laid to grass, interspersed with multiple sapling trees, two ponds and a block of scrub woodland. The two southern field parcels are bordered by a mixture of mature hedging and livestock fencing.

**LOCATION**

The property is situated 1.3 km (0.8 miles) north of Haddenham village, which itself is located 12.2 km (7.6 miles) south-west of Ely and 23.1 km (14.3 miles) north of Cambridge.

**SPORTING, TIMBER AND MINERALS RIGHTS**

To be included within the sale where owned.

**SERVICES**

The property does not benefit from any mains services. There are two ponds which currently provide a source of drinking water for cattle. Additionally, an easement has been agreed with the adjacent landowner for a mains water pipe to cross the Property; access for the new owner to this water supply could be arranged by way of separate agreement.

**ACCESS**

The property benefits from a right of access over North Fen Drove, and is currently accessed via an entranceway in the eastern boundary of the northern field parcel. The majority of the byway is comprised of a planed gravel surface, with the remainder being grass.

**TENURE & POSSESSION**

The freehold of the property is being sold subject to vacant possession upon the completion of the sale.

**METHOD OF SALE**

The property is offered for sale by private treaty.

**VAT**

Any guide prices quoted or discussed are exclusive of VAT. In the event that the sale of the property 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.

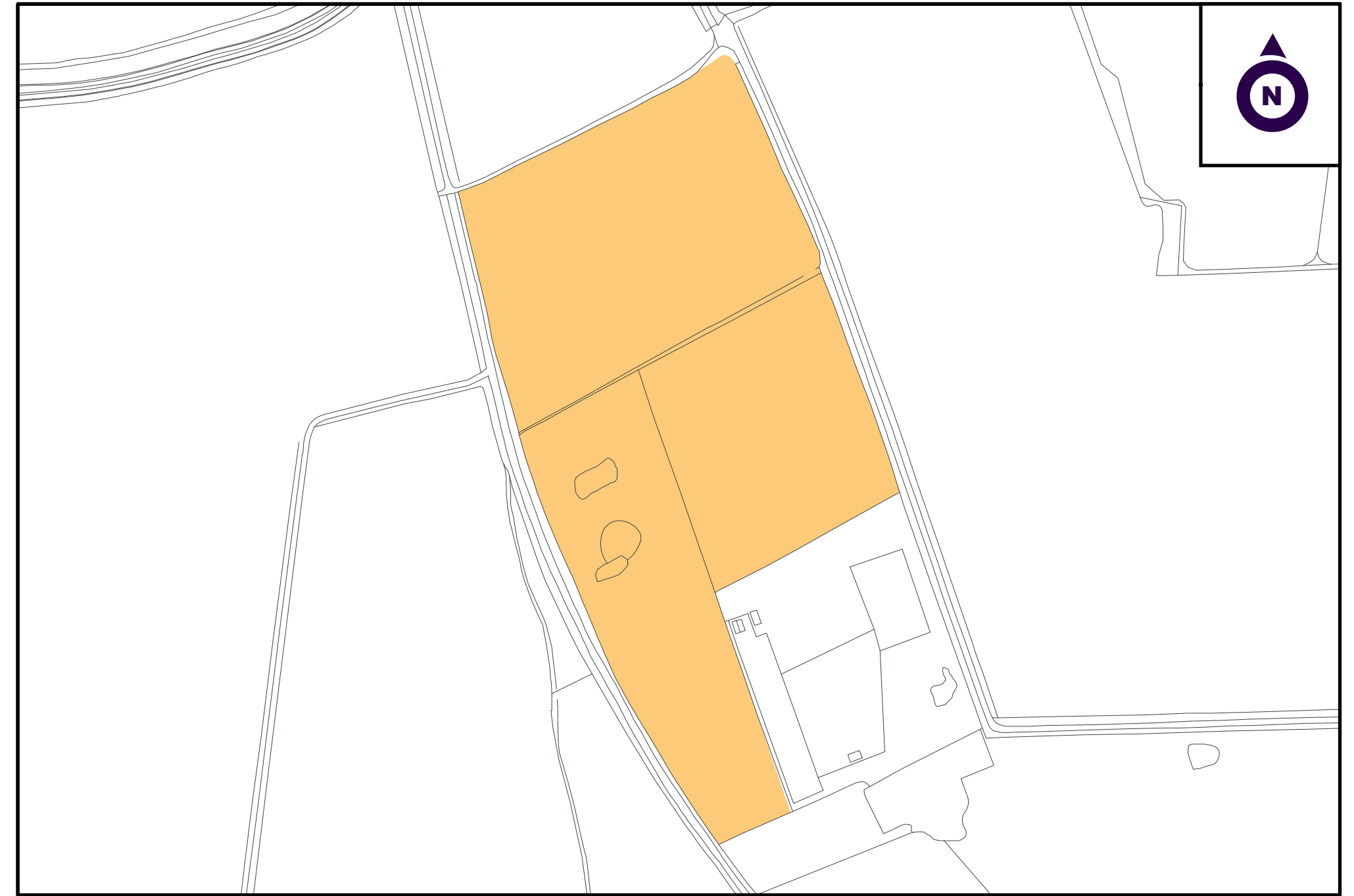
**LOCAL AUTHORITY**

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

**WAYLEAVES, EASEMENTS & RIGHTS OF WAY**

The property is to be sold subject to and with the benefit of all public and private rights of way, wayleaves and easements, whether or not specifically mentioned.





## 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

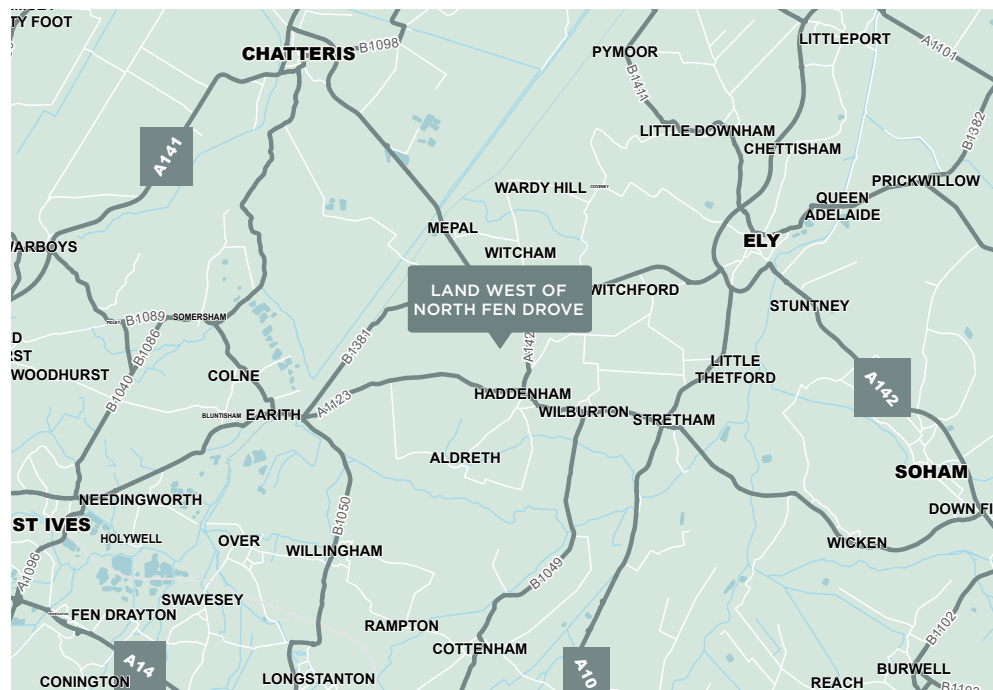
Viewing is strictly by private appointment only. Please contact the Agent to register an interest.

## DIRECTIONS

Heading north out of Haddenham, the gated entrance to North Fen Drove is situated 200 yards on the left hand side of the A1421. Continue down North Fen Drove, following the track round to the right, where the access to the property will be found on the left hand side. Note: continue past the timber gates, as this entrance provides access only for the adjacent property.



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## IMPORTANT INFORMATION

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