



Land at Meadow Road

Willingham, Cambridgeshire, CB24 5JL

Available as a whole

FOR SALE BY PRIVATE TREATY

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BROWN & CO

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THE PROPERTY

The land comprises a 12.50 acres (5.06 hectares) parcel of arable land on the outskirts of the village of Willingham. The land is classified as Grade 3 on the Agricultural Land Classification Map and is of the Denchworth soils series, being slowly permeable, clayey soils with some fine loamy over clayey soils and some permeable calcareous clayey soils.

The boundaries are formed by drainage ditches on three sides and mature hedgerow on one. The land is suitable for an arable rotation.

LOCATION & SITUATION

The land is situated to the north side of Meadow Road in a semi-rural location to the east of Willingham.

Willingham is a large village situated approximately 10 miles north of Cambridge.

what3words: ///sheds.narrate.workbench

Nearest postcode: CB24 5JL

ACCESS

The land benefits from direct access from Meadow Road which is a public highway.

GENERAL REMARKS AND STIPULATIONS

Method of Sale

For Sale as a Whole by Private Treaty.

Tenure

The freehold of the land is being sold subject to Vacant Possession.

Statutory Designations

The property is within surface and ground water Nitrate Vulnerable Zones (NVZ).

Public Rights of Way

There are no public rights of way crossing the land.

Services

There are no services connected to the land.

Wayleaves, Easements & Rights of Way

The property is being sold subject to and with the benefit of all rights including rights of way whether public or private, light, sport, drainage, water and electricity suppliers and other rights obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas or other pipes whether referred to in these particulars or not.

Land Registry

The property is registered under Land Registry Title Number CB145236.

Drainage Rates

The land is situated in the Old West Internal Drainage Board and is subject to the applicable charges at the prevailing rate.

Sporting Rights

The sporting rights are included in the sale of the property so far as they are owned.

Timber And Minerals

The timber and mineral rights are included in the sale of the property so far as they are owned.

Disputes

Should any disputes arise as to the boundaries or any matters relating to these particulars, or the interpretation thereof, that matter will be referred to an arbitrator to be appointed by the selling agent.

Plans, Red Lines & Areas

These are prepared as carefully as possible by referenced additional OS data and the Rural Land Register. The plans and red lines are published for illustrative purposes only and although they are believed to be a correct their accuracy cannot be guaranteed.

Anti-Money Laundering

In accordance with the most recent anti money laundering legislation the purchaser will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Boundaries

The buyer(s) shall deem to have full knowledge of all boundaries and neither the seller nor the selling agents will be responsible for defining boundaries nor their ownership.

Value Added Tax (VAT)

Should any sale of the land or any rights attached become a chargeable supply for the purposes of VAT, such tax will be payable by the buyers in addition to the contract price.

Local Authority

South Cambridgeshire District Council, South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA

Health & Safety

Given the potential hazards we would ask you to be as vigilant as possible when making your inspection of the property for your own personal safety.

Viewing

The Property may be viewed at any time with a copy of these particulars to hand, subject to prior notification to the Vendor's Agent. Viewing is at your own risk and neither the Vendor's Agent nor Vendor take any responsibility for any losses or damages incurred during inspection.

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated: May 2025.

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