



# LAND OFF NORTH BROOK END ROAD

Steeple Morden, Cambridgeshire

**BROWN & CO**

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## Steeple Morden, Cambridgeshire

**5.51 HECTARES (13.61 ACRES) OF GRADE 2 ARABLE LAND**

### THE PROPERTY

The property comprises 5.51 hectares (13.61 acres) of Grade 2 arable land as shown coloured pink on the plan attached to these Particulars.

The land is classified as Grade 2 on the Agricultural Land Classification Map. The soils form part of the Hanslope Series and are suitable for growing root and cereal crops.

### THE CROPPING HISTORY

Year	2021	2020	2019	2018	2017
Crop	Spring Barley	Spring Barley	Winter Barley	Spring Barley	Winter Wheat



### THE ACCESS

The property benefits from its own access, from North Brook End Road, Steeple Morden.

### GENERAL REMARKS AND STIPULATIONS

#### METHOD OF SALE

The property is offered for by Private Treaty.

#### TENURE

The property is being sold with vacant possession on completion.

#### STATUTORY DESIGNATIONS

The property is within a Nitrate Vulnerable Zone (NVZ).

#### PUBLIC RIGHTS OF WAY

There are no public rights of way that cross the property.

#### OVERAGE

The land will be sold subject to an overage clause whereby the seller will be entitled to 25% of any uplift in value in the event the planning permission is granted (payment on sale or implementation) for any non-agricultural purpose or equestrian use, running for a period of 30 years from the date of completion.

### 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 quasieasements 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 in particular or not.

#### LAND REGISTRY:

The property is registered under Land Registry Title CB284337.

#### DRAINAGE RATES

The land is subject to an Environment Agency General Drainage Charge of £2.14 per hectare for the year 2021- 2022.

#### SPORTING RIGHTS

The Sporting Rights are in hand and so far as they are owned are included in the sale of the property.

#### BASIC PAYMENT SCHEME

The land is currently registered with the Rural Payment Agency for the purposes of claiming the Basic Payment Scheme. The Basic Payment Scheme Entitlements may be available by separate negotiation.

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## CROSS COMPLIANCE

The buyer(s) will be required to indemnify the seller for any noncompliance that results in the penalty or reduction of their payment under the Basic Payment Scheme in relation to their 2021 claim.

## TOWN AND COUNTRY PLANNING

The property notwithstanding any description contained within these particulars is sold subject to any Development Plan, Tree Preservation Order, Town and Planning Scheme, Resolution or Notice which may or may not come to be enforced and also subject any statutory provisions or bylaws without any obligation on the part of the sellers to specify this.

## 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 AND AREAS

These are prepared as carefully as possible by referenced additional OS data and the Rural Land Registry. The plans 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) should 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.

## VAT

Any Guide Price quoted or discussed are exclusive VAT, we are not aware that VAT will be payable on the property but in the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT. Such tax will be payable by the Buyer(s) in addition to the purchase price.

## LOCAL AUTHORITY

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

## POSTCODE

SG8 0PG (Nearest)

## WHAT 3 WORDS

hugs.ripen.spellings

## HEALTH AND SAFETY

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

## VIEWING AND COVID -19

Viewings are permitted with particulars to hand after first registering interest with the selling agent and in accordance with the COVID-19 Guidelines in place at that time.

## PHOTOS AND PARTICULARS

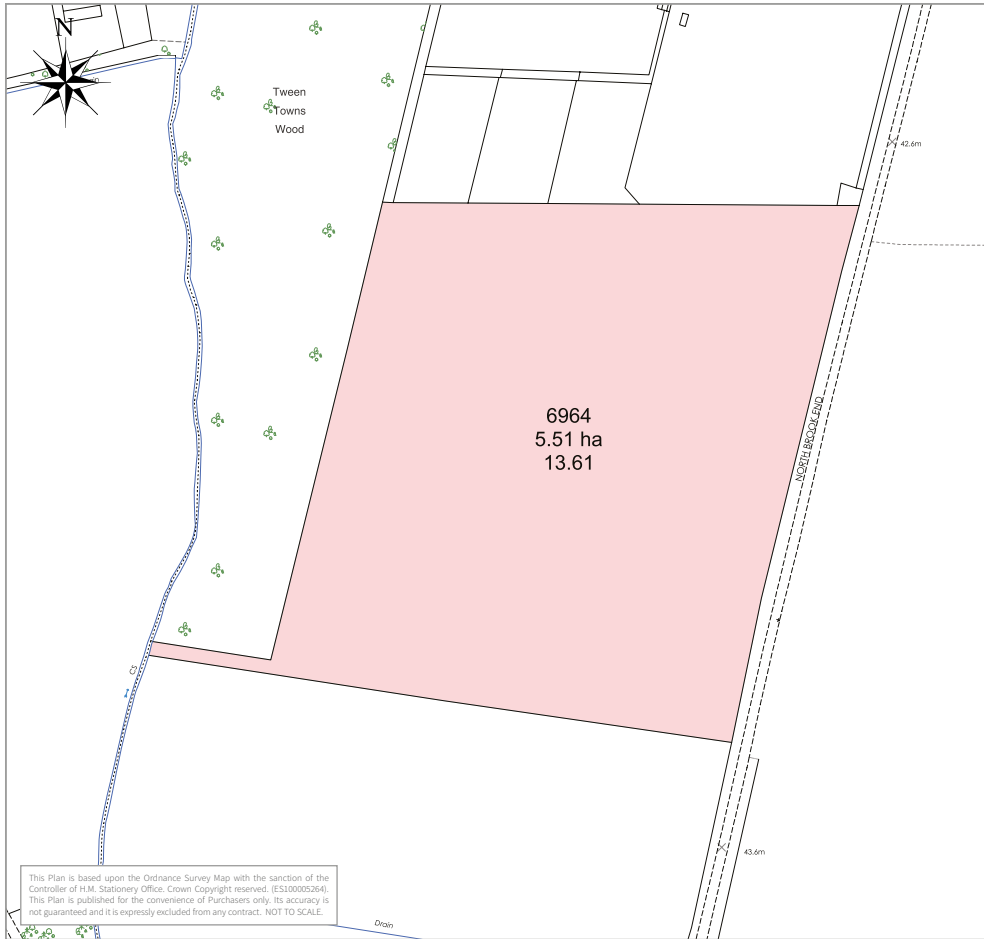
Prepared and taken October 2021.

## SELLING AGENTS

James Bailey james.bailey@brown-co.com

Lucy Bates lucy.bates@brown-co.com





### 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 George's Street, Norwich, Norfolk NR3 1AB. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in October 2021.

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