



Paddock / Amenity Land at Willingham Green

Willingham Green, Cambridgeshire

Carter Jonas

**Paddock / Amenity Land
at Willingham Green
Brinkley
Newmarket
CB8 0SW**

**An attractive block of prime
grazing land.**

Currently utilised for equine grazing purposes
and secured with timber post-and-rail fencing,
which is in turn bound by mature hedgerows.

The Grade 2 soils comprise Soilscape 9,
which is described as being lime-rich loamy
and clayey.

In all extending to 2.39 acres (0.96 ha).

For sale by private treaty as a whole.



Location

Willingham Green is a picturesque hamlet situated in South-East Cambridgeshire, 6 miles south of Newmarket and 12 miles east of Cambridge.

Sporting, timber and minerals rights

To be included within the sale.

Services

The site does not benefit from mains services.

Access

The land benefits from a secure gated access directly off the B1052.

Tenure & possession

The land is currently occupied under a Common Law Tenancy, and vacant possession shall be achieved on 31 July 2023 upon termination of the lease.

Development overage

An overage of 35% for 75 years shall be applied to the property on any uplift in value resulting from development.

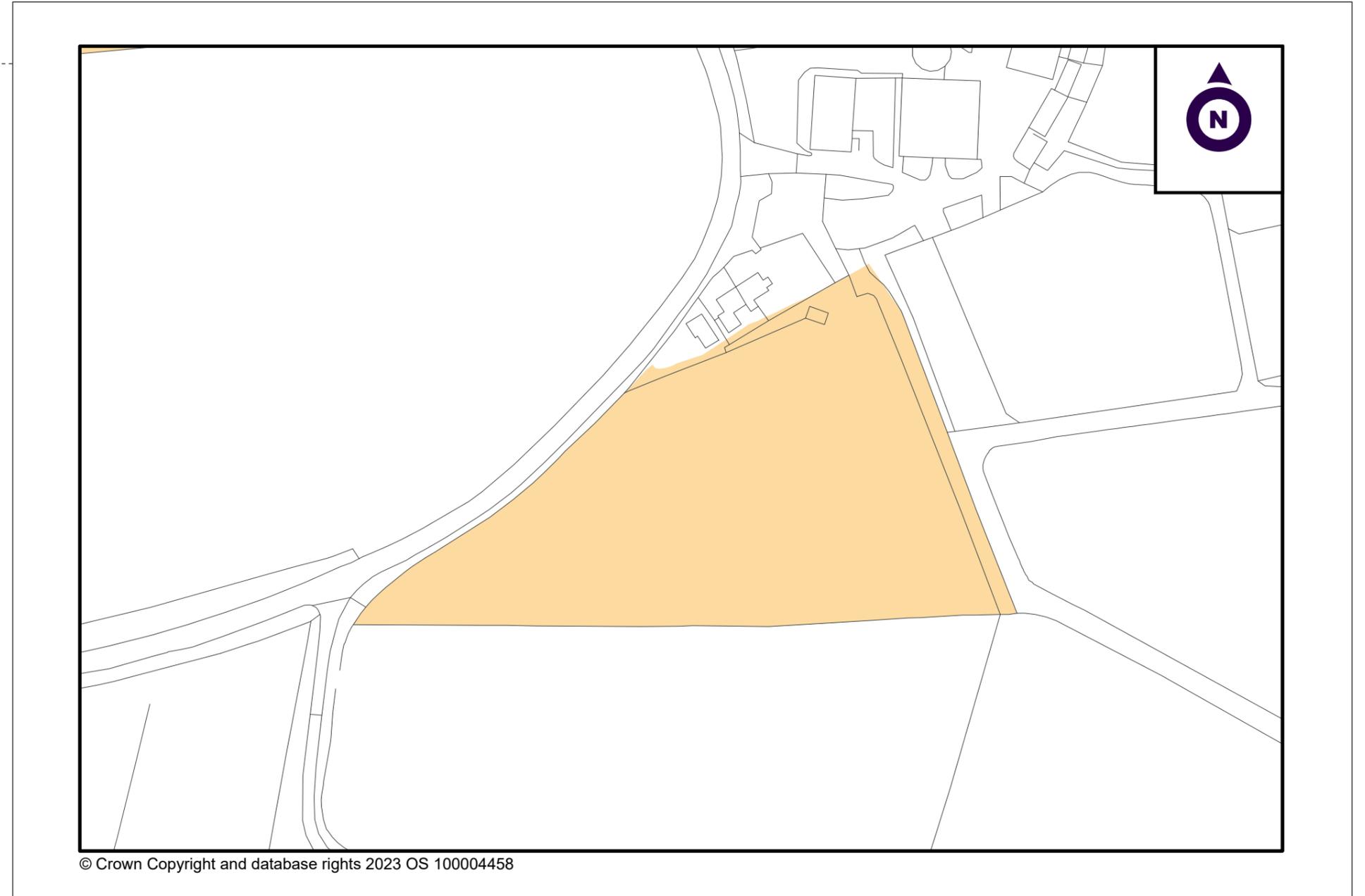
Environmental schemes

The land is not included in any Environmental Stewardship Schemes.

Method of sale

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

Land plan



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

Planning

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

Health & safety

All viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor take responsibility.

Viewings

Viewings are to be by appointment only, arranged through the selling agent.

Photographs

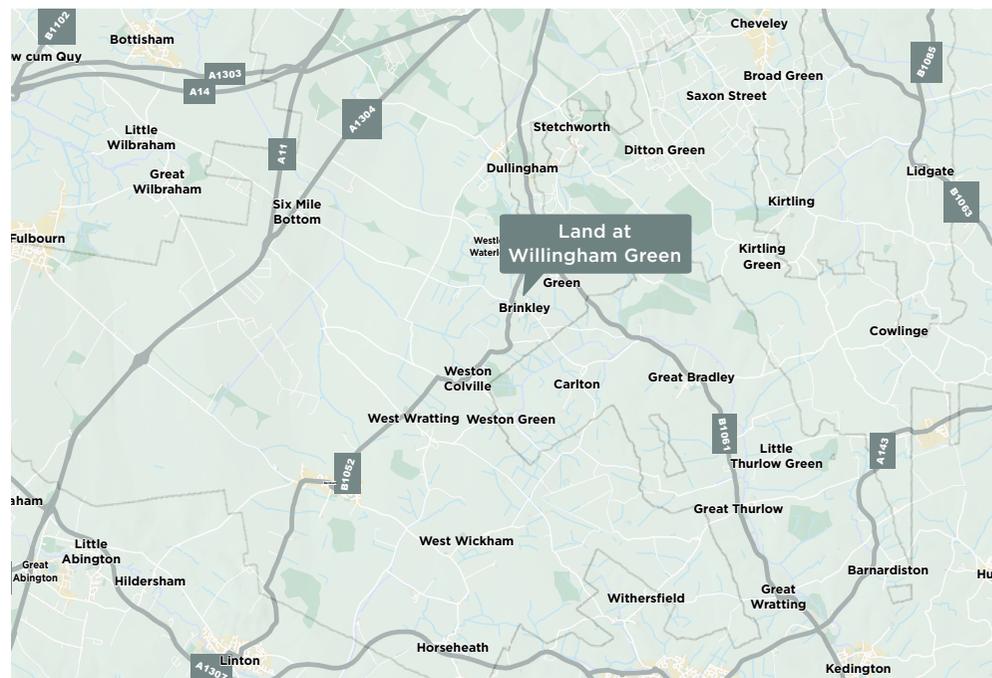
The property was photographed in June 2023.

Directions

From Six Mile Bottom: head south-east along Brinkley Road, continuing for 3.4 miles before turning right onto the B1052. Upon passing through Willingham Green, the land is situated on the right-hand-side.



/// twists.golden.charcoal



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