



Land off Fifth Drove

Ely, Cambridgeshire

**Carter Jonas**

# Land at Pymoor Little Downham Cambridgeshire CB6 2ER

**Productive Grade 1 arable  
land located north of Ely.**

In all extending to approximately 6.58 acres  
(2.66 hectares).

For sale by private treaty.



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## Location

The land is located in the vicinity of Pymoor and Head Fen, 4 miles to the north-west of Ely and 3 miles west of Littleport. Cambridge is situated 18 miles to the south.

## Land

Extending to 6.58 acres (2.66 hectares), the Property comprises Grade 1 loamy and sandy soils with naturally high groundwater and a peaty surface.

The land is currently being farmed to a high standard under a mixed traditional combinable and root crop rotation. Cropping history can be provided upon request.



## Method of Sale

For sale by private treaty.

## Tenure & Possession

Vacant Possession will be achieved in either Autumn 2024 or Autumn 2025, upon completion of the harvest.

## Environmental Schemes

The Property is not entered into any Environmental Schemes.

## Holdover & Early Entry

To be discussed on an individual basis with the purchaser.

## Drainage

The Property is fully under-drained.

## Access

The Property is accessed off Fifth Drive.

## Wayleaves, Easements & Rights of Way

The land is to be sold subject to, and with the benefit of, all existing wayleaves, easements, covenants and rights of way, whether or not disclosed.

## 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.

## Sporting, Timber & Mineral Rights

To be included in the sale.

## Local Authority

East Cambridgeshire District Council  
The Grange  
Nutholt Lane  
Ely  
Cambridgeshire  
CB7 4EE  
01353 665 555

## Viewings

Viewings can be conducted unaccompanied, providing that prospective purchasers have a set of particulars to-hand. Please contact the Agent to register an interest prior to viewing.

## Photography

The photographs within this brochure were taken in August 2024. The red line boundary overlay is approximate and for indicative purposes only.

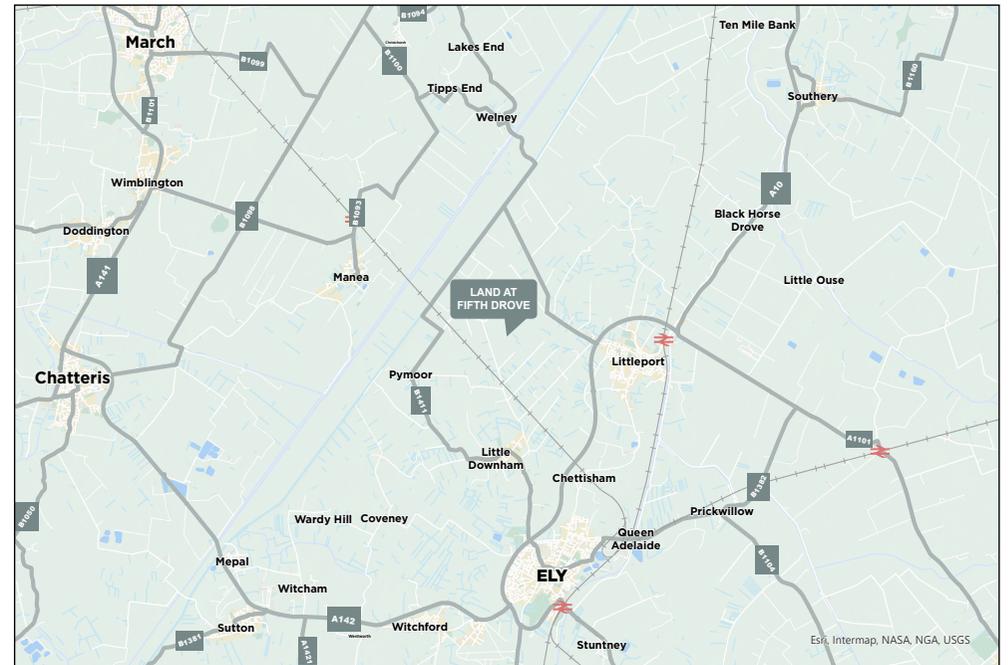
## Directions

Heading north from Little Downham, continue on California Road for 1 mile. Then turn right onto Main Drive, crossing the railway and continuing ahead for 1 km. Situated at the entrance to Fifth Drive is a sugar beet pad. Continue down Fifth Drive for 700 yards, where the Property is situated on the left-hand-side.



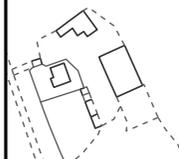
Drove entranceway:  
///blush.obviously.cashiers

Field parcel:  
///stays.proudest.aviation





6.58 ac  
2.66 ha



0 50 100 150 m





## Cambridge

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