



Land South of Hinton Way

Wilburton, Ely

Carter Jonas

Land South of Hinton Way
Wilburton
Ely
Cambridgeshire
CB6 3SE

Land and buildings located
in the heart of Wilburton village.

A single block of pastureland with the benefit of two agricultural buildings providing an opportunity for long-term development or grazing.

In all extending to 1.26 acres (0.51 hectares).

For sale via auction as a whole.

Carter Jonas



Property

A single block of Grade 3 pastureland extending to approximately 1.26 acres (0.51 hectares), with direct access from Hinton Way. The Property is ideal for equine grazing, livestock or amenity use.

The land is located adjacent to a recently constructed residential development, therefore presenting an opportunity for further development.

Located on-site are two redundant timber-framed agricultural buildings.

Situated adjacent to the residential development along the eastern boundary of the Property is a 0.5-metre wide ransom strip which is in third party ownership.

Location

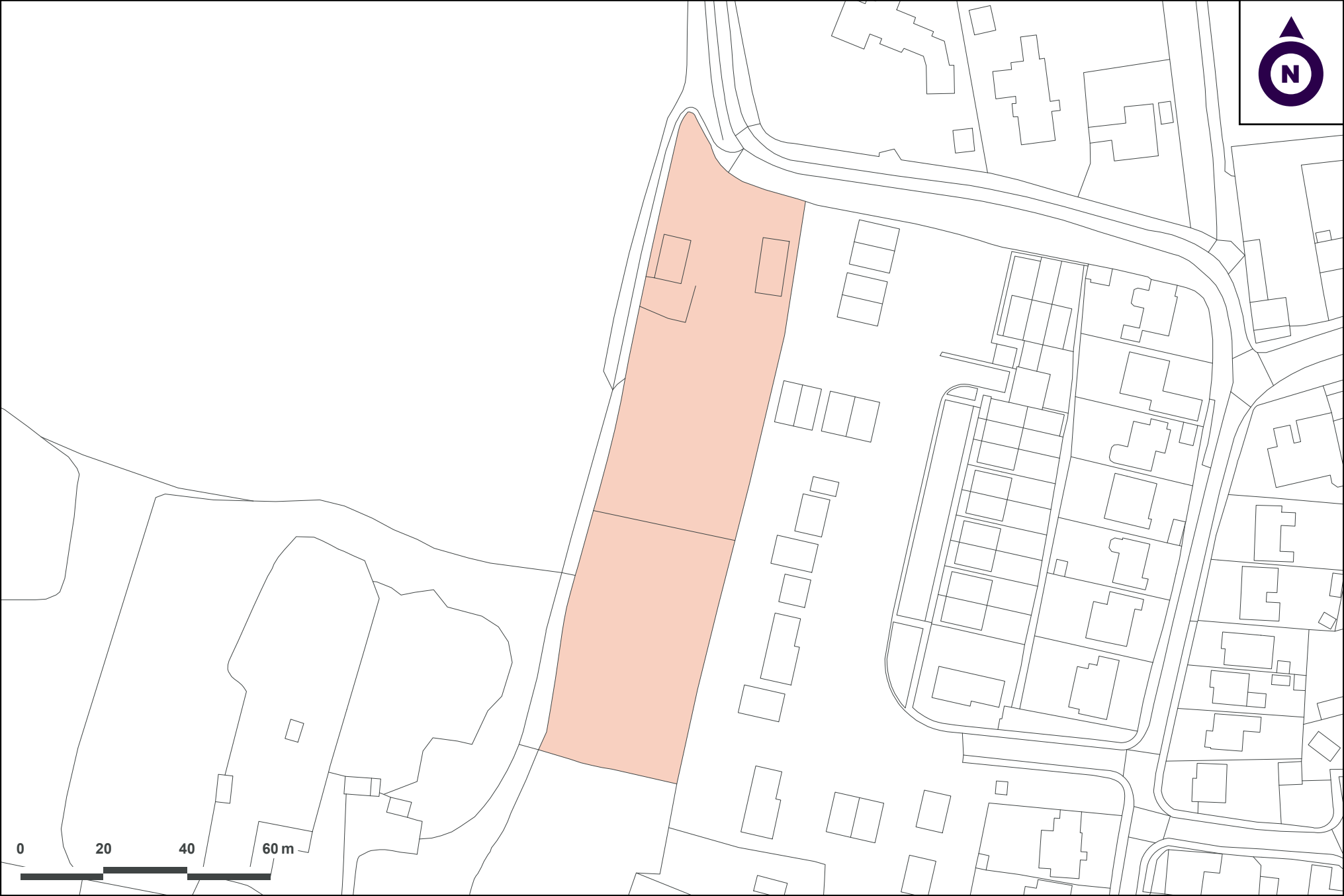
Wilburton is a small village between Cottenham and Stretham, 7.83 km south-west of Ely, 11 km west of Soham and 15.78 km north of Cambridge.

Wilburton has limited services and amenities, however Haddenham (2 km) provides a wide range of shops, pubs, restaurants and sporting facilities.

It is well connected to the surrounding areas via two principal roads, the A1123 and A10. Ely train station provides rail links to Cambridge and London.







Access

Access is gained directly from Hinton Way to the north of the site.

Services

There are no services connected to the Property.

Tenure and Possession

The freehold of the site is offered for sale subject to vacant possession.

Planning

Planning history: 00/00131/FUL. Adjacent land was approved for the development of 30 dwellings (Ref: 19/00910/OUM).

Overage

An overage of 25% for a period of 25 years shall be applied to the Property, to be triggered by the implementation of planning permission (or deemed planning permission) or permitted development rights (e.g. Class Q) for any development other than agricultural use, payable within 1 month of the implementation of such relevant permission.

Material Information

For mobile and broadband coverage see <https://checker.ofcom.org.uk>

Wayleaves, Easements & Rights of Way

The Property 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 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.

Sporting, Timber & Mineral Rights

To be included in the sale.

Local Authorities

East Cambridgeshire
The Grange Car Park
Nutholt Lane
Ely
CB7 4EE
01353 665555

Viewings

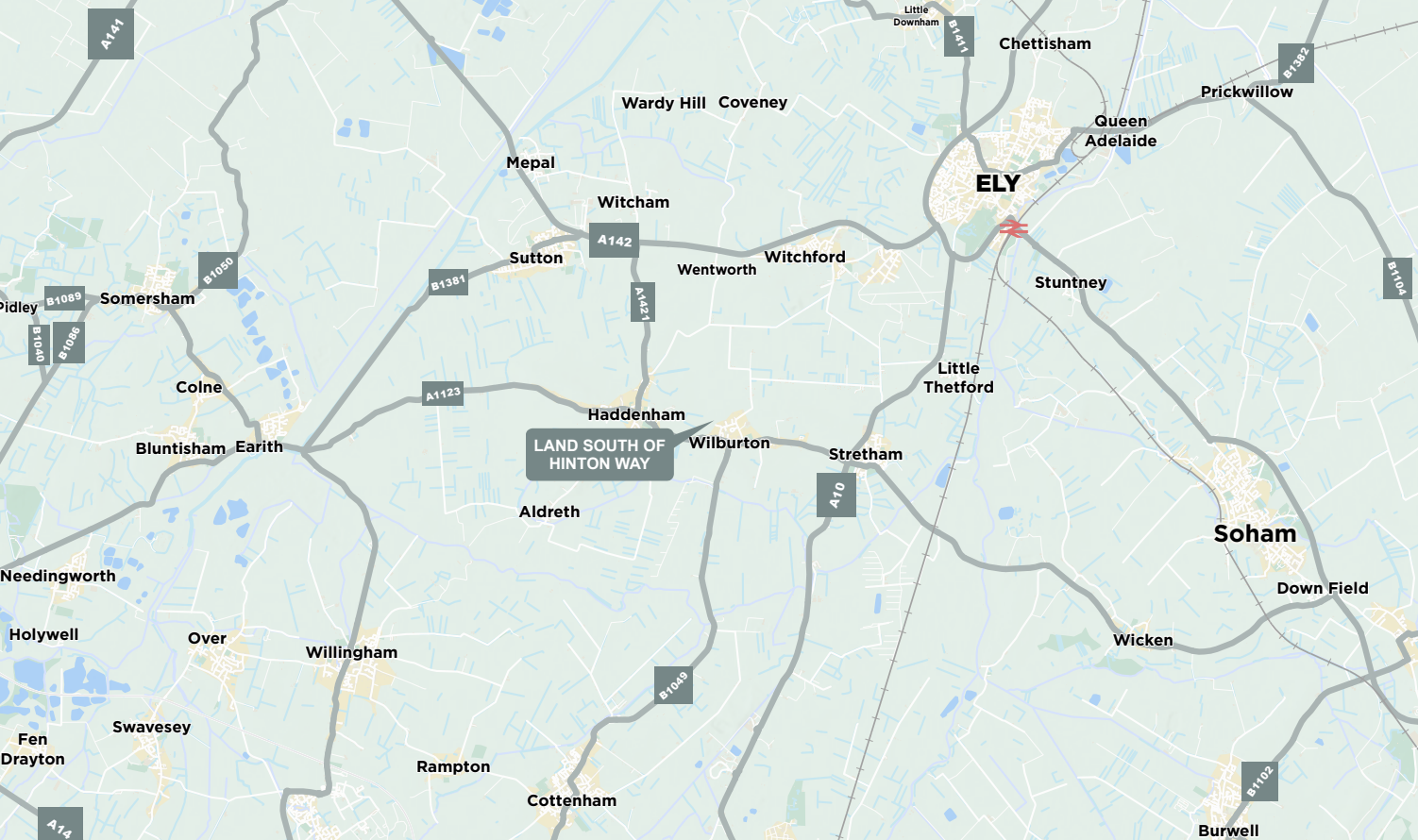
Viewings of the Property are unaccompanied providing that a set of sale particulars are to-hand.

Directions

From A10 northbound: continue along the A10 / Ely Road until the Stretham roundabout. Take the first exit to join Wilburton Road / A1123. Continue for 2.80 km before turning right onto Clarke's Lane. Continue for 250m, turning left to merge with Hinton Way. The Property will be on your left-hand-side before the next corner.



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Important Information

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