



Land north-west of Green Lane, Reach

Cambridgeshire

Carter Jonas

Land north-west of Green Lane Reach Cambridgeshire

Secure grazing land with stabling and storage.

Grazing land and buildings located in a tranquil and private setting on the outskirts of Reach, Cambridge.

In all extending to 3.18 acres (1.29 hectares).

For sale by Private Treaty as a whole.

Carter Jonas



Property

Located within a former chalk clunch pit, the Property offers secure and private grazing land comprising Grade 2 soils.

The Property comprises 2.63 acres of well-drained grazing land secured by timber post-and-rail, and post-and-wire fencing. There is an additional 0.33 acre paddock that provides separate grazing with the

benefit of two stables, which could also be utilised as a field shelter.

Within the main paddock are two large timber-framed stables, a large hay and feed room and a lean-to machinery store. The Property is secured by a timber five-bar gate as well as a pedestrian gate. The track from the access to the paddocks offers additional

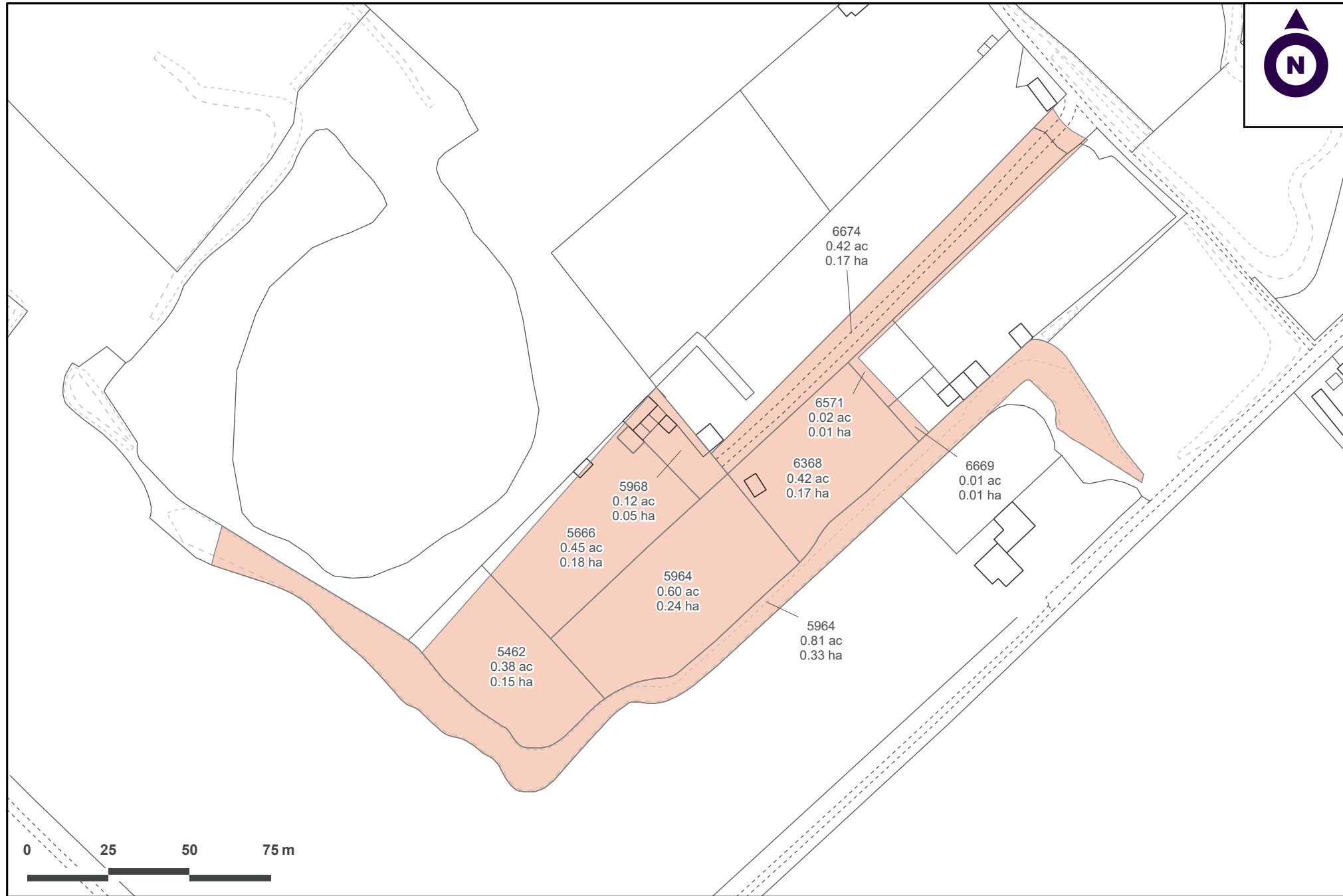
grazing. The land is accessed via a public byway directly off Green Lane.

Location

Reach is a small village 2 km west of Burwell, 14 km north-east of Cambridge and 8 km north-west of Newmarket.

The Property is connected to the surrounding areas by three principle roads, the B1102, A14 and A142. Newmarket train station (8 km) provides direct rail links to Cambridge and Bury St Edmunds in under 40 minutes, and to London in under 2 hours.





Access

The Property is accessed via a public byway which runs between Fair Green via Clunch Pit Lane to Green Lane. This is also known as Earthworks Way.

Services

There are no services connected to the Property. There is a rainwater-harvesting tank adjacent to the stables.

Tenure

The freehold of the site is offered for sale with Vacant Possession.

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.

Material Information

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

Local Authority

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

Viewings

Viewings of the Property are to be accompanied, arranged via the selling agent.

Directions

From A14: Take exit 35 off the A14 to join the B1102. Continue for 8.30 km before turning left onto Rogers Road. Turn left onto Swaffham Road and then turn right onto Green Lane. Continue for 180m before turning right onto a public byway. The Property will be on your left-hand-side. The land can also be accessed via Clunch Pit Lane, opposite the pub on the village green.



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