



Land South of Boxworth Road

Boxworth, Cambridgeshire

**Carter Jonas**



Land at Boxworth  
Boxworth Road  
Boxworth  
Cambridge  
CB23 4LX

A block of productive arable  
farmland with road frontage.

An opportunity to purchase a productive block of Grade 2/3 arable land situated in an attractive location near to the villages of Boxworth and Elsworth.

In all extending to 51.99 acres (21.04 ha).

For sale by private treaty as a whole.

Carter Jonas



Property

An attractive single block of Grade 2/3 arable land located 0.3 miles west of Boxworth. The Property is currently utilised for the growing of arable crops. The land also includes a small copse located adjacent to Boxworth Road.

Access can be achieved directly from Boxworth Road.

Location

Boxworth is a small rural village located 8 miles north-west of Cambridge. Boxworth Road is the principal road, connecting to the A14 which provides good access to surrounding areas.

Method of Sale

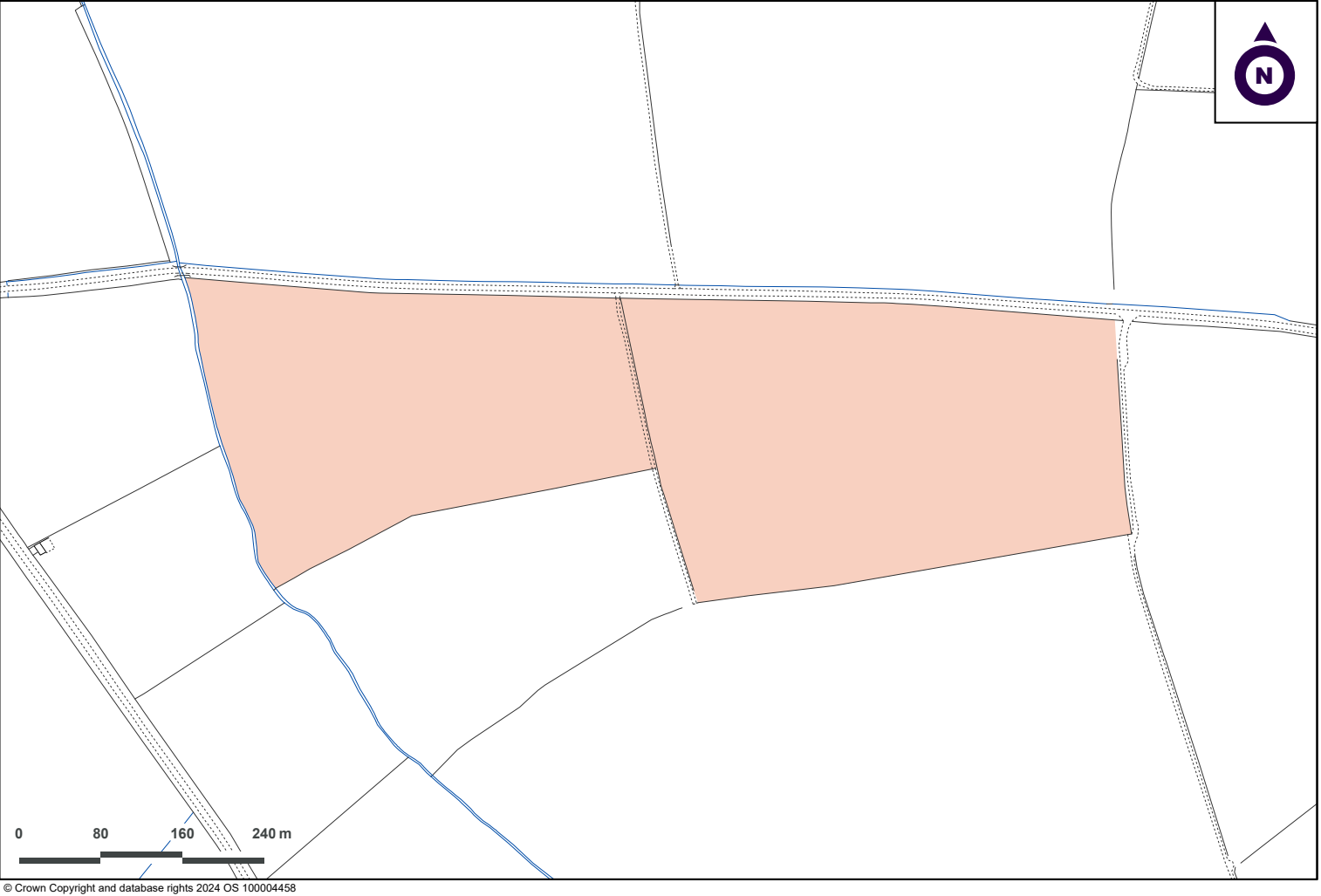
The Property is offered for sale as a whole by private treaty.

Tenure & Possession

The land is currently occupied under a Farm Business Tenancy with vacant possession available from 30th September 2024.

Access

The Property is accessed directly from Boxworth Road which is an adopted Public Highway.





## Planning

Alternative uses or future development of the Property will be subject to achieving the necessary planning consents.

## Overage

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

## Services

The Property does not benefit from mains services.

## Health and Safety

All viewings are to be carried out at the sole risk of the viewer and neither the selling agent nor the Vendor takes responsibility.

## 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.

## Environmental Stewardship Schemes

The Land is not entered into any Environmental Stewardship Schemes.

## Sporting, Timber & Mineral Rights

To be included within the sale.

## Basic Payment Scheme

The sale does not include any BPS entitlements or transfer of any de-linked payments.

## 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.

## Local Authority

**South Cambridgeshire District Council**  
Cambourne Business Park  
Cambourne  
Cambridge  
CB21 1PB  
T: 01954 713000

## Viewings

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

## Photography

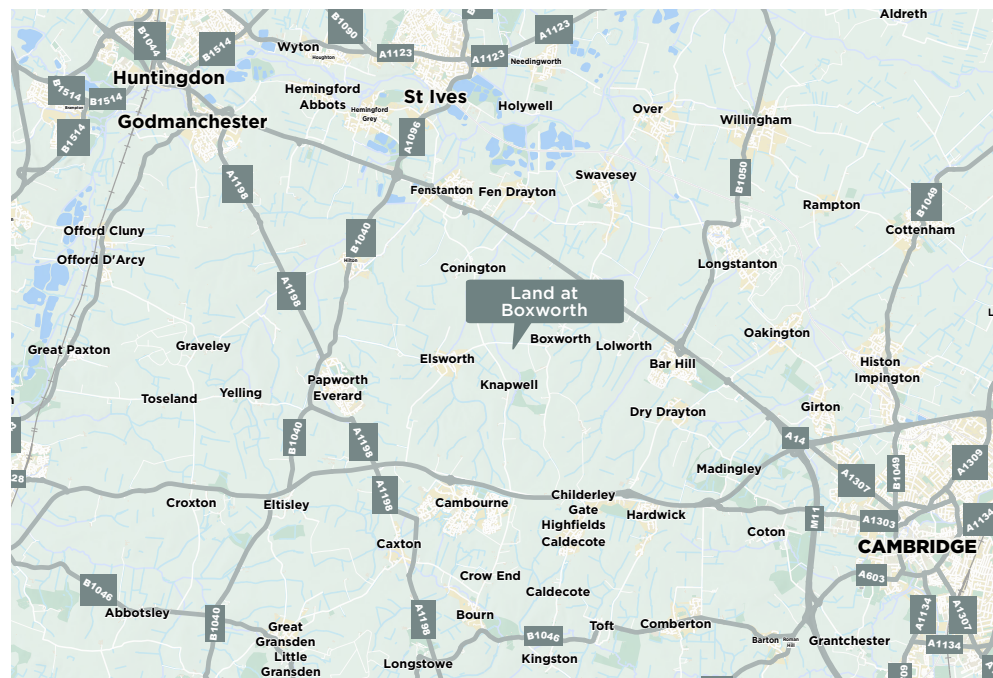
The property was photographed in April 2024.

## Directions

From the A14 take Junction 24 heading through Boxworth. Take the first exit at the Swavesey northern roundabout. At the Swavesey southern roundabout take the first exit, and at the next roundabout take the second exit onto Boxworth Road. Continue straight ahead for 1.9 miles and the Property will be located on the left-hand-side of Boxworth Road.



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## Cambridge Rural Agency

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## Important Information

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