



Land at Stretham

Stretham, Ely

Carter Jonas

**Land adjacent to  
Cambridge Road (A10)  
Stretham  
Ely  
CB6 3LW**

**A block of productive arable  
land with road frontage.**

An opportunity to purchase arable land  
situated in a strategic location with direct  
access off the A10.

In all extending to 11.36 acres (4.60 ha).

For sale by online auction as a whole.



**Property**

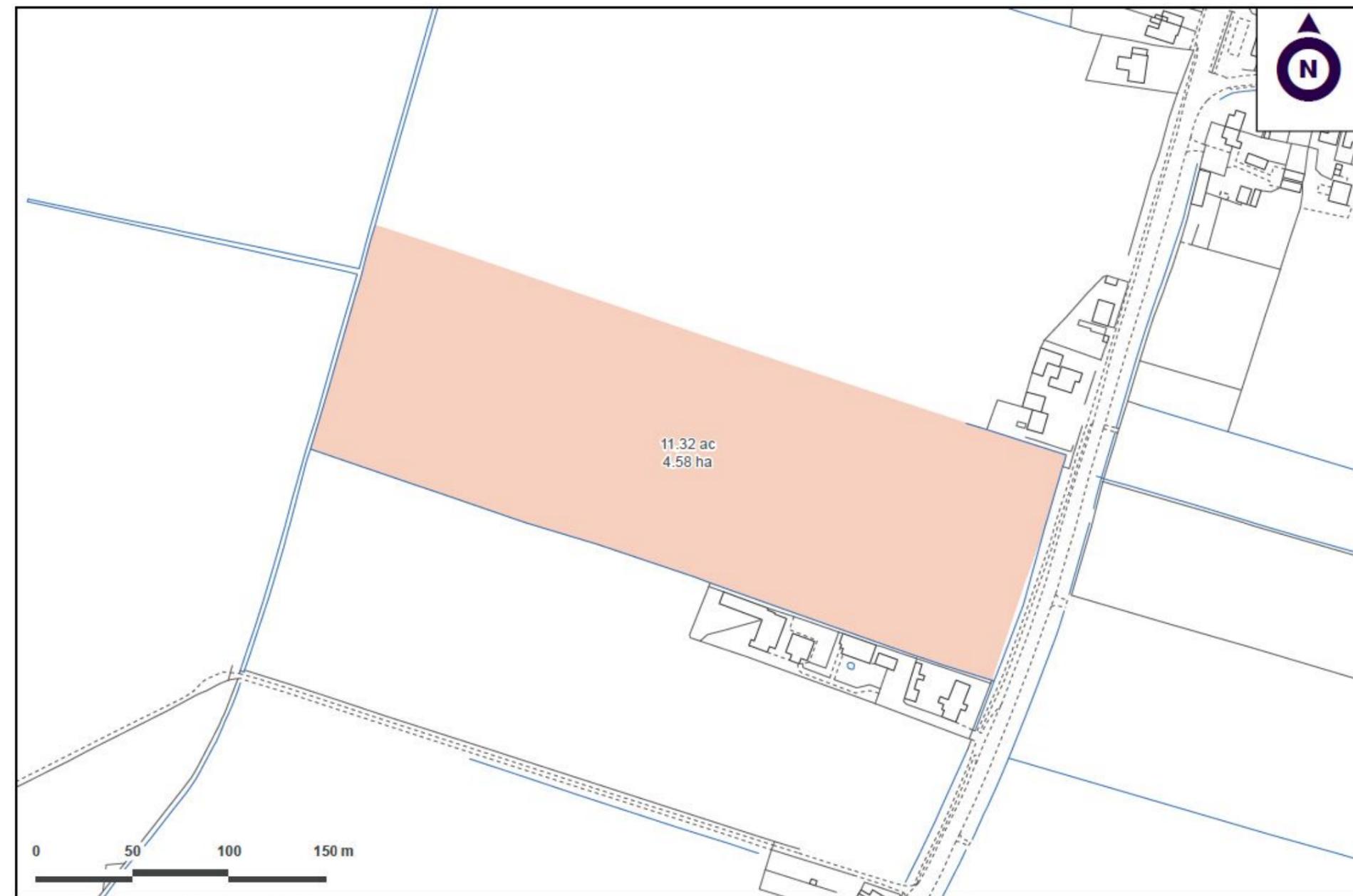
A single block of Grade 3 arable land,  
extending to 11.36 acres (4.60 ha). The  
soils are lime-rich loamy and clayey,  
which is best-suited to arable cropping  
due to the high fertility of the soil.

The Property is situated in a strategic  
location with access achieved directly off  
the A10. The site offers medium to long-  
term potential for commercial or residential  
development (Subject To Planning  
Permission).

**Location**

The site is situated 1 km south of Stretham,  
7 km south of Ely and 15 km north of  
Cambridge.





## Method of Sale

The Property is offered for sale as a whole by online auction. A weblink to the auction platform can be found on the Carter Jonas website.

## Tenure & Possession

The Property is to be sold with vacant possession.

## Overage

The Property is being sold subject to a development overage of 30% for a period of 20 years. The overage is to be triggered by the implementation of planning permission (or deemed planning permission) or permitted development rights for any development other than agricultural or equestrian use, payable within 10 working days of the trigger date or the date on which the overage sum is established (whichever is the later).

## Legal Pack

Access to the auction legal pack can be found on the listing link via the Carter Jonas website.

## BPS

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

## Services

There are no mains services connected to the Property.

## 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 to be 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 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 within the sale.

## Local Authorities

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

## Viewings

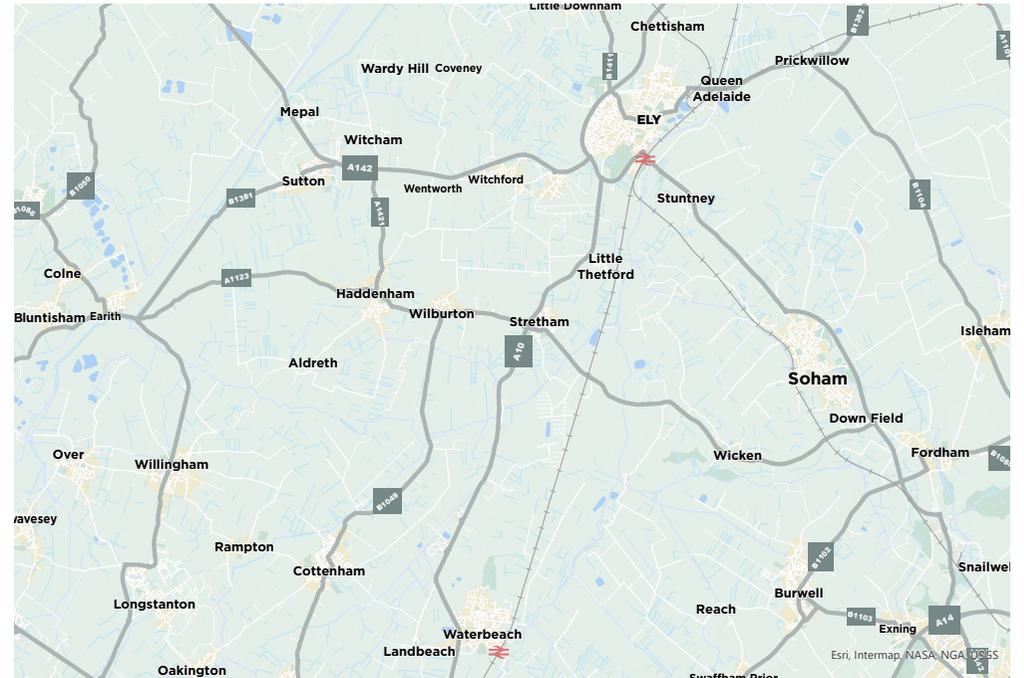
Viewings are to be unaccompanied, with a set of marketing particulars to-hand.

## Directions

Travelling southwards from the A10 roundabout at Stretham: continue ahead for 500 meters and the Property will be located on your right-hand side.



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## Cambridge Rural Agency

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## Important information

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.



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