

TO LET - OFFERS INVITED

**GRAZING LAND TO THE REAR OF THE BELL, 50 HIGH STREET,
GREAT PAXTON, ST NEOTS, CAMBRIDGESHIRE, PE19 6RF**



- Annual grazing licence available
- Plot size of approximately 1.80 acres
- Access to the land is via the pub's car park
- Situated within the village of Great Paxton in Cambridgeshire
- Parcel of grazing land with mature hedging/fencing to its boundaries

Location

Great Paxton is a village and civil parish in Cambridgeshire with a population of around 1,000 residents and is located around 3 miles north east of St Neots and around 6 miles south of Huntingdon. It is situated on the B1043 which connects Godmanchester and Huntingdon to St Neots.

The parcel of land is located to the rear of The Bell public house. The pub is located in a central position in the village and it fronts the High Street. The surrounding area comprises of a number of residential dwellings, the village shop, Great Paxton Recreation Ground and rolling countryside.

Description

The parcel of land measures to around 1.80 acres and is shown for guidance purposes on the Site Plan included on page 3 - (outlined in red).

It comprises of a large area of grassland with mature hedging/fencing to its boundaries. It is accessed via the pub's car park.

The site's Agricultural Land Classification is Grade 3 and it is not located in a Conservation Area or the Green Belt.

The parcel of land presents an opportunity for farmers and animal owners who are seeking grazing land.

Tenure

The land is available on an annual grazing licence basis with a licence fee to be agreed.

Services

We understand that the land is not currently connected to any services but any interested parties must rely on their own enquiries to confirm this.

Boundaries

The maintenance of the boundaries will be the responsibility of the licensee.

VAT

VAT will be applicable on the licence fee.

Viewings

All viewings are strictly by appointment only.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Enquiries

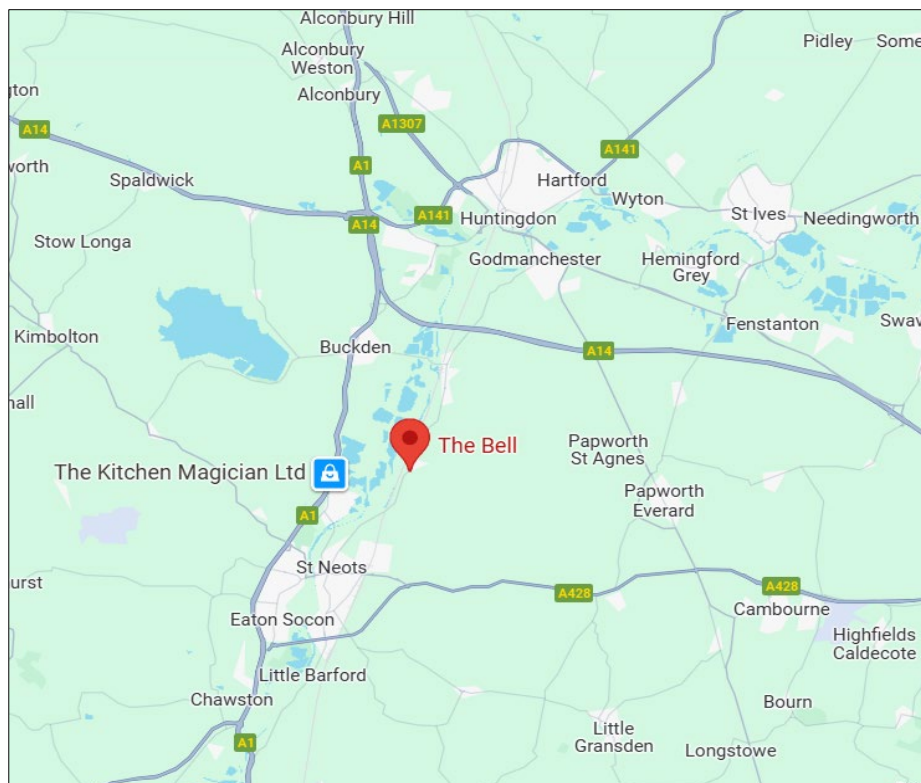


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Location Plan



Site Plan



Important notice

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Our Services & Offices

