



# Land on the North Side of Drove Lane

GuidePrice : £49,000



acorus®



**LAND ON THE NORTH SIDE  
OF DROVE LANE  
(OFF DRURY LANE), WICKEN, ELY,  
CAMBRIDGESHIRE**

A parcel of land for sale extending to approximately 4.77 acres (1.9 hectares) just outside the popular village of Wicken.

FOR SALE BY PRIVATE TREATY

Freehold with vacant possession on completion

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**Guide Price : £49,000**

(Ref: P244)

These particulars give only a general outline and your attention is drawn to the important notice printed within them.







## INTRODUCTION

This introduction and particulars are intended to give a fair and substantially correct overall description for the guidance of the intending purchasers and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.

## SITUATION/LOCATION

This land is situated on the outskirts of the popular village of Wicken to the North East.

Wicken is a charming small rural village on the edge of the fens near Soham and 9 miles south of the Cathedral City of Ely. It comprises a range of houses centred around three ancient greens and a pond. Among the houses are a significant number of listed buildings.

The well known National Trust Nature Reserve Wicken Fen is situated on the edge of the village and is ideal for dog walking, horse riding and cycling. The site has a Café and Visitor Centre.

The village has a Village Hall, Church, and a Public House.

## DESCRIPTION

A good size rectangular parcel of land extending to approximately 4.77 acres (1.9 hectares) just outside the popular village of Wicken.

The land was seeded to grass in 2021 which produced a hay crop in 2022. Formerly the land was arable growing wheat, barley, sugar beet and potatoes.

Formerly known as Northrop's Corner the land offers good scope for equestrian use as it is approached via a public byway with links to bridleways and further byways.

The land is currently unfenced.

## EASEMENTS AND WAYLEAVES

We are not aware of any easements or wayleaves affecting the property.

## ACCESS AND RIGHTS OF WAY

Access to the land is via a public byway.

## SERVICES

There currently no services connected to the land.

## ENTITLEMENTS

The land is registered with DEFRA but is sold with no entitlements.

## NOTE

Please note the land has no natural boundaries such as a hedgerow. However, the site has been pegged for the purposes of sale. Acorus recommend buyers satisfy themselves regarding boundaries.

## LOCAL AUTHORITY

East Cambridgeshire District Council  
[www.eastcambs.gov.uk](http://www.eastcambs.gov.uk)

## LEGAL COSTS

Each party will be responsible for their own legal costs.

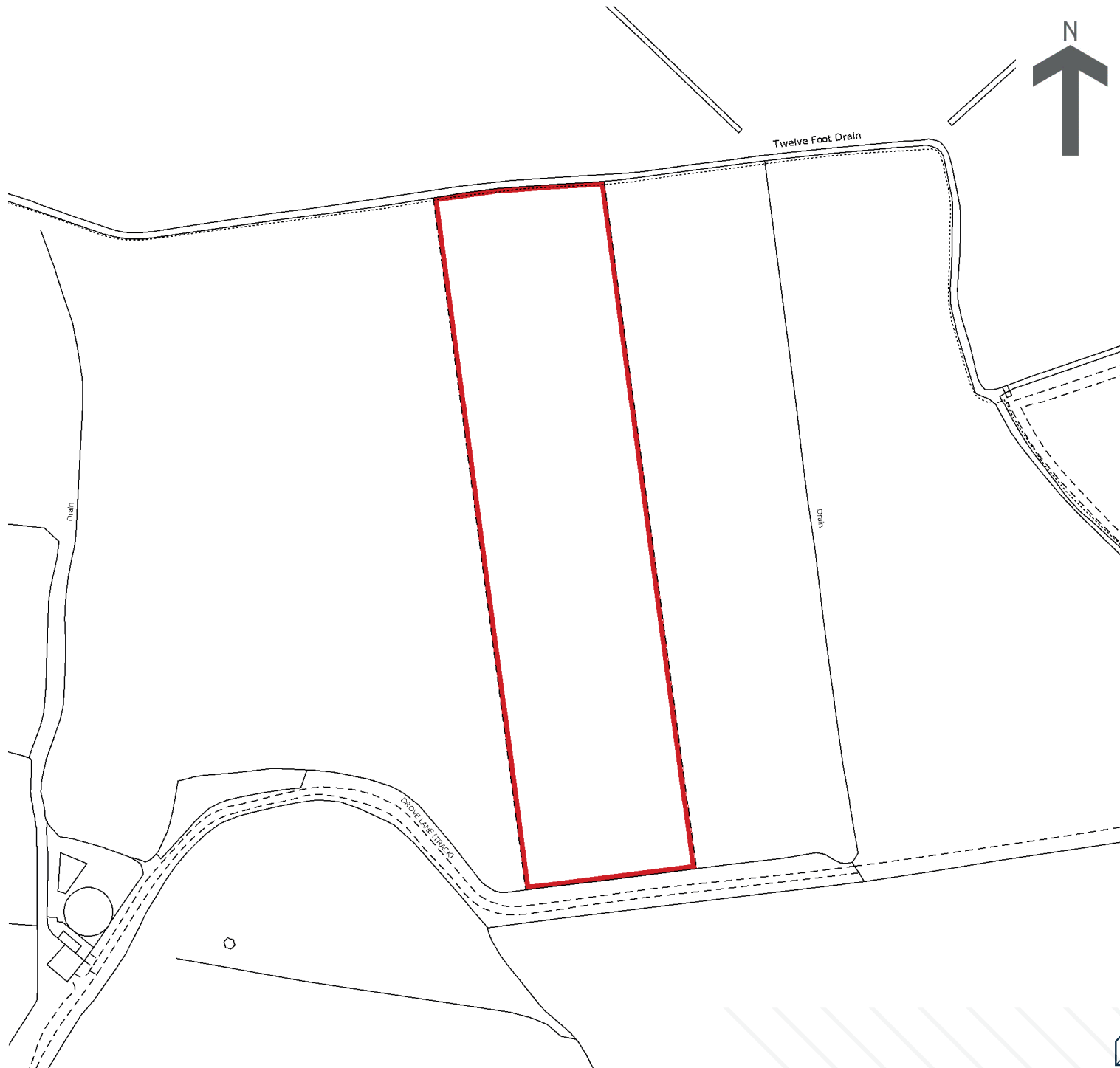
## VIEWING

Strictly by appointment with the selling agent Acorus.





**SITE OUTLINED**





## SITE LOCATION



### IMPORTANT NOTICE

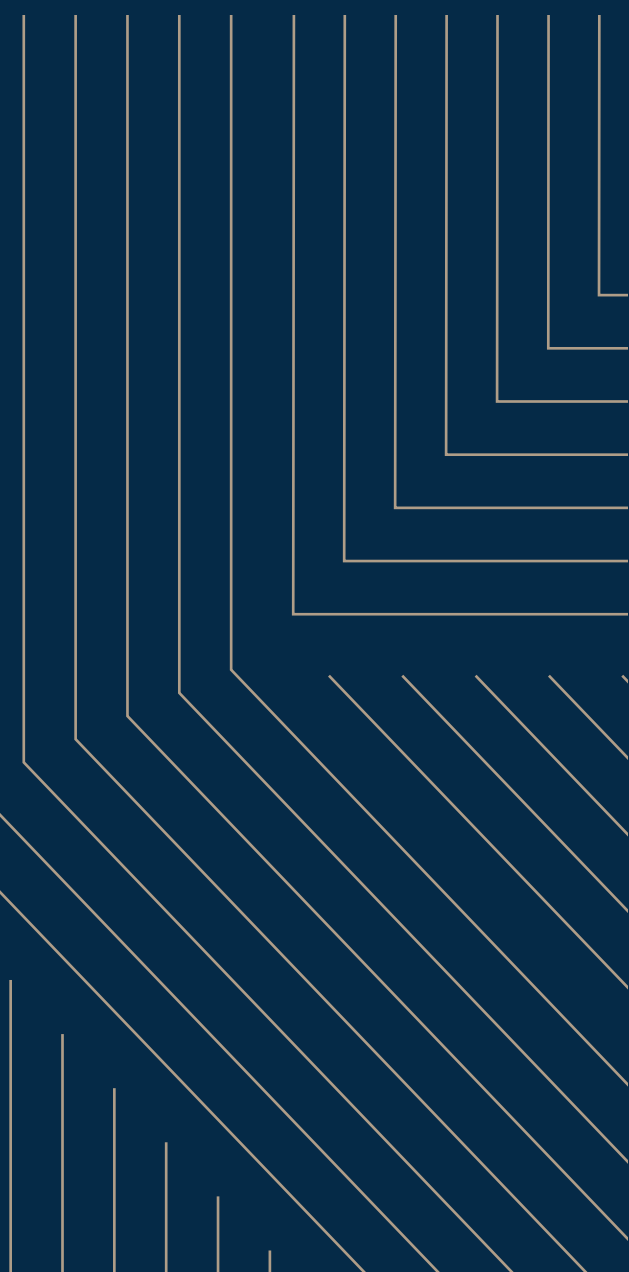
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