

An aerial photograph showing a vast expanse of brown, tilled agricultural fields. The fields are divided into several large, irregular plots by narrow green hedgerows. In the background, a line of trees separates the fields from a small village with numerous houses. The sky is a clear, pale blue.

LAND TO THE EAST OF GAMLINGAY

GAMLINGAY · CAMBRIDGESHIRE



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GAMLINGAY • CAMBRIDGESHIRE

Cambridge 17 miles; St Neots 10 miles; Gamlingay 1 mile

(All distances are approximate)

A PRIME OPPORTUNITY TO PURCHASE A PRODUCTIVE RING-FENCED BLOCK OF GRADE 2 FARMLAND

- Well managed, high yielding arable land suitable for the growing of combinable crops
 - Direct frontage and access off Long Lane
 - Predominantly Grade 2 arable land with a section of Grade 1
 - Suitable for all modern farm machinery and practices
- Currently let but available with vacant possession in September 2026

Approximately 333.34 acres (134.90 hectares)

For sale by Private Treaty as a whole.



Becky Westerhuis

rebecca.westerhuis@bidwells.co.uk

+44 (0) 7971 588127

James Wood

james.wood@bidwells.co.uk

+44 (0) 7880 200717

INTRODUCTION

The land at Gamlingay is rare opportunity to purchase 333.34 acres of productive, ring-fenced farmland in the sought after area of South Cambridgeshire.

LOCATION AND ACCESS

The land is situated 1 mile east of the village of Gamlingay. Access is gained from the south of the land via two lockable, gated entrances with excellent visibility splays onto Long Lane, a classified 'C-road'.

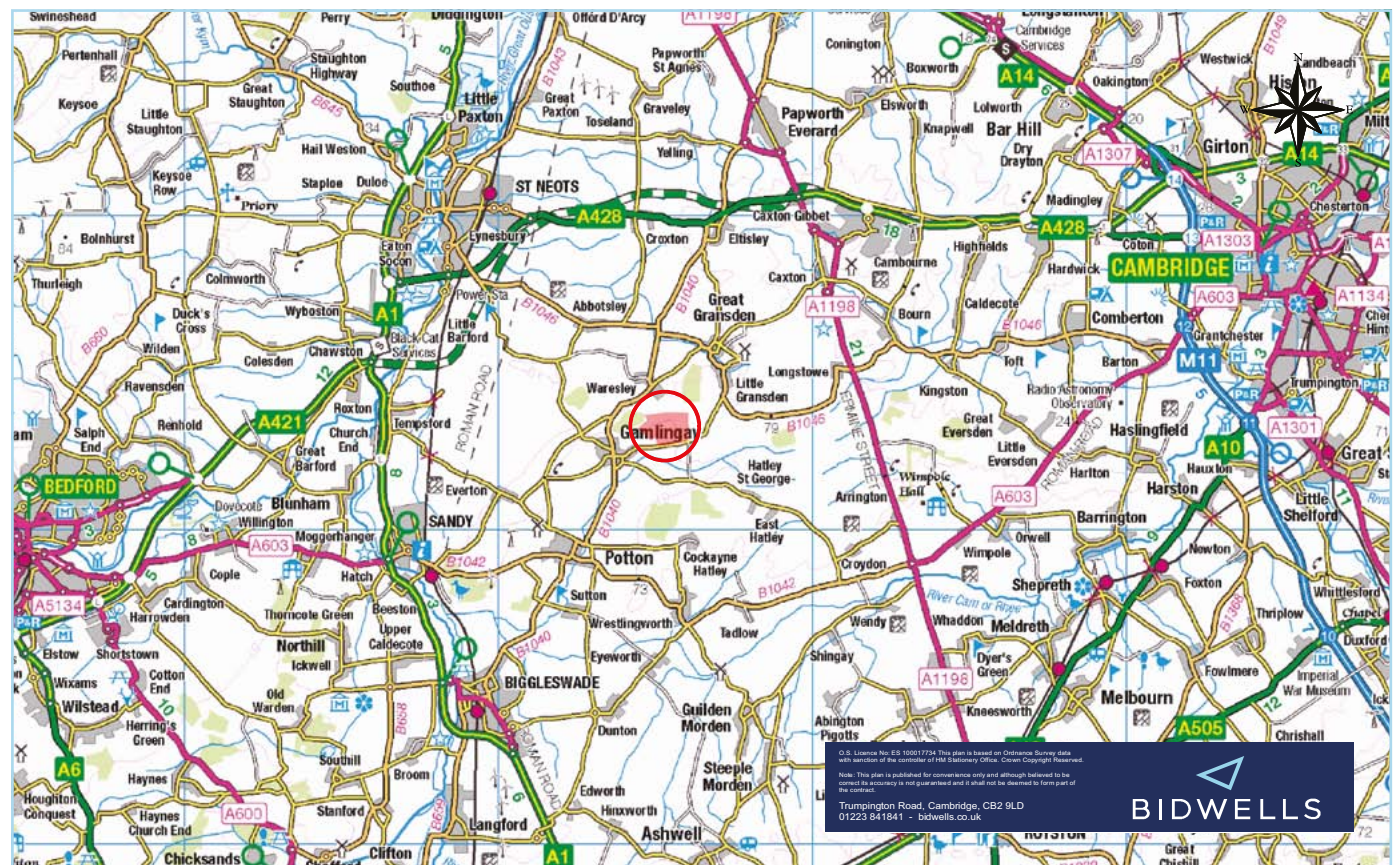
The market town of Sandy is located 7 miles west of the farmland and Cambourne is located 9 miles to the northeast. The county town of Cambridge is 17 miles to the northeast.

DESCRIPTION

THE LAND

The land comprises 333.34 acres (134.90 ha) of bare agricultural land. The arable land is divided into five proportionally sized fields suitable for all modern-day agricultural machinery and practices. A network of well-maintained internal tracks provide access to each field.

The holding is ring-fenced and predominantly Grade 2, with an area of Grade 1 agricultural land in the southwest corner. The Soil Survey of England and Wales identifies the land as Evesham 3 and Bearsted 1 soil series. The majority of the land is Evesham 3 soil, which are described as being lime-rich loamy and clayey soils capable of growing cereals and other combinable crops. The southwest corner of the land is identified as being part of the Bearsted 1 soil series which is described as being freely draining slightly acid loamy soils. The land is partly within the Bedfordshire and Cambridgeshire Clayland's National Character Area and the Bedfordshire Greensand Ridge National Character Area.







FARMING

The land has been occupied under a Farm Business Tenancy however vacant possession will be available from September 2026. Further details are available from the selling agent. The typical cropping includes winter wheat, winter and spring barley, oil seed rape, winter beans and sugar beet. The Basic Payment Scheme was previously claimed on the land.

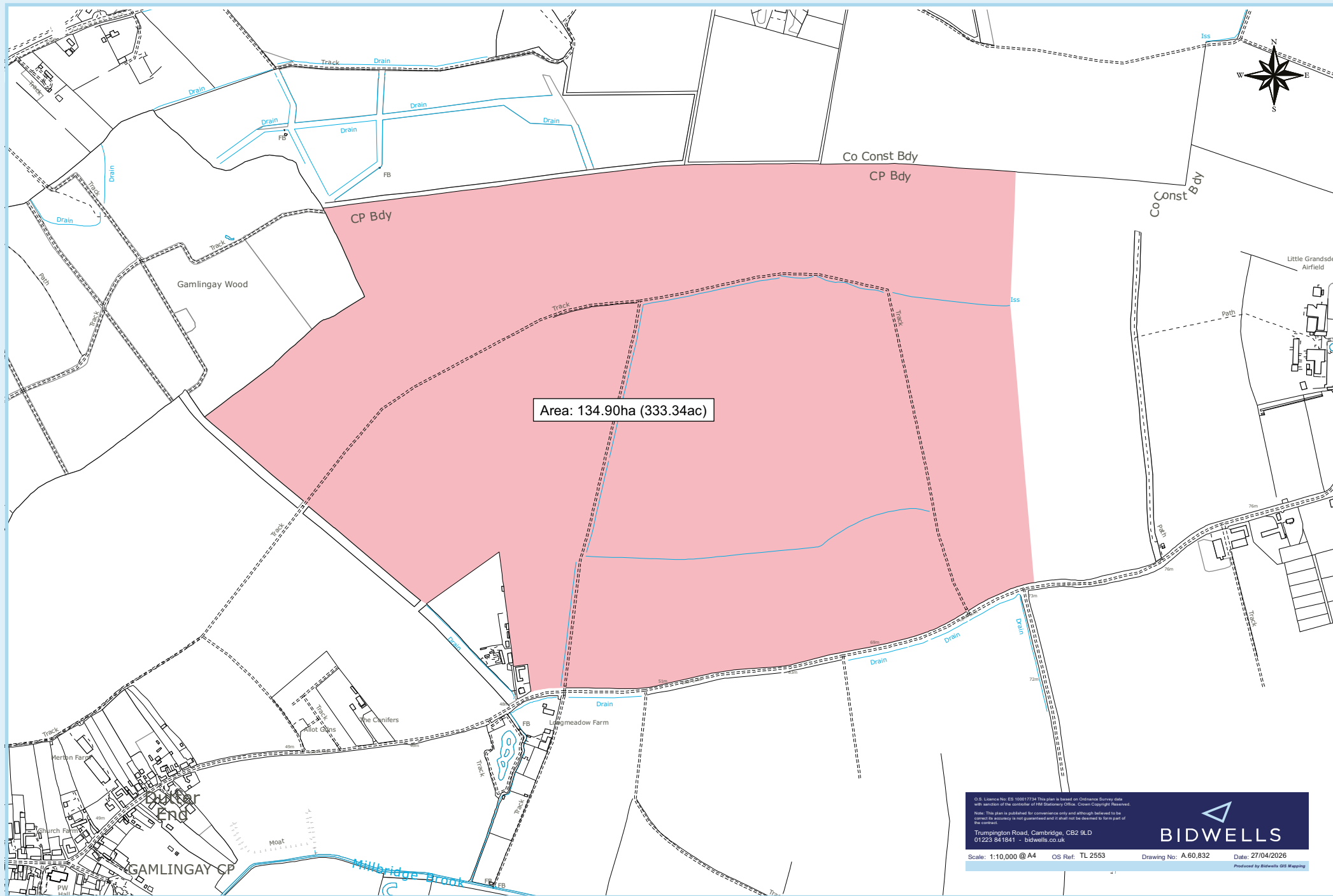
Historic drainage plans are available from the selling agent.

The land is partly within Woburn Sands Groundwater Nitrate Vulnerable Zone and partly within the Great Ouse Surface water Nitrate Vulnerable Zone. There are no public rights of way over the land.

CROPPING HISTORY

Field Name	OS Number	NG Number	Ha	Ac	2020	2021	2022	2023	2024	2025	2026
100 Acre Wood	TL2553	2454	45.25	111.82	Winter Wheat	Winter Wheat	Winter Barley	Spring Barley	Winter Beans	Winter Wheat	Sugar Beet
Top 30	TL2553	9614	12.28	30.34	Spring Barley	Spring Barley	Winter Barley	Winter Beans	Winter Wheat	Winter Barley	Sugar Beet
Middle 78	TL2553	5323	31.41	77.61	Winter Wheat	Spring Barley	Winter Beans	Winter Wheat	Winter Wheat	Winter Barley	Sugar Beet
Cambridge Way Hill	TL2552	5585	19.01	46.97	Winter Beans	Winter Wheat	Winter Wheat	Winter Barley	Spring Barley	Winter Wheat	Sugar Beet
Six Corner	TL2553	0211	26.95	66.60	Winter Wheat	Winter Barley	Winter OSR	Winter Wheat	Winter Wheat	Winter Barley	Sugar Beet
Totals			134.90	333.34							





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Scale: 1:10,000 @ A4 OS Ref: TL 2553 Drawing No: A.60.832 Date: 27/04/2026

Produced by Bidwells GIS Mapping





GENERAL REMARKS

Tenure & Possession

The property is for sale freehold with vacant possession available from September 2026.

Holdover

The sugar beet is anticipated to be lifted during the autumn of 2026. The Vendor's tenant has the right to holdover for the clamping of sugar beet until 31st March 2027.

Method of Sale

The property is for sale by Private Treaty as a whole.

Planning

The property is within the jurisdiction of South Cambridgeshire District Council.

The planning history is set out below:

Application Number	Proposal	Decision	Decision Date
S/1786/13/E1	Solar farm development	Closed	11 August 2020

Environmental Designations

The land is within the Woburn Sands Groundwater and Great Ouse Surface water Nitrate Vulnerable Zones.

Wayleaves, Easements & Rights of Way

The land is to be sold subject to all existing rights of way, public or private, light support, drainage, water and electricity supplies and all other rights and obligations, easements, quasi easements and all wayleaves whether referred to or not in the particulars.

The purchaser(s) will be deemed to have full knowledge and satisfied themselves as to the provisions of any such matters affecting the property.

There are telegraph poles present on the northwest corner of the Land.

Timber, Sporting & Mineral Rights

These are included in the sale in so far as they are owned.

Boundaries

The Vendor and Vendor's agent will do their best to specify the ownership of boundary hedges, fences and ditches but will not be bound to determine these. The Purchasers will have to satisfy themselves as to the ownership of any boundaries.

360 View



Please scan the QR code or click this [LINK](#):

Aerial Video



Please scan the QR code or click this [LINK](#):

Registered Title

The land is registered under the Title Number CB233215.

Value Added Tax

Should any sale of the farm, as a whole or in lots, or any right attached to it become a chargeable supply for the purpose of VAT, such tax will be payable by the purchaser in addition to the contract price.

Solicitors

Samantha Leigh, Spencer West, Longbow House, 20 Chiswell Street, London EC1Y 4TW.

Postcode

The postcode is SG19 3ES.

What3words

The location of the southwest entrance is: ///veto.crucially.dancer

The location of the southeast entrance is: ///adventure.encroach.roughest

Viewings

Viewing and access to the property is strictly by appointment with Bidwells. Please call Ruth Bonner on 07443 350780.

Anti-Money Laundering

To comply with the Money Laundering Regulations 2017, once an offer is accepted the purchaser(s) will be required to provide any information requested in order to undertake the relevant due diligence. This is a legal requirement.

Local Authorities

South Cambridgeshire District Council: www.scambs.gov.uk

South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge CB23 6EA

Tel: 01954 713000

Cambridgeshire County Council: www.cambridgeshire.gov.uk

Plans, Areas & Schedules

Plans attached to the particulars are based upon the Ordnance Survey National Grid and are for reference only. The purchasers will be deemed to have satisfied themselves of the property as scheduled.

Health & Safety

Given the potential hazards of a working farm and its associated machinery we would ask you to be as vigilant as possible for your own personal safety when making an inspection of this property.

Photographs, Fixtures & Fittings

The photographs in these particulars were taken in April 2026. Only those fixtures and fittings described in the sale details are included in the sale.

Date

These particulars were prepared in May 2026.

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