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## Arable farm & fishing lake come to market

A good quality, well-farmed block of irrigated Cambridgeshire arable land, with a fishing lake, has come to the market with Brown & Co's King's Lynn office.

At a time of strong demand for East Anglian land, especially for productive and versatile equipped holdings, land agent Jim Major is confident Northey and Four Chimneys Farms will attract buyers from the UK as well as interest from overseas farmers – in particular from Ireland and Denmark.

Located near the historic village of Thorney, three miles to the East of Peterborough, the farms are being marketed in two Lots, or as a whole. Lot 1 comprises the fishing lake believed to still be stocked with carp, plus a Lodge set in **8.7 Ha (21 Ac)**. Lot 1 has a guide price of £325,000.

With a guide price of £1.475million, Lot 2 comprises approximately **154 Ha (380 Ac)** of grade 1 and 2 arable land with a grain store, two traditional brick barns and a general store. Suited to potatoes, some vegetable crop production and cereals, the sale includes a water abstraction licence for 73,000m<sup>3</sup> for crop irrigation purposes.

"Despite such a wet summer, the outlook for agriculture in the Eastern Counties is looking more positive than it has for some time," says Jim Major of property and business consultants Brown & Co. "Cereals prices have nearly doubled in twelve months and global grain stocks are reported to be at their lowest for many years. As a result of escalating world prices for cereals, farm profits are recovering and contributing to the hottest property market for many years. Located in close proximity to Peterborough, a city with a population of over 150,000, the fishing lake provides an excellent opportunity to start a commercial angling business."

For further information, contact Brown & Co's King's Lynn land agency team 01553 770771.

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### Notes to editors

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