



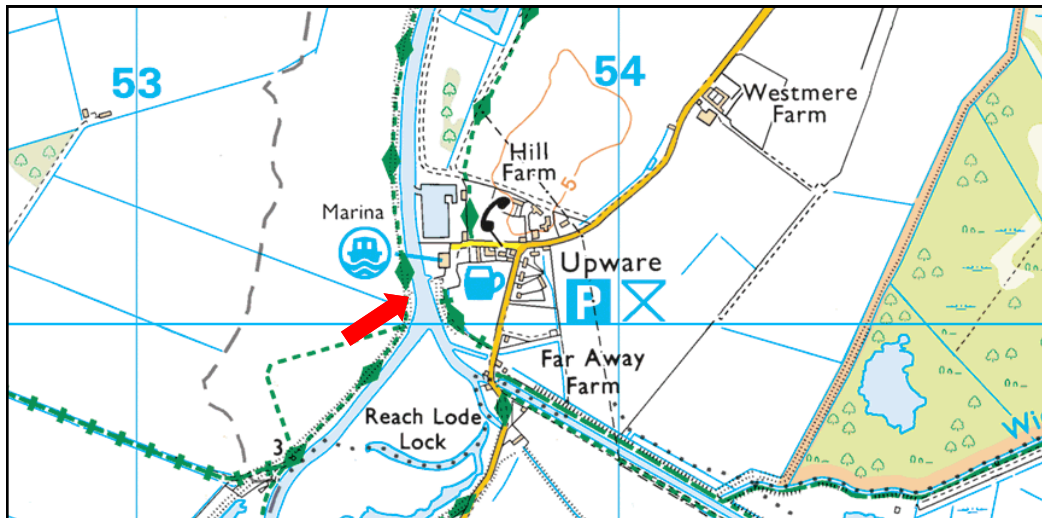
Site across the river on the western bank



Looking from the site across river towards the No Hurry Inn



Diagonally opposite the Marina



**Directions**

The land can be clearly seen from the grounds of the public house known as the "Five Miles from Anywhere - No Hurry Inn" on the eastern bank fringe of the main village of Upware.

For vehicular access to the west bank, proceed on the A10 to the village of Waterbeach and turn right onto Cardyke Road. Proceed through the centre of the village and at the far end turn right onto Bannold Road. Then, after about 750 metres, turn left onto Long Drove and continue on this road for about 3km until you reach a sign which says Little Farm. Turn left here onto Black Drove - this is an unmade-up byway passable only with a 4x4 vehicle. You can drive to the riverbank. Then continue on foot along this for about a quarter of a mile to the site.

# RIVERBANK LAND

Extending to about 0.5 acre opposite the *No Hurry Inn*, Upware, Cambs.

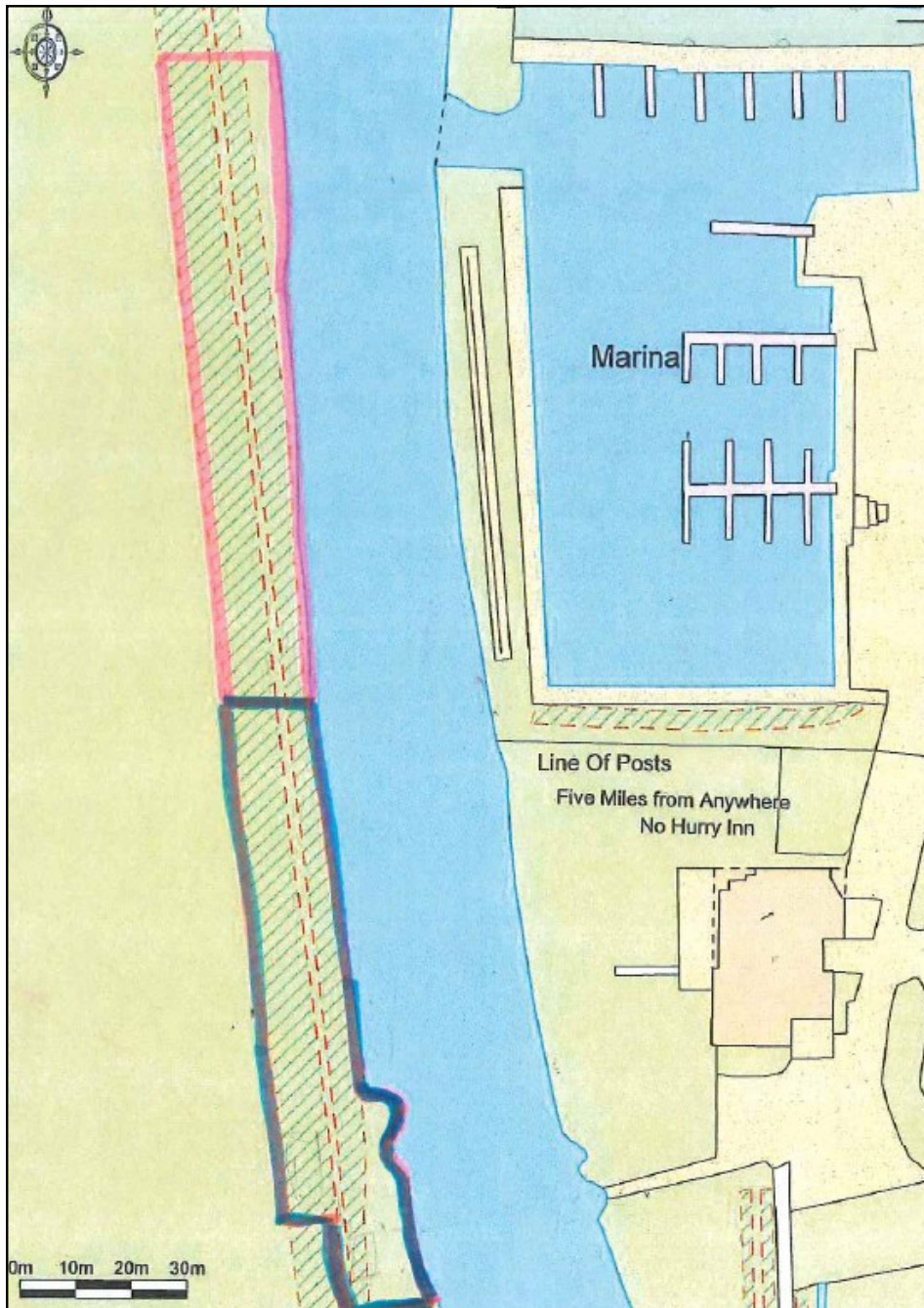
Approx. 115 metres river frontage in an agricultural location

**FOR SALE  
FREEHOLD  
£50,000**

SNOW WALKER CHARTERED SURVEYORS  
53 HIGH STREET SAFFRON WALDEN ESSEX CB10 1AR

SNOW WALKER

01799 521761 [www.snow-walker.co.uk](http://www.snow-walker.co.uk)



### **The Land Holding**

This registered title (edged in blue on the map opposite) is about 115 metres long and, although varies in width, is approximately 17 metres wide forming the riverbank to the River Cam. It is situated opposite the public house known as “*Five Miles from Anywhere - No Hurry Inn*” on the fringe of the small fenland village of Upware.

It can be approached by land from the village of Waterbeach about 5 miles north of Cambridge. This access, however, leads onto a rough track, being a byway, then onto the riverbank itself so the last section can be walked only. The old towpath runs to the rear of the land.

This is where the ferry landing point was from the former *Lord Nelson* public house on the far riverbank. This means Old School Lane, from the centre of Upware, leading down to the riverbank is still as a public highway which means that the public has the right to pass and re-pass over privately-owned land in order to cross the river. The chain ferry was an important link between the communities either side of the River Cam, especially prior to the military bridge having been constructed further downstream.

It is thought that the chain ferry dates as far back as the 17th century during the English Civil War when there was a small fort on the main village side of the River Cam.

Upware is a hamlet in Wicken parish in the East Cambridgeshire District Council region. This is deemed to be a navigable stretch of the River Cam that had a prosperous fishing weir nearby at one stage. The public house opposite has had a considerable history, having originally been called *The Black Swan*, changed to *The Lord Nelson* in 1806. That burnt to the ground and has been referred to as the *Five Miles from Anywhere - No Hurry Inn* when replaced by the present building in the 1980s. The navigable waterway is frequented by anglers and wildlife, being at Grid Reference TL537701. The river falls under the Waterbeach level internal drainage board.

There are no services connected to the site but it is thought that mains electricity is on this bank. Any interested parties should make their own enquiries irrespective.

**Being offered for freehold sale at £50,000.**

### **Special Note**

For the purpose of transparency note that Brien Walker, the proprietor of Snow Walker, is part-owner of the site being offered.