



*View across the river towards the Marina.*



*View towards the land being offered*

### ***Directions***

The land can be seen from the grounds of the public house but the site is on the far side of the riverbank. For road access 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. After about 750 metres turn left onto Long Drove for about 3km before a sign which says Little Farm. Turn right onto Black Drove, being the byway which leads down to the bank of the river. Note the Drove is passable but preferably in a 4x4 vehicle.

The footpath along the riverbank then leads to the land which is opposite the Upware Marina, shown on the attached plan.

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

## **RIVERBANK LAND UPWARE NORTH OF CAMBRIDGE**

**Extending to about 0.5 acre**

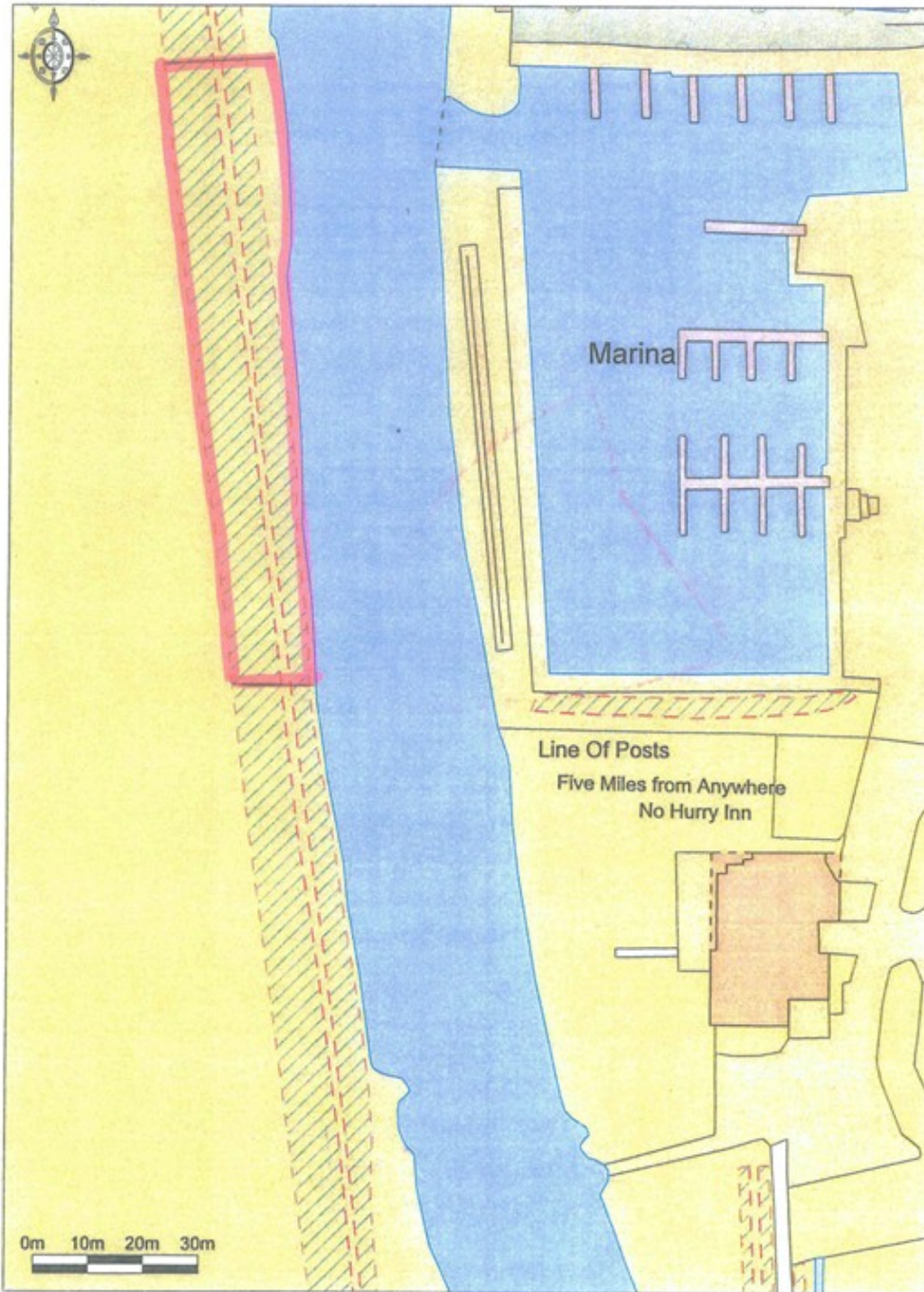
**116 metres of river frontage**

**In an agricultural location  
opposite Upware Marina  
and the  
“Five Miles from Anywhere  
- No Hurry Inn”**

**FOR SALE  
£50,000 FREEHOLD**

SNOW WALKER

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### **The Land**

The land, which is registered title, is approximately 116 metres long and, though varies in width, is approximately 17 metres wide and forms the riverbank to the Cam, situated opposite the Upware Marina and a public house known as the “Five Miles from Anywhere - No Hurry Inn” on the fringe of the small fenland village of Upware.

It can be approached on the land side by a byway which leads to an access road from the village of Waterbeach, north of Cambridge University City. The byway was used for many years to what was once the chain ferry, thought to date back to the 17th century during the English Civil War when there was a small fort on the far side of the river. The old towpath runs through the land.

Upware is a hamlet in Wicken parish in the East Cambridgeshire District Council region and has had its present name since at least the 10<sup>th</sup> century, being on a navigable stretch of the River Cam that had a prosperous fishing weir nearby. The public house opposite has had a considerable history, originally having been named *The Black Swan* but then became *The Lord Nelson* in 1806. It has popularly been referred to as the *Five Miles from Anywhere No Hurry Inn* since the 1850s but it burnt down and was replaced by the present building in the 1980s. The navigable waterway is frequented by river boards, anglers and wildlife.

It is located at Grid Reference TL537701 and the river falls under the Waterbeach level internal drainage board.

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

### **Services**

There are no services connected to the site but it is thought that mains electricity is on this bank. Interested parties should make their own enquiries as a matter of course.

### **Special Note**

For the purpose of transparency note that the Proprietor of Snow Walker, Brien Walker, is related to the owner of the site being offered.