

THORN HALL FARM
LOWER ROAD, WICKEN, ELY, CAMBRIDGESHIRE

CHEFFINS



THORN HALL FARM, LOWER ROAD, WICKEN, ELY, CAMBRIDGESHIRE, CB7 5YD

A RESIDENTIAL FARM LOCATED ON THE EDGE OF THE VILLAGE OF WICKEN EXTENDING TO 17.66 HECTARES (43.65 ACRES) WITH A FOUR BEDROOM PERIOD FARMHOUSE, TRADITIONAL TIMBER FRAME BARN WITH PLANNING FOR A RESIDENTIAL DWELLING AND A RANGE OF MODERN FARM BUILDINGS

FOR SALE AS A WHOLE OR IN 8 LOTS
GUIDE PRICE £1,750,000

Location

Thorn Hall Farm is located in the village of Wicken in the County of Cambridgeshire. Wicken is located approximately 14 kilometres (9 miles) north west of Newmarket, 15 kilometres (9 miles) south of Ely and 27 kilometres (17 miles) north east of Cambridge.

Wicken is a small village on the edge of The Fens and the nearest railway station is located in the Cathedral City of Ely which provides hourly services to Cambridge, London, Peterborough, King's Lynn and Norwich.

Description

Thorn Hall Farm comprises a detached four bedroom period farmhouse, a traditional timber frame barn, a range of modern farm buildings and 15.81 hectares (39.07 acres) of Grade 2 and Grade 3 arable land. In all, the property extends to 17.66 hectares (43.65 acres).

Lot 1 – Thorn Hall Farmhouse

Thorn Hall Farmhouse and garage are situated in a plot extending to approximately 0.40 hectares (1.00 acres) as shown shaded in light blue on the plan. The farmhouse is constructed of rendered brick elevations under a slate roof and extends to approximately 274.3m² (2,952 ft²).

Accommodation on the ground floor comprises:

Entrance Hall – 6.54m x 3.71m (max).

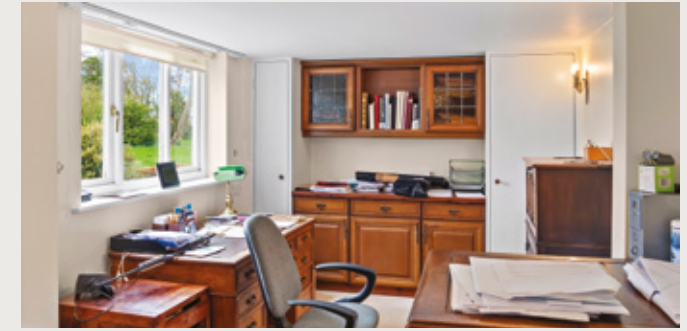
Study – 5.95m x 2.60m with a range of built in cupboards.

Sitting Room – 7.05m x 5.27m (max) with inglenook gas fireplace and double French doors onto terrace.

Dining Room – 4.28m x 4.19m with gas fireplace.

Kitchen/Breakfast Room – 6.68m x 4.19m (max) with double oven, double sink and drainer and ceramic hob with extractor hood over.





Rear Entrance Hall – 3.42m x 1.53m.

Utility Room – 3.22m x 1.95m with floor cupboards, sink and drainer, separate hook up for dryer and washing machine and oil-fired boiler.

Pantry – 2.10m x 1.34m.

Hallway – 2.1m x 1.51m (max).

WC – 2.22m x 1.97m with basin and low-level WC.

WC – 1.47m x 1.46m with basin and low-level WC.

Accommodation on the first floor comprises:

Master Bedroom – 5.18m x 4.75m with an extensive range of fitted bedroom furniture.

Ensuite Bathroom – 2.86m x 1.47m with a basin, low level WC and shower cubicle.

Bedroom 2 – 5.30m x 3.94m with a pair of fitted wardrobes.

Ensuite Bathroom – 2.59m x 1.90m with a basin, low level WC and bath with shower over.

Bedroom 3 – 4.45m x 4.13m with an extensive range of fitted bedroom furniture.

Bedroom 4 – 4.23m x 3.94m with built in cupboards.

Family Bathroom – 3.31m x 2.10m with basin, low level WC and bath.

The first floor also comprises an extensive landing area with airing cupboard and eaves cupboards.

The property is accessed directly off Lower Road. To the front of the house is a large gravelled drive with a 3 bay cart lodge which provides parking for 2 cars and an enclosed garden store extending to approximately 60m² (646ft²).

The property is connected to mains water, electricity and drainage and benefits from oil fired central heating.

The property has an EPC rating of D.



Lot 2 – Timber Frame Barn

The timber frame barn and adjoining lean-to is constructed of dwarf brick walls, weather boarding with a corrugated steel sheet roof extending in all 128m² (1,377 ft²) and is situated in a plot extending to 0.28 ha (0.69 acres) as shown shaded in light green on the plan.

A change of use of the barn to a single residential dwelling was granted on 17th February 2022 under Class Q of the Town and Country Planning (General Permitted Development) Order 2018. The development must be completed within 3 years of the date of the approval.



Lot 3 – Farmyard and Buildings

A farmyard with a grain store and general purpose building with adjoining lean-to situated in a plot extending to 1.17 hectares (2.89 acres) as shown shaded in pink on the plan. The buildings present an opportunity for conversion to an alternative use subject to planning.

Lot 3 is accessed directly off Way Lane via a white metal gate and there is a secondary access off Lower Road.

Grain Store – a six bay grain store measuring 36.6m x 29.1m (120ft x 95ft) constructed of a steel frame with metal grain walling to 3m and pvc coated box profile sheeting to the walls and roof. The front 2 bays comprise a loading area with workshop to one side and mezzanine floor over. The rear 4 bays comprise a concrete floor to one side accessed via metal sliding doors and a drying floor on the other side accessed by a manual steel roller shutter door.

General Purpose Building & Lean-to – a general purpose building measuring 18.28m x 12.20m (60ft x 40ft) and lean-to measuring 15.97m x 12.20m (52ft x 40ft). The building is constructed of a steel frame with pvc coated box profile sheeting to the walls and a corrugated sheet roof. The Lean-to is constructed of a steel frame with pvc coated box profile sheeting to the roof.



Lot 4 – Arable land

A single enclosure of arable land extending to 3.01 hectares (7.46 acres) situated to the south of Lot 3 as shown shaded in red on the plan.

Access to Lot 4 is via either Lot 3 or Lot 5.

Lot 5 – Arable Land

A single enclosure of arable land extending to 3.93 hectares (9.71 acres) situated to the south of Lot 2 as shown shaded in orange on the plan.

Access to Lot 5 is from Stretham Road.



Lot 6 – Arable Land

A single enclosure of arable land extending to 1.57 hectares (3.88 acres) situated to the west of Lot 3 as shown shaded in blue on the plan.

Access to Lot 6 is from Way Lane and Stretham Road.

Lot 7 – Arable Land

A single enclosure of arable land extending to 1.31 hectares (3.24 acres) situated to the east of Lot 4 as shown shaded in yellow on the plan.

Access to Lot 7 is from Lower Road.

Lot 8 – Arable Land

Two enclosures of arable land extending to 5.98 hectares (14.78 acres) situated to the north of Lot 1 as shown shaded in green on the plan.

Access to Lot 8 is from Lower Road.

Arable land

According to Defra's Agricultural Land Classification Map, all of the land is classified as Grade 2 except for Lot 8 which is classified as Grade 3.

The Soil Survey of England & Wales classifies the soils as being of the Evesham 3 Series, suitable for growing cereals and oilseed rape. The land is predominantly flat and situated between 0 and 10 metres above sea level.

General Remarks and Stipulations

Tenure and Possession

Freehold with vacant possession on completion.

Basic Payment Scheme

The Land is registered on the Rural Land Register but the Vendor surrendered the BPS entitlements under the Outgoer's Scheme.

Environmental Schemes

The land is not currently entered into to any Environmental Stewardship Schemes.

Outgoings

Thorn Hall Farmhouse is in Council Tax Band E.

Lot 8 is subject to drainage rates payable to the Middle Fen and Mere Internal Drainage Board





Sporting, Timber & Minerals

All sporting, timber and mineral rights are included in the sale insofar as they are owned.

Wayleaves, Easements, Covenants & Rights of Way

The land is sold subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way whether or not disclosed.

VAT

The land is not registered for VAT. However, if the sale of the property or any right attached to it is deemed a chargeable supply for the purpose of VAT, such tax shall be payable by the purchaser in addition to the sale price.

Exchange & Completion

The purchaser(s) will be expected to exchange contracts within 6 weeks of the purchaser's solicitor receiving a draft contract. Completion will be by agreement between the parties.

Plans, Areas & Schedules

Plans attached to the particulars are based upon the Ordnance Survey and are for identification purposes only.

Local Authority

East Cambridgeshire District Council,
The Grange, Nutholt Lane, Ely, Cambridgeshire, CB7 4EE.

Solicitors

Ward Gethin Archer, Market Place, Ely, Cambridgeshire, CB7 4QN.

Viewings/ Enquiries & Further Information

Viewings are strictly by appointment with the Selling Agents. For further information please contact Jonathan Stiff (01353) 654915 or Andrew Amey (01353) 654919.

As always, potential hazards exist on working farms and it is requested that all viewings are undertaken with care and regard to safety particularly with regard to any areas in and around buildings.

Postcode

The residential postcode is CB7 5YD.
what3words: zoos.robots.uniform

Anti-Money Laundering Regulations

Buyers will be required to provide proof of identity and address to the Selling Agent following acceptance of an offer (subject to contract) and prior to Solicitors being instructed.

Virtual Tour

<https://storage.net-fs.com/hosting/6739410/101/>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	81
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Importance Notice These particulars are not an offer or contract, nor part of one. You should not rely on statements by Cheffins in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Cheffins does not have any authority to make any representations about the property and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).



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