



Bridge Farm

Earith Road, Willingham, Cambridgeshire

BROWN & CO



Bridge Farm, Earith Road, Willingham, Cambridgeshire, CB24 5LT

A rare opportunity to obtain a small holding with planning permission for a livery yard in a rural setting

All set within 18.77 acres (7.59 hectares)

Lot 1 - 3-bedroom semi-detached cottage, subject to an Agricultural Occupancy Condition, range of agricultural buildings and equestrian facilities and grassland, totalling 12.33 acres (4.99 hectares)

Lot 2 – Approximately 6.44 acres (2.60 hectares) of Grade 2 grassland

FOR SALE BY PRIVATE TREATY

Available as a whole or in two lots



LOCATION AND SITUATION

Bridge Farm is located within the county of Cambridgeshire between the villages of Willingham, to the south, and Earith, to the north. The Property is approximately 13 miles north west of Cambridge and 12 miles south west of Ely.

The postcode for Bridge Farm is CB24 5LT.

LOT 1 – NO.1 BRIDGE FARM COTTAGE, RANGE OF AGRICULTURAL BUILDINGS AND LAND. IN ALL APPROXIMATELY 12.33 ACRES (4.99 HECTARES) AS EDGED RED ON THE PLAN

NO.1 BRIDGE FARM COTTAGES

The Property comprises a three-bedroom semi-detached dwelling of red brick construction under a tiled roof with a well-proportioned garden to the southern aspect.

The accommodation comprises a kitchen, living room and utility room on the ground floor with two double bedrooms, a single bedroom and family bathroom on the first floor.

AGRICULTURAL OCCUPANCY CONDITION

The dwelling is subject to an Agricultural Occupancy Condition which states that “the occupation of the dwelling shall be limited to those employed locally in agriculture as defined in Section 221 of the Town and Country Planning Act 1962, or in forestry, and the dependants of such person”.

THE YARD & BUILDINGS

The farmyard and buildings are accessed over the main farm drive adjacent to the Cottage leading to a large concrete yard area with a range of buildings. Further details of each building are as follows:

- **GRAIN STORE** - A 31.90m x 14.67m approx grain store with a steel portal frame, concrete floor, asbestos roof and cladding. Dryer stores at either end. Sliding doors at both ends and a three-phase electricity connection. Potential for other uses, subject to planning.
- **WORKSHOP** - A 12.57m x 16.14m approx general purpose store, currently split into 2 workshops with office areas, one with a first floor area and separate electricity meters. Wood frame building with a corrugated metal roof and cladding, concrete floor, 2 sets of sliding doors, personnel door and mains electricity supply.

- **HAY BARN** - A 14.02m x 10.06m approx steel frame and corrugated metal cladding on three sides building with a corrugated metal roof, currently used as a hay store. Two internal stables, integral container and storage area. Three-phase electricity supply.
- **BARN** - A 12.37m x 6.02m approx timber frame building, corrugated metal cladding and roof building with a concrete floor. With adjoining metal corrugated stable.
- **STABLES** - A block of 8 timber frame stables with corrugated metal and box profile roof, tie up area and two storage containers. Mains electricity.

Adjoining 11.31m x 10.87m approx timber frame barn with corrugated metal roof and cladding together with a concrete floor.

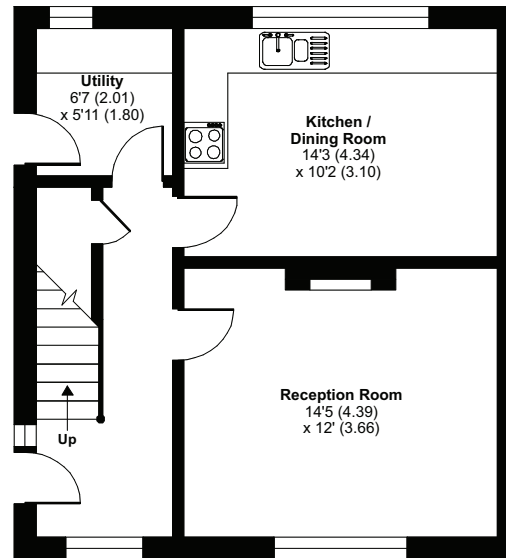
- **MENAGE** - A 40m x 20m (approx) menage with sand surface

There is planning consent to use 10 stables and menage as a livery yard. Ref- 20/03848/FUL.

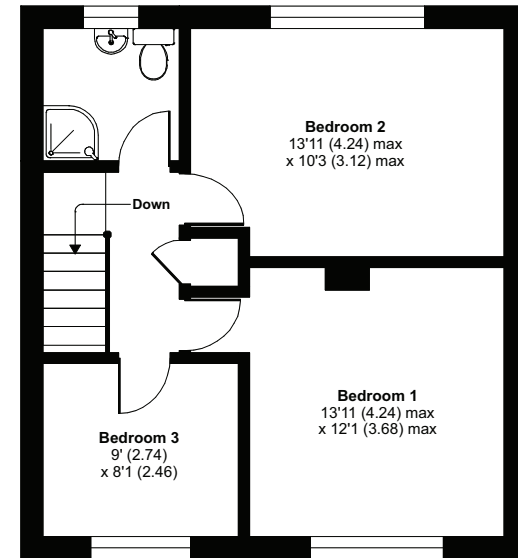


1 BRIDGE FARM COTTAGE Approximate Area = 958 sq ft / 89 sq m Identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



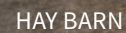
Ground Floor



First Floor



BRIDGE FARM BUILDINGS
Approximate Area = 13733 sq ft / 1275.8 sq m
For identification only - Not to scale





THE LAND

The land extends to approximately 10.90 acres (4.41 hectares) to the south west of the cottage and yard. The land benefits from timber post, and a mixture of wire and electric rope fencing.

The land is all permanent grassland, suitable for the grazing of livestock or horses, as well as for mowing for hay.

The land is classified as being Grade 2 agricultural land, as identified on the Agricultural Land Classification Sheet. The soil is of the Midelney series, being loamy and clayey floodplain soils with naturally high groundwater.

The land lies within the Over and Willingham Internal Drainage Board area, with drainage rates payable on all of the land parcels at the prevailing rate (2024-2025 £13.86/acre).

The owner of no 2 Bridge Farm Cottages will maintain a stock proof fence along the boundary.

SERVICES

The property benefits from mains water and mains electricity, with the cottage being heated via a solid fuel burner heating system, an immersion heater for hot water and foul drainage to a shared sewage treatment plant.

We understand that there is 3-phase supply to the Grain Store and the Hay Barn with all other buildings having a single phase supply with water supplies to the stable area.

ACCESS

Bridge Farm is accessed directly off Earith Road with the farmyard having a separate gated access to the cottage.

LOT 2 – GRASSLAND. IN ALL APPROXIMATELY 6.44 ACRES (2.60 HECTARES) AS EDGED BLUE ON THE PLAN

The land comprises 6.44 acres (2.60 hectares) of bare grassland, suitable for the grazing of livestock or horses or mowing for hay.

The land is classified as being Grade 2 agricultural land, as identified on the Agricultural Land Classification Sheet. The soil is of the Midelney series, being loamy and clayey floodplain soils with naturally high groundwater.

The land lies within the Over and Willingham Internal Drainage Board area, with drainage rates payable on all of the land parcels at the prevailing rate.

The land is accessed from Earith Road along the trackway shaded brown on the plan included within these details.

GENERAL REMARKS & STIPULATIONS

TENURE & POSSESSION

The Property is being sold freehold with vacant possession upon completion and subject to any rights and easements as described in these particulars.

METHOD OF SALE

The property is offered for sale by Private Treaty as a whole or in up to two lots.

The Vendor reserves the right to conclude the sale by an alternative method, at their discretion.

SPORTING, TIMBER & MINERAL RIGHTS

The sporting, timber and mineral rights are included in so far as they vest in the freehold.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including rights of way whether public or private, light, sport, drainage, water and electricity suppliers and other rights obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas or other pipes whether referred to in these particulars or not in particular or not.

LAND REGISTRY

The property is registered under Land Registry and forms part of Title Number CB452881.

DRAINAGE RATES

All of the land is subject to drainage rates payable to Over and Willingham Internal Drainage Board.



BASIC PAYMENT SCHEME

The Vendor will retain all De-Linked Basic Payment Scheme payments relating to the land from the 2025 claim year until the scheme comes to an end in 2027.

ENVIRONMENTAL & COUNTRYSIDE STEWARDSHIP SCHEMES

The land is not currently subject to any Environmental or Countryside Stewardship Schemes.

NITRATE VULNERABLE ZONE

The Property is situated within a Nitrate Vulnerable Zone (NVZ) for both surface water and groundwater.

ENERGY PERFORMANCE CERTIFICATE

No. 1 Bridge Farm Cottages - E

COUNCIL TAX

No. 1 Bridge Farm Cottages – Council Tax Band B - £1,787.66 (2024/2025). Council Tax is payable to South Cambridgeshire District Council.

ANTI-MONEY LAUNDERING

In accordance with the most recent anti money laundering legislation the purchaser will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

BOUNDARIES

The Purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the Vendor's Agents will be responsible the defining boundaries or their ownership.

Any boundaries shown on photographs are for illustrative purposes only and do not represent the actual boundary and are not to be relied upon.

DISPUTES

Should any dispute arise as to the boundaries or any point arising in the General Remarks and Stipulations or Particulars of Sale, schedule, plan or interpretation of any of them. The question shall be referred an Arbitrator to be appointed by the Vendor's Agents, whose decision acting as expert shall be final.

FIXTURES AND FITTINGS

All fixtures and fittings are excluded from the sale unless specifically referred to in these particulars.

PLANS, AREAS & SCHEDULES

These are prepared as carefully as possible by referenced additional OS data and the Land Registry. These plans are published for illustrative purposes only and although they are believed to be a correct their accuracy cannot be guaranteed.

LOCAL AUTHORITY AND LOCAL PLANNING AUTHORITY

South Cambridgeshire District Council, South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA.

VENDOR'S AGENTS

Brown&Co, The Fairways, Wyboston Lakes, Great North Road, Wyboston, Bedfordshire, MK44 3AL

VIEWING & HEALTH AND SAFETY

The property can be viewed strictly by appointment only with the Vendor's Agents (Brown&Co).

Telephone number: 01480 213811

People viewing the Property should be careful and vigilant whilst on the Property. Neither the Vendor nor the Vendor's Agents are responsible for the safety of those viewing the Property and accordingly those viewing the Property do so at their own risk.

Contact:

Kate Barlow

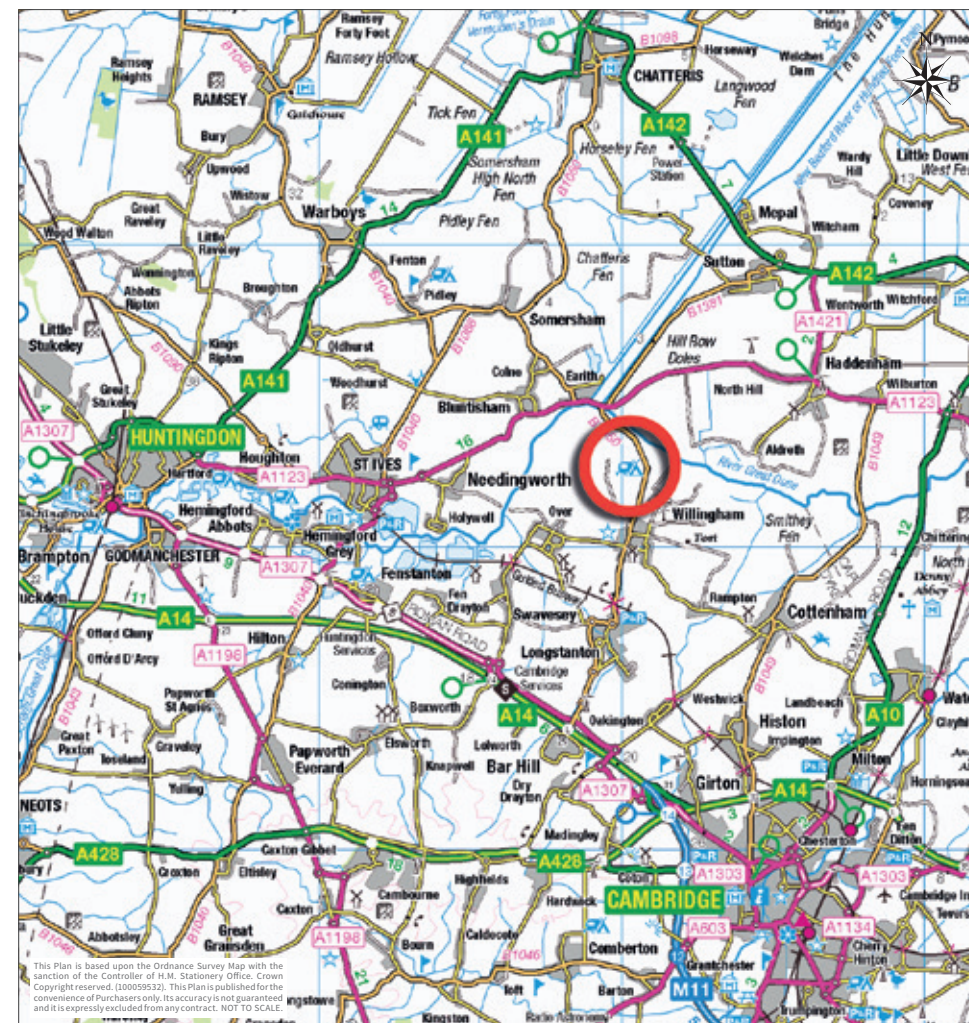
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IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.

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