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BOURNE AGRICULTURAL: 01778 420406 www.longstaff.com



LOWER GLEBE FARM, GLATTON, CAMBRIDGESHIRE

Total Area Approximately: 72.78 Hectares (179.83 Acres)

Guide Price: £1,350,000

Freehold – Subject to Contract

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL

**LOWER GLEBE FARM:**

Lower Glebe Farm is a ring-fenced arable unit extending to approximately 72.78 hectares (179.83 acres). The land, which is classed as Grade 3, has been farmed under an arable rotation in recent years and the farm is situated on the border between the Evesham 3 Soil Series and the Hanslope Soil Series.

The farmyard is located near the middle of the farm and includes an open fronted brick building, which faces roughly south, extending to approximately 4.50m x 21.40m (Gross External Area). The brick building may offer the potential for conversion for residential development, or some other form of development, although interested parties are advised to make their own enquiries in this regard. To the south of the brick building is an open fronted corrugated tin building, which faces roughly north.

We understand that a farmhouse previously stood to the south of the farmyard. The house was of brick construction with a slate roof, although it was demolished some time ago.

LOCATION:

The farm is located to the north-east of the village of Glatton and is situated between the village of Glatton and the hamlet of Denton. Glatton village is located approximately 4.5 miles south of the village of Stilton and is approximately 7 miles south from the outskirts of Peterborough.

The farm is accessed from the north via the village of Denton, via a gated access road – the postcode for the property in Denton which is nearest the access road is PE7 3SD.

**TENURE AND POSSESSION :**

The freehold of the farm is offered for sale with vacant possession, subject to a holdover requirement/notice period to be agreed.

TENANTRIGHT:

Unexhausted manorial values, growing crops or post-harvest cultivations will be charged for, as appropriate, at the time of completion or early possession, whichever shall be the sooner. More details are available upon enquiry from the Selling Agents.

BASIC PAYMENT SCHEME AND COUNTRYSIDE STEWARDSHIP SCHEME:

Basic Payment Scheme payments have been claimed over the arable land annually and the Entitlements may be available for purchase from the outgoing tenant, by separate negotiation. The outgoing tenant will retain the payment from the 2021 claim. The buyer will be responsible for Cross Compliance between completion and 31st December 2021 and will indemnify the seller/outgoing tenant against any losses as a result of a breach of Cross Compliance regulations.

The farm is not presently entered into any form of Countryside Stewardship Scheme, although there are a number of features which may offer an opportunity for a relatively extensive scheme.

NITRATE VULNERABLE ZONE:

The land is situated within a Surface Water Nitrate Vulnerable Zone and is subject to the usual restrictions.

SERVICES:

No services are connected to the farmyard or to the farm.

QUOTAS:

No quotas are available with the sale of the land.

PLANNING POTENTIAL:

The brick building may offer the potential for conversion for residential development, or some other form of development, although interested parties are advised to make their own enquiries in this regard.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY:

The farm is sold subject to and with the benefit of all existing rights including rights of way, easements, quasi-easements and all wayleaves, whether or not referred to in these Particulars. There is a public footpath which crosses the land - further details are available from the Selling Agents.



CROPPING SCHEDULE—APPROXIMATE AREAS

<u>NG. NO.</u>	<u>RPA GROSS HECTARES</u>	<u>ACREAGE BASED ON RPA INFOR- MATION</u>	<u>RPA ELIGIBLE AREA</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>
TL1586 4659	7.28	18.00	7.28	Winter Wheat	Spring Barley	Spring Barley	Winter Beans	Winter Wheat
TL 1586 3192	4.23	10.46	4.22	Winter Wheat	Spring Barley	Spring Barley	Winter Beans	Winter Wheat
TL 1586 3880	5.33	13.18	5.33	Winter Wheat	Spring Barley	Spring Barley	Winter Beans	Winter Wheat
TL 1587 2037	6.01	14.86	5.99	Winter Wheat	Spring Barley	Winter Wheat	Winter Oilseed Rape	Winter Wheat
TL 1587 3418	5.14	12.71	5.14	Winter Wheat	Spring Barley	Winter Wheat	Winter Oilseed Rape	Winter Wheat
TL1587 6439 Pt	18.16	44.88	18.08	Winter Wheat	Winter Oilseed Rape	Winter Wheat	Winter Beans	Winter Wheat
TL1587 6439 Pt				Winter Wheat	Winter Oilseed Rape	Winter Wheat	Winter Oilseed Rape	Winter Wheat
TL1587 5406	5.18	12.80	5.07	Rye	Fallow	Winter Wheat	Winter Oilseed Rape	Winter Wheat
TL1587 7516	6.71	16.59	6.55	Winter Wheat	Winter Oilseed Rape	Winter Wheat	Winter Oilseed Rape	Winter Wheat
TL1587 8960	10.03	24.79	9.79	Winter Wheat	Winter Oilseed Rape	Winter Wheat	Winter Beans	Winter Wheat
TL1587 9243	4.12	10.18	3.81	Winter Wheat	Winter Oilseed Rape	Winter Wheat	Winter Beans	Winter Wheat
	<u>72.19</u>	<u>178.45</u>	<u>71.26</u>					

SPORTING, MINERAL AND TIMBER:

All sporting rights, timber or trees and mineral rights, except as reserved by statute or to The Crown, are included in the sale. Whilst there is no game shoot currently operating on the farm, there are a number of ponds and thick hedgerows which provide the opportunity to develop a small and varied shoot.

OUTGOINGS:

Drainage charges are payable to the Environment Agency and the Conington and Holme Drainage Board. The current payments are approximately £100 and £155 per annum respectively.

UPLIFT/CLAWBACK CLAUSE:

There will be an Uplift/Clawback clause which will be triggered if planning consent for non-agricultural/horticultural/equestrian use is granted, implemented, or if any part thereof is disposed of. The payment will be due at the rate of 35% of the uplift in value and will be limited to a period for 25 years from the completion of the sale.

LAND DRAINAGE:

We are not aware that any recent Land Drainage schemes have been carried out in recent years.

OIL PIPELINE:

There is an underground oil pipeline which crosses the farm running roughly north/south. The line is highlighted by markers in some of the hedgerows. Further details may be available from the selling agent.

METHOD OF SALE:

The land is offered for Sale by Private Treaty, initially, as a whole and is guided at £1,350,000, subject to contract. Prospective purchasers will be asked to comply with Anti-Money Laundering Regulations and to provide photographic identification in the form of a photo card driving licence or valid passport, plus a proof of address. Further information is available from the Selling Agents.

VAT:

It is understood that none of the land is elected for VAT, although should any sale of the property, or any right attached to it, become a chargeable supply for the purposes of VAT, such tax shall be payable by the buyer in addition to the contract price.

PLANS, AREAS AND SCHEDULES:

These have been prepared as carefully as possible and are based on Ordnance Survey Scale Plans and Land Registry data. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have satisfied themselves as to the description and extent of the property and the ownership of the boundaries prior to a commitment to purchase.

TOWN AND COUNTRY PLANNING:

The purchaser shall be deemed to have full knowledge of and satisfaction upon any Town and Country Planning matters that may affect the property.

FIXTURES AND FITTINGS:

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

PHOTOGRAPHS:

The photographs in these Sales Particulars were taken in May 2021. The Particulars were prepared in May 2021.

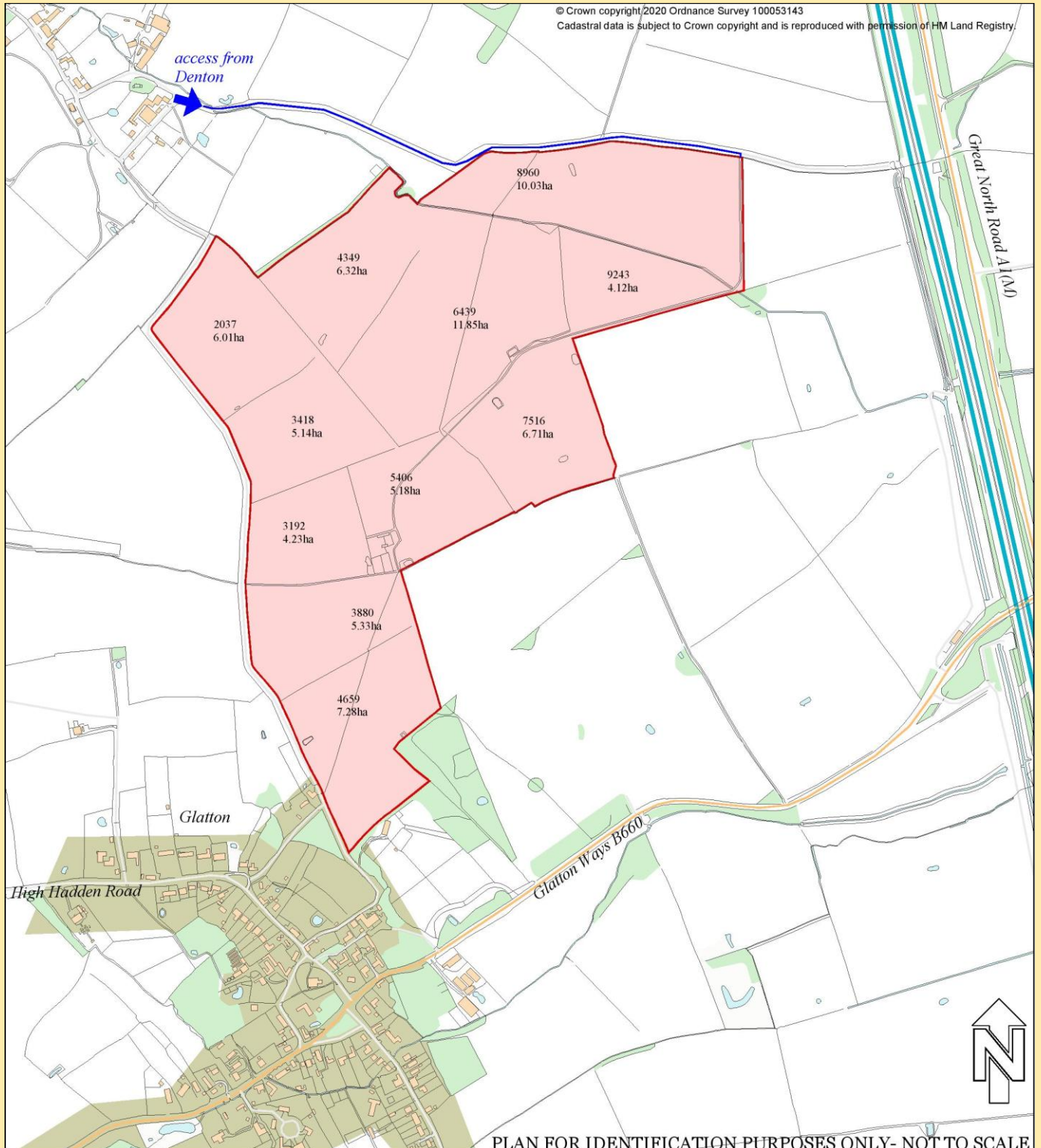
DISPUTES:

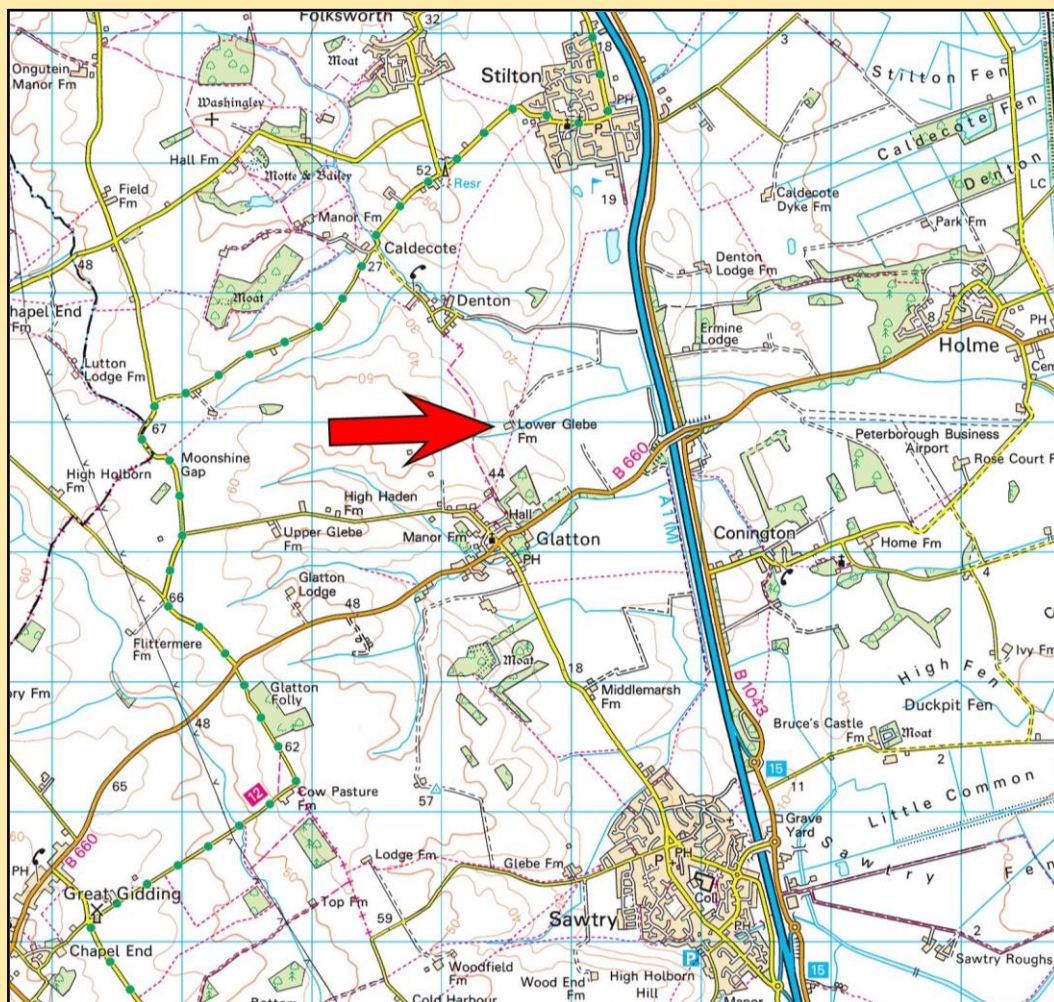
Should any disputes arise as to the boundaries or any points concerning the Particulars, Schedules and Plans, or the interpretation of any of them, the question will be referred to an arbitrator appointed by the Selling Agents, whose decision acting as expert, shall be final. The buyer shall be deemed to have full knowledge of all boundaries and neither the Seller nor the Selling Agents will be responsible for defining the boundaries or ownership thereof.

HEALTH AND SAFETY:

The property is part of a working farm and therefore, those viewing should be careful and vigilant whilst on the farm. Neither the Seller nor the Selling Agents are responsible for the safety of those viewing the property and accordingly, those viewing the farm do so entirely at their own risk.

These particulars are issued subject the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct, but their accuracy cannot be guaranteed and they do not constitute an offer nor a contract.





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VIEWING:

Interested parties need to make an appointment through the Selling Agents to view the land. **Entry onto the farm is permitted entirely at an interested parties own risk.**

R Longstaff & Co - 73B Abbey Road, Bourne, Lincolnshire. PE10 9EN / Tel: 01778 420406 / Mobile: 07900 898378 / Email: kit@longstaff.com – Ref: B331

VENDOR'S SOLICITOR DETAILS:

Chattertons Solicitors – 9 Broad Street, Stamford, Lincolnshire. PE9 1PY Tel: 01780 750664 / Mobile: 07825 412703 / Email: jonathan.blythe@chattertons.com

LOCAL AUTHORITIES:

District and Planning: Huntingdonshire District Council, Pathfinder House, St Mary's Street, Huntingdon. PE29 3TN
Call: 01480 388388

Water: Anglian Water Customer Services, PO Box 10642, Harlow, Essex, CM20 9HA
Call: 08457 919155

County & Highways: Cambridgeshire County Council, Highways Asset Information Team, STA2101, Highways Depot, Stanton House, Stanton Way, Huntingdon. PE29 6PY
Email: highwaysassetmanagement@cambridgeshire.gov.uk.

Internal Drainage Board: Conington and Holme Drainage Board, Middle Level Commissioners, Middle Level Offices, 85 Whittlesey Road, March, Cambridgeshire. PE15 0AH Call: 01354 653232

Environment Agency: <https://www.gov.uk/government/organisations/environment-agency>

