

Richardson

CHARTERED SURVEYORS

Church Farm, Church Lane
Brington, Huntingdon
Cambridgeshire, PE28 5AE

FOR SALE

GUIDE PRICE £1,800,000



- Single Block
- Registered Title
- 172.36 Acres (69.75 ha)
- For Sale as a Whole
- Predominantly Arable
- Vacant Possession

Sheep Market House, Stamford, PE9 2RB



www.richardsonsurveyors.co.uk

01780 762433

INTRODUCTION

An interesting and comparatively rare opportunity to acquire a single block of predominantly arable land including a small area of woodland, a traditional building and a pond.

LOCATION

The land is located to the north and west of the village of Brington which is approximately 12 miles west of Huntingdon and 6 miles east of Thrapston. It lies within the parishes of Molesworth and Brington, RAF Molesworth adjoining the northern boundary. The land is very close to the A14 and the A1 is only some 8 miles to the east.

There are four means of access to the land only two of which are currently useable. The main access is at the northern end directly off the public highway (the Brington to Old Weston road). There is a second access off Church Lane, Brington next to the traditional building.

DESCRIPTION

The land comprises four main blocks (excluding the woodland).

The current land use is as follows:

Arable 165.93 acres (approx)

Woodland 5.34 acres (approx)

Buildings and waste 1.09 acres (approx)

The woodland comprises mainly oak and ash with some maple and crab apple.

The land slopes predominantly from north to south and lies between the 30m and 60m contours. It is classified Grade 3 on the former MAFF Land Classification map. The Soil Survey of England and Wales shows the soils to be of the Evesham 3 and Hanslope series which are slowly permeable clay and loam soils suitable for winter cereals and grassland.

The building is of traditional construction and may have residential conversion potential. It has a gross external area of 150 m² (approx) over two floors and has a mains electricity connection.

CROPPING

The arable land currently lies fallow with the exception of approximately 10 acres of miscanthus at the northern end which has been down for many years. The land was also in fallow in 2023. Prior to that it grew wheat for many years.

TENURE

Freehold with vacant possession upon completion.

REGISTERED TITLE

The land is included under Title No CB272319.

AGRICULTURAL SUBSIDIES

The land is registered with the Rural Payments Agency and was subject of an annual BPS claim. It is not included in any environmental scheme.

PLAN

1:10,000 scale Ordnance Survey plan is attached showing the land edged green. It is for identification purposes only. The woodland is coloured yellow.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The land is sold subject to and with the benefit of all rights, easements and wayleaves whether mentioned or not in these particulars.

In particular there is a water main, a sewer and an overhead electricity line crossing the land near the centre from east to west. There is also a public bridleway and two public footpaths crossing the land, again near the centre.

The southern boundary of the land lies adjacent to the Ellington Brook.

The owner/occupier of the former piggeries buildings adjacent the access from Church Lane has a right of access over the roadway adjacent the traditional building.

SPORTING, TIMBER & MINERAL RIGHTS

These are included in the sale in so far as they are owned.

TENANTRIGHT

There will be no claim made for tenantright, neither will any be entertained for dilapidations.

OUTGOINGS

An annual drainage charge amounting to just under £1 per acre is payable to the Environment Agency.

VIEWING

Viewing on foot may be without appointment by those in possession of a set of these particulars.

Please be aware of any potential hazards.

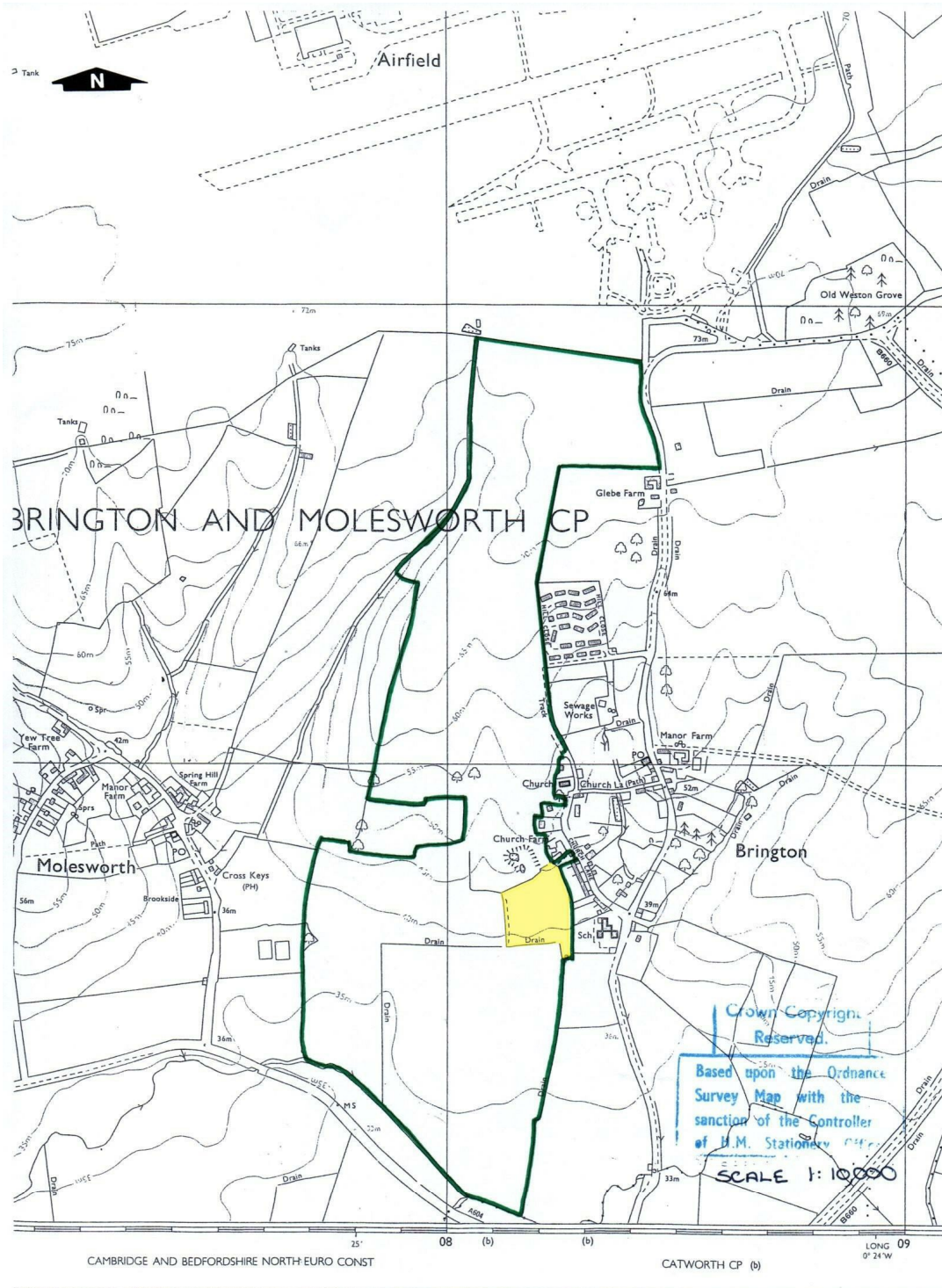
METHOD OF SALE

The land is for sale as a whole with offers being invited. Prospective buyers are advised to let the selling agents know of their interest as soon as reasonably possible.

ENQUIRIES

Please refer all enquiries to Stephen Knipe & Co. Email enquiries@stephenknipe.co.uk or call 01778 421900





IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

PLANS - The plans included are based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (ES100003856). The plans are published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.