



Oakhurst Farm, Crowland Road, Eye, PE6 7TT

FOR SALE AS A WHOLE OR IN UP TO 5 LOTS

In all about **115.84 ACRES** (46.89 HECTARES)

Bletsoes
— EST. 1881 —



OAKHURST FARM

EYE • CAMBRIDGESHIRE • PE6 7TT

In all about **115.84 acres** (46.89 hectares)

FOR SALE AS A WHOLE OR IN UP TO 5 LOTS

Lot 1: Oakhurst Farmhouse & Paddock, in all 3.98 acres

Lot 2: Yard with Outline Planning Permission for 3 barn conversions together with Amenity Land, in all 6.07 acres

Lot 3: 42.96 acres of Arable Land

Lot 4: 62.69 acres of Arable Land

Lot 5: The Root House and garden



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Situation

Oakhurst Farm is located approximately a mile to the north of Eye village and is situated as part of the hamlet of Eye Green, separated from the main village by the A47. The property lies close to the Cambridgeshire/Lincolnshire border. Eye benefits from a number of facilities including a GP Surgery, dentist, library, and community centre, as well as several shops and restaurants. The Cathedral City of Peterborough is situated 6 miles to the south-west and offers a wide range of places to shop and eat, leisure facilities and is well known for its thriving theatre and city centre.

Burghley House at Stamford is just over 15 miles away to the west of Oakhurst Farm and offers a great day out for all ages, as well as hosting the popular Burghley Horse Trials. The historic university city of Cambridge can be reached in just under an hour by car and offers an extensive range of shopping, cultural and other facilities. Situated approximately 4 miles north of the property lies the village of Crowland, which boasts two sites of historical interest, comprising Crowland Abbey and Trinity Bridge.

Oakhurst Farm benefits from very good road links, being under a mile from the A47, leading to the A1(M) and thereafter to the A14, which links to the M11 at Cambridge and the M1/M6 to the west. There are excellent rail connections from Peterborough, where London Kings Cross can be reached in 50 minutes on the East Coast mainline, together with direct trains to Cambridge, Stansted Airport, Birmingham and Nottingham.

The village of Eye has a Church of England Primary School, and there is a wealth of secondary schools in Peterborough, including Arthur Mellows Village College and The King's (The Cathedral) School. Private education is available at The Peterborough School (6 miles), and at Stamford School (15 miles) and Oundle School (18 miles).

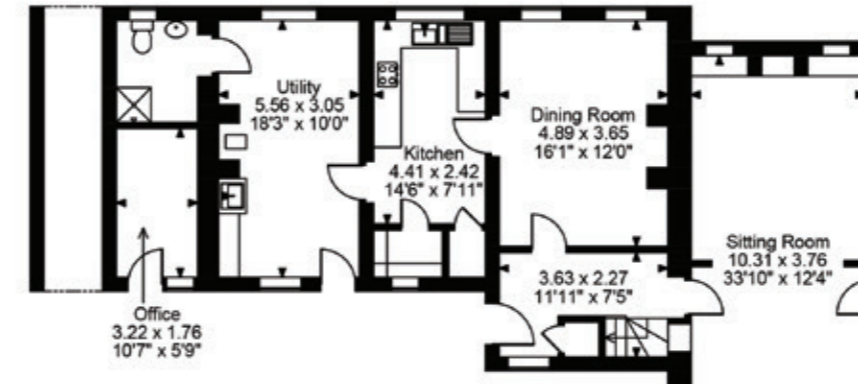
General

OAKHURST FARM, Eye is an arable farm with excellent residential opportunities, extending to approximately 115.84 acres (46.89 hectares) in total.

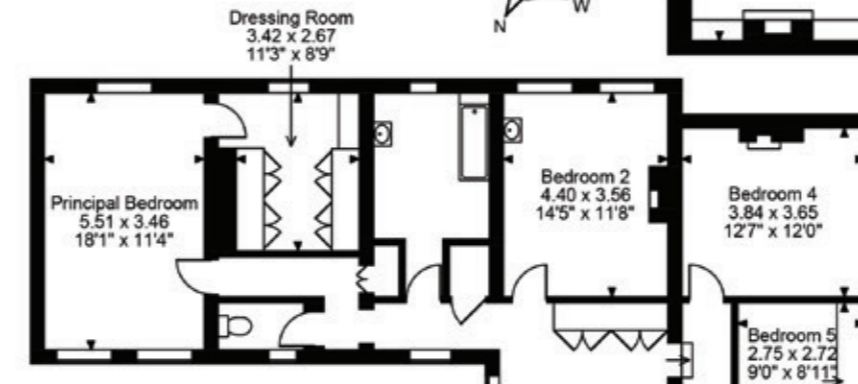
The property includes a traditional brick built five-bedroom farmhouse and paddock land. The Root House is a four-bedroom residential property which was converted from an agricultural building in 2009 and has since won a Technical Innovation Award. Planning permission has been granted for a Change of Use to convert other traditional agricultural buildings

at Oakhurst Farm, situated within a good-sized plot of 6.07 acres, to three residential dwellings.

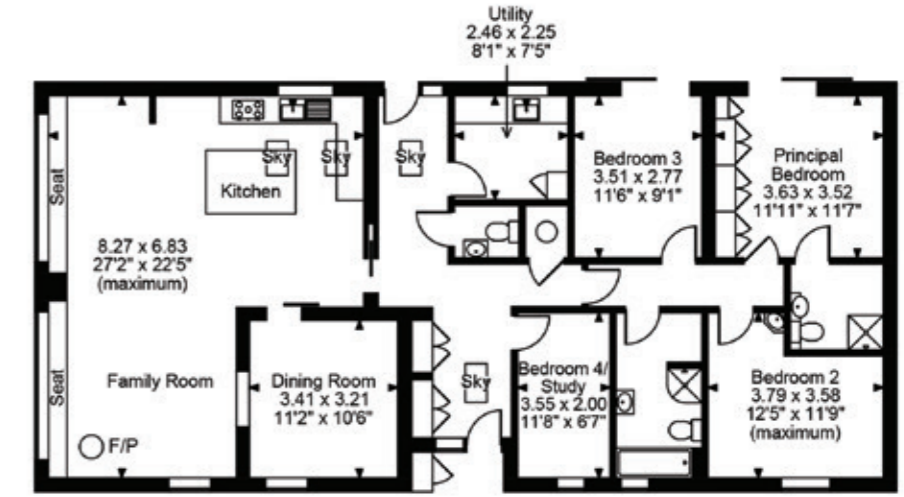
The arable land extends to the north and east of the farmhouse and building complex and comprises approximately 105.65 acres (42.76 hectares) in good-sized commercial fields, with the majority in an arable rotation. The frontage onto the Crowland Road and hardcore track off the principal entrance provides good access to all fields.



GROUND FLOOR



FIRST FLOOR



ROOT HOUSE

Energy Efficiency Rating		Current	Potential
Very energy efficient • lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient • higher running costs			
		65	21

Energy Efficiency Rating - Root House		Current	Potential
Very energy efficient • lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient • higher running costs			
		79	88

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Oakhurst Farm

Approx. Gross Internal Area:

Farm House: 2558 sq ft / 238 sq m

Root House: 1584 sq ft / 147 sq m

Important Notice - Henry H. Bletsoe & Son LLP for themselves and the Seller whose agents they are give Notice that: 1. These particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchasers and do not constitute part of an offer or Contract. Prospective Purchaserought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and details are given in good faith and are believed to be correct. Any intending Purchasers should not rely on them as a statement or representation of fact but must satisfy themselves when inspecting or otherwise as to the correctness of each of them. 3. No person in the employment of Henry H. Bletsoe & Son LLP has any authority either to make or give any representation or warranty whether in relation to this property or these Particulars nor to enter in any contract relating to the property on behalf of the Seller. 4. No responsibility is accepted for any expenses incurred by the intending Purchaser inspecting properties that have been sold, let or withdrawn. 5. The property is open to inspection. The Purchaser shall be deemed to have full knowledge of the state and condition thereof including the ownership of any tree, boundary or part of the property. 6. Should any dispute arise between the Seller and Purchaser upon any point not involving a question of Law arising out of these Particulars, stipulations or plans as to interpretation, the dispute shall be referred to the Agents, Henry H. Bletsoe & Son LLP whose decision shall be final and binding on all parties to their dispute and in every such referral the Agents to decide how the costs of such reference shall be borne

Lot 1 – Oakhurst Farmhouse & Paddock – 3.98 Acres (1.61 Ha) – shown shaded blue

Oakhurst Farmhouse is a detached brick-built farmhouse with a concrete pantile and blue slate roof. The property has many original features and offers great potential to create an excellent family home, as well as the opportunity for an owner to adapt the house to meet their individual requirements, subject to obtaining any necessary consents.

The farmhouse enjoys well-apportioned accommodation arranged over two floors and is surrounded by a mature garden with area of orchard and an adjoining paddock to the south and west elevations. There is also a useful large garage and tool shed to the side of the property.

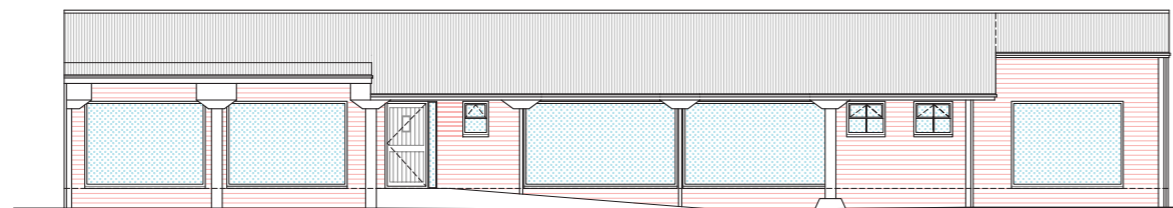
On the ground floor the central hallway leads to a large light reception room with access to the garden, a separate dining room, the kitchen with larder and pantry and beyond that a utility room with separate wet room and toilet. There is an office which is accessed separately from the outside.

On the first floor there are four good sized double-bedrooms, one of which has a dressing room, as well as an additional single bedroom, that are all accessed from the main landing. There is a family bathroom and a separate toilet.

The property benefits from oil-fired central heating, electricity, mains water and is connected to a septic tank.

If Lot 1 is sold separately to Lot 2, 3, 4 and 5, a right of way for Lot 1 will be granted over the driveway to give vehicular access to and from the public highway. Subject to obtaining the necessary consents, it may be possible to create a separate access to the farmhouse, directly off Crowland Road. If Lot 1 is sold separately to the other Lots, the Purchaser will be required to terminate the connection to two garden water taps and the electricity supplies to Lot 2 and Lot 5.

West Elevation



Lot 2 - Yard with Outline Planning Permission for three Barn Conversions with Amenity Land, in all 6.07 acres (2.46 ha) – shown shaded purple

Located beyond and to the east of the farmhouse, is the farmyard and agricultural building complex, in all 6.07 acres or thereabouts. Planning Permission has been granted under Application Reference 21/00206/FUL for the conversion of the traditional agricultural buildings to create three residential dwellings. The consent includes the demolition of the grain store and construction of a multi-garage building.

The permission was granted on the 30th June 2021 and must be commenced within 3 years from the date of the planning consent, in accordance with the Town and Country Planning Act 1990, as amended. A copy of the Planning Permission, Floor Plans, Elevations and Drawings are available from the Selling Agent and are incorporated within the Information Pack, or alternatively can be downloaded from Peterborough City Council website.

Permission has been granted for three single-storey dwellings, comprising of two 3 bedroom and one

4-bedroom barn conversions, to also include a shared garage building which will be located on the site of the existing grain store.

A design has carefully been created for modern living, with all three dwellings comprising of large, open plan kitchen, dining and living space, whilst maintaining a rural vista onto open countryside. The provision of a garage space will be a useful addition to each property and will be accessed from a shared U-shaped courtyard that will provide circular access to each dwelling. A significant area of adjoining amenity land will provide useful outdoor space for those who will live in the converted barns.

If Lot 2 is sold separately to Lot 1, 3, 4 and 5, a right of way will be granted over the driveway to provide vehicular access to and from the public highway, including the right to improve the driveway. Rights will be granted for drainage purposes and to lay a new water main and electricity supply to service the properties.

Lot 3 – 42.96 acres (17.39 ha) of Arable Land – shown shaded yellow

In all, approximately 42.96 acres (17.39 hectares) of arable land, which has in recent years been used to grow within the rotation Winter Wheat, Spring Wheat, Winter Beans and Sugar beet, alongside Fallow, as part of a recently expired Agri-Environment agreement. The land has good access off Crowland Road and the maintained hardcore track that runs east-west through the property. The land is classified as Grade 2 according to the Agricultural Land Classification maps, and the soils are of the Downholland 1 according to the Soil Survey of England and Wales. This is typically characterised by clay loam soils with naturally high groundwater and a peaty surface. If Lot 3 is sold separately to Lot 1, 2, 4 and 5, Lot 3 will retain ownership of the track and right of way will be granted over the track to provide vehicular access to and from the public highway for the other Lots.

Lot 4 – 62.69 acres (25.37 ha) of Arable Land – shown shaded pink

In all, approximately 62.69 acres (25.37 hectares) of arable land, that is situated to the north and north-east of the farmhouse and agricultural buildings. The fields are conveniently worked in terms of size and shape and the land can be accessed directly from Crowland Road and via the hardcore track. The land has been cropped recently with Winter Wheat, Winter Beans and Sugarbeet alongside Fallow as part of a recently expired Agri-Environment agreement. The land is classified as Grade 2 according to the Agricultural Land Classification Maps and the soils are of the Downholland 1 according to the Soil Survey of England and Wales. This is typically characterised by clay loam soils with naturally high groundwater and a peaty surface. If Lot 4 is sold separately to Lot 1, 2, 3 and 5, a right of way will be granted over the access track to the land, to give vehicular access to and from the public highway.



Cropping Schedule

NG No.	Area (Ha)	2023	2022	2021	2020	2019	2018
9868	0.55	PP	PP	PP	PP	PP	PP
0182	0.41	PP	PP	PP	PP	PP	PP
0375	0.69	PP	PP	PP	PP	PP	PP
2397	9.73	WB	WW	WW	Fallow	Beet	WW
4180 pt	5.97	WW	SW	Fallow	SW	Fallow	Beet
5901	6.23	WW	WW	Fallow	Beet	WW	Fallow
8302	6.58	WW	Fallow	WW	Beet	WW	Fallow
0301	6.54	WW	Fallow	Beet	Fallow	Fallow	WW
2101	6.49	WB	WW	WW	Fallow	Beet	Fallow



Lot 5 – The Root House – shown shaded green

The Root House is an attractive four bedroom converted brick barn that was completed in 2009 and has since won a Technical Innovation Award. Care and time have been taken during the planning stages, to ensure that the property has been developed to an excellent standard, offering tasteful single-storey, open plan accommodation. Built with sustainability in mind, comprising of Sheep's Wool as a natural insulator and underfloor heating combined with an Air Source Heat Pump and heat recovery system to maintain low energy costs and high efficiency. The Root House offers a prospective buyer the unique opportunity to purchase an innovative, technically well-designed property, which maintains modern living arrangements to the highest standards.

The ground floor comprises an open plan kitchen, living and dining room area, with a separate utility

room and cloakroom. In addition, there are three bedrooms, one of which has an en-suite and a fourth bedroom which has been used as an office. There is a family bathroom with a shower.

Externally, there is parking at the front of the property, with the rear laid to lawn. There is also a useful adjacent garage that provides additional storage.

The property is connected to a mains water supply, and electricity is supplied from Lot 1 via the existing grain store. Drainage is to a Klargestester. If Lot 5 is sold separately to Lot 1, 2, 3 and 4, a right of way will be granted over the driveway to provide vehicular access to and from the public highway. The prospective purchaser will be responsible for maintaining the boundary fence between Lot 5 and Lot 2.

General Information

Method of Sale

The property is offered for sale by Private Treaty as a whole or in up to 5 Lots.

Tenure and Possession

The property is offered for sale freehold. Agricultural Holdings Act tenancies have been in place between family members upon Lot 4. The tenancies will be surrendered, with vacant possession on the whole upon completion. Details are available in the Information Pack.

Planning

Planning consent has been obtained under ref: 21/00206/FUL (Peterborough City Council). The approval comprises three single storey barn conversions. Further details are included in the Information Pack.

Basic Payment Scheme

The farmland is registered on the Rural Land Register for the Basic Payment Scheme (BPS). The seller will retain the BPS for the 2023 scheme year and previous years, including any associated delinked payment. The purchaser(s) will be required to ensure that the land remains Cross Compliant from completion until 31st December 2023.

Services

The purchaser of Lot 2 will be responsible for meeting the costs of installing its own new water and electricity supply. Provision for the necessary Rights of Easement will be made within the sale contract(s) and transfer(s). The main farmhouse has oil-fired central heating, electricity and is connected to mains water, as well as private drainage to a septic tank. The purchaser of Lot 1 will be required to terminate the water and electricity supplies to Lot 2 and Lot 5. The Root House is connected to a mains water supply and private drainage to a Klargestester.

Drainage Rates

Part of the holding is subject to drainage rates payable to the North Level Internal Drainage Board. Payment becomes due from the 1st April to the 31st March in any given year. A copy of the latest invoice is within the Information Pack.

Flood Zone

The property is located within Flood Zone 2 and 3, however, the site is located in a Protected Area managed by the North Level Internal Drainage Board which removes the risk of flooding.

Easements, Wayleaves, Covenants and Rights of Way

The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, whether public or private, light, sport, drainage, water, electricity supplies and any other rights, obligations, easements and quasi easements, whether specifically mentioned or not.

There is a right of way along the access track for the benefit of the neighbouring property. There are two gas pipelines which cross the property. We understand that there are no Public Rights of Way which cross the land.

Joint Selling Agent

Bletsoes are selling the property in conjunction with Perkins George Mawer T: 01673 843011.

Nick Sharp - nick@perkinsgeorgemawer.co.uk
Molly Williams - molly@perkinsgeorgemawer.co.uk

Energy Performance Certificate

Efficiency Rating:
Farmhouse – Current - F Potential - D
Root House – Current - C Potential - B

Countryside & Environmental Stewardship

The property was previously within an Agri-Environment Agreement. Details are available in the Information Pack.

Outgoings

Council Tax upon the Farmhouse for the year 2023/24
Council Tax Band F - £2,902.85
Council Tax upon the Root House for the year 2023/24
Council Tax Band D - £2,009.67

Overage

The seller will retain 40% of any uplift in value if planning permission is obtained for a development or change of use from agricultural, horticultural or equestrian use during the first 30 years after completion of the sale. The overage payment will be triggered upon disposal of land with the benefit of planning permission or implementation of planning permission.

Local Authority

Peterborough City Council <https://www.peterborough.gov.uk/>.

VAT

Should the sale of the property or rights attached to the sale become a chargeable supply for the purpose of VAT, such tax will be paid by the Purchaser(s) in addition to the purchase price.

Boundaries

The Purchaser(s) will be deemed to have inspected the property and satisfied themselves as to the ownership of any boundary, hedge, tree or ditch.

Plans, Areas and Schedules

Plans included or attached to these particulars are based upon the Ordnance Survey Maps copyright reserved (100022432 and 100033416). All plans are not to scale.

Sporting, Timber, and Mineral Rights

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

Health & Safety

Given the potential hazards of a working farm, we ask you to be as vigilant as possible when making your inspection, for your own personal safety, particularly around farm buildings and machinery.

Ingoing Valuation and Holdover

In addition to the purchase price the purchaser(s) of Lots 3 and 4 will be required to pay for: Growing crops and all beneficial cultivations, subsoiling, mole ploughing and acts of husbandry since the last harvest at current CAAV rates or contract rates where applicable. Seed, fertilisers, manures and sprays applied to the growing crops since the last harvest will be recharged at invoice cost. Lime and chalk applied since the last harvest at invoice cost of the materials and spreading.

Fixtures and Fittings

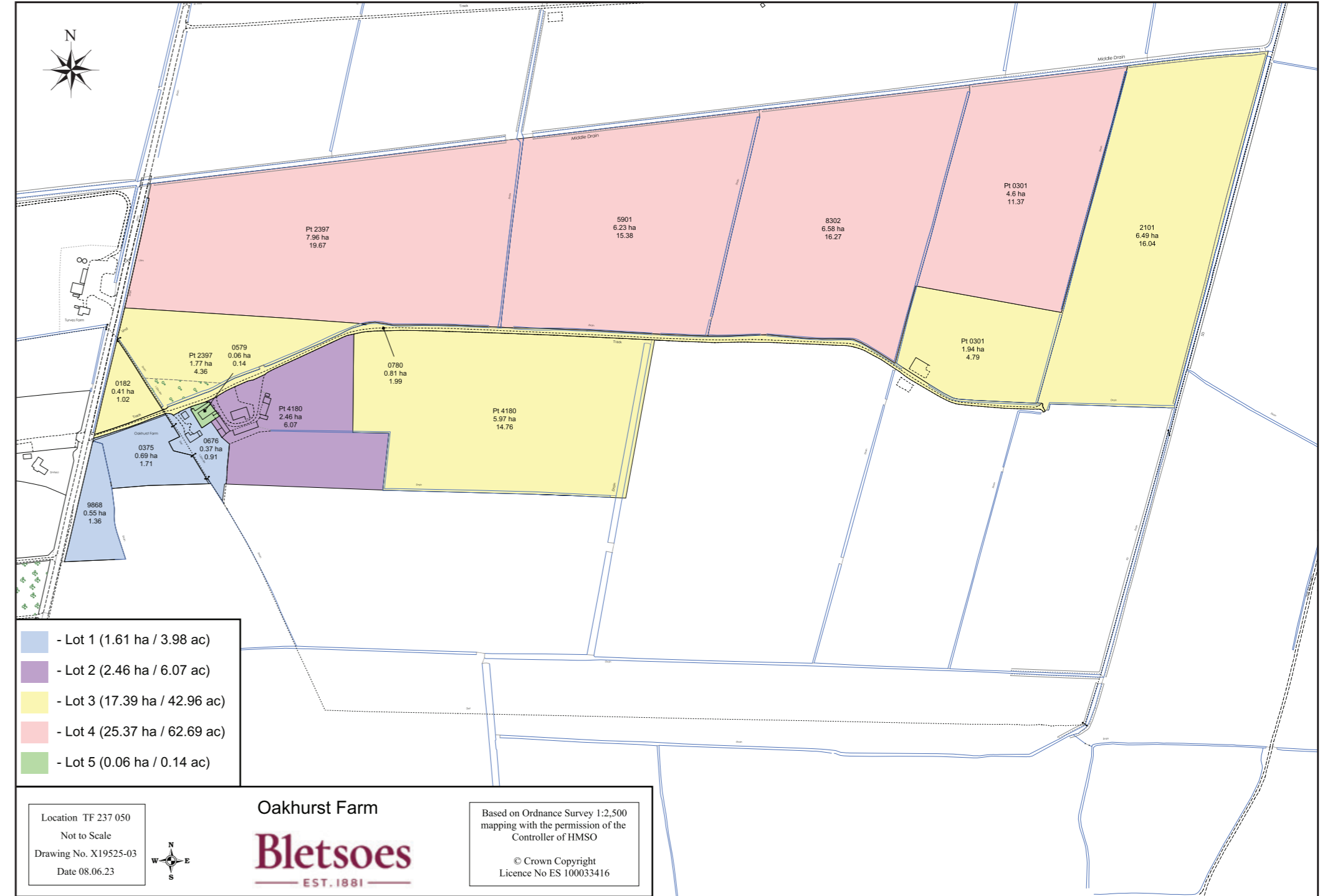
All items usually regarded as tenant's fixtures and fittings and equipment, including fitted carpets and curtains, together with garden ornaments and statuary, are specifically excluded from the sale. These may be available to the purchaser(s) by separate negotiation.

Measurements & Other Information

All measurements are approximate. While we endeavor to make our Sales Particulars accurate and reliable if there is a point which is of particular importance please do contact Henry H. Bletsoe & Son LLP (Bletsoes) who will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property. Particulars prepared and photographs taken in May and June 2023.

Viewings

All viewings are strictly by appointment only through the Seller's Agent, Henry H. Bletsoe & Son LLP. T: 01832 732241



Oakhurst Farm, Crowland Road, Eye, Cambridgeshire, PE6 7TT

In all about **115.84 ACRES** (46.89 HECTARES)
FOR SALE AS A WHOLE OR IN UP TO 5 LOTS

Within Easy Reach



Peterborough: **6 miles**
Huntingdon: **25 miles**
Cambridge: **44 miles**



Train Times from Peterborough
London (Kings Cross): **50 mins**
Stansted Airport: **1 hr 20 mins**



East Midlands: **65 miles**
Luton Airport: **70 miles**
Stansted Airport: **72 miles**



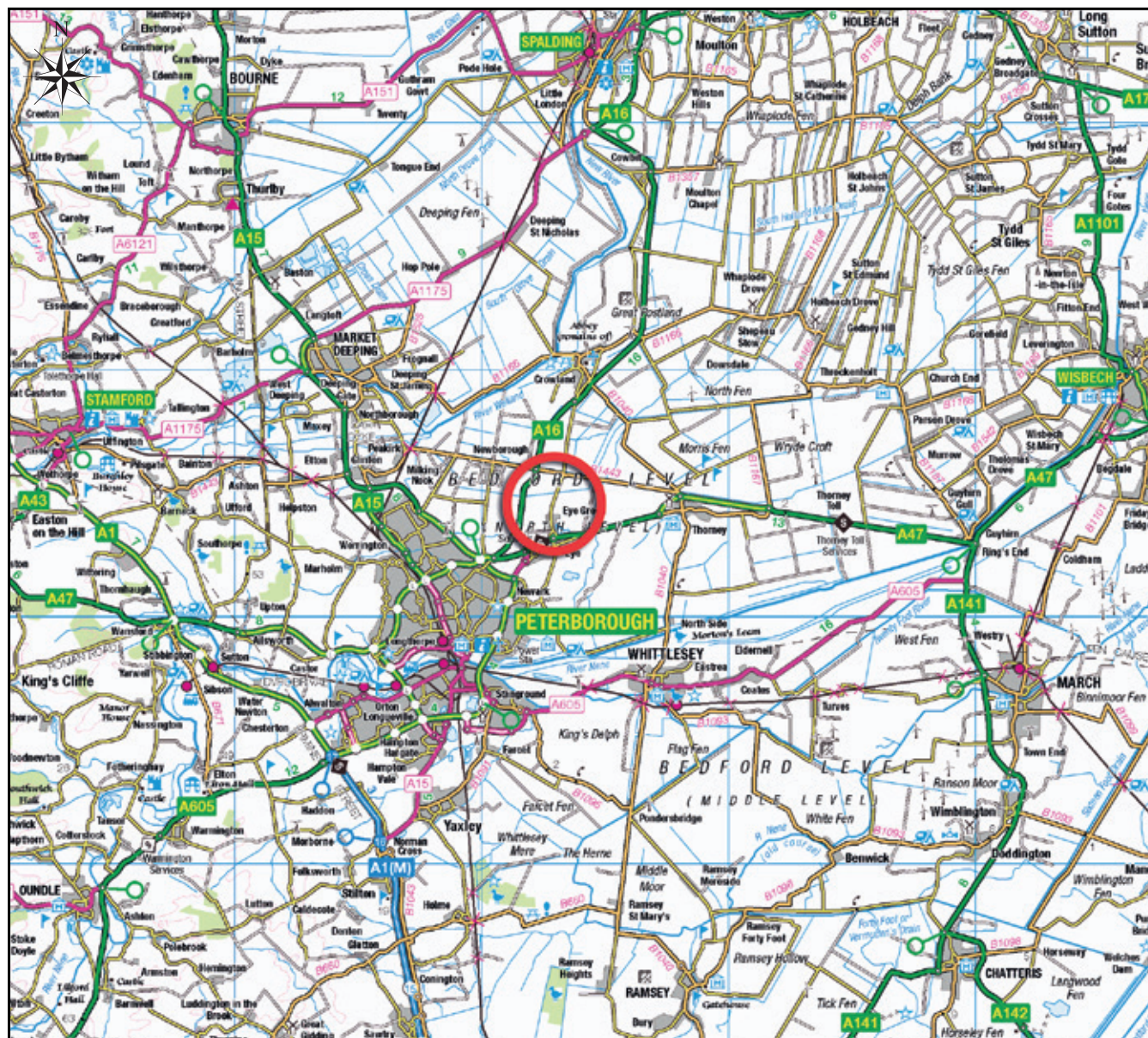
Burghley Horse Trials: **15 miles**
Huntingdon Racecourse: **25 miles**
Keysoe International: **36 miles**
Newmarket Racecourse: **55 miles**



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