

Land at Broughton,  
Cambridgeshire, PE28 3AS

**Bletsoes**  
— EST. 1881 —



**FOR SALE AS A WHOLE OR IN UP TO 6 LOTS**  
In all about **298.32 ACRES** (120.71 HECTARES)

# LAND AT BROUGHTON

CAMBRIDGESHIRE • PE28 3AS

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**Lot 1:** Land south of Broughton Lane, approximately 132.81 acres (53.74 hectares) of Arable Land

**Lot 2:** Buildings and Land north of Bridge Road approximately 4.00 acres (1.62 hectares)

**Lot 3:** Land north of Broughton Lane, approximately 54.30 acres (21.97 hectares) of Arable Land with Planning Permission for a Grain Store

**Lot 4:** Land east of Illings Lane, approximately 27.02 acres (10.93 hectares) of Arable and Pasture Land

**Lot 5:** Land west of Illings Lane approximately 14.50 acres (5.87 hectares) of Arable Land

**Lot 6:** Land off Illings Lane, approximately 65.69 acres (26.58 hectares) of Arable and Pasture Land

## Bletsoes

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Bletsoes, Oakleigh House, High Street, Thrapston, Northamptonshire, NN14 4LJ



## Situation

The Property is located on the edge of the village of Broughton, a village near Huntingdon in Cambridgeshire, approximately 5 miles north east of Huntingdon. Cambridge is situated 25 miles south east, and Peterborough approximately 20 miles north. Broughton benefits from good road links with the A141 situated approximately 1 mile away, linking to the A1 (5 miles) and the A14 (9 miles).

## General

The Land at Broughton extends to approximately 298.32 acres (120.71 hectares) in total and is a predominantly commercial arable farm providing good sized, generally level fields suitable for arable farming. The property comprises approximately 282.36 acres (114.27 hectares) of arable land, 10.70 acres (4.33 hectares) of Permanent Pasture, 3.89 acres (1.57 hectares) of Woodland and 1.37 acres (0.55 hectares) comprising the building and yard with access track and several ponds.

The land is classified as Grade 2, other than alongside the High Lode Brook, which is classified as Grade 3 according to the Agricultural Land Classification for England and Wales. The soils are of the Cannamore Soil Association according to the Soil Survey of England and Wales.

The farm has been farmed using a combinable cropping rotation.

Whilst farmed as commercial farmland, the property may also be suitable for the provision of eco-system services, such as Biodiversity Net Gain, Carbon Sequestration, Re-wilding and Tree Planting.

## Lot 1 – Land south of Broughton Lane

### Approximately 132.81 acres (53.74 hectares) (pink on the plan)

In all, approximately 132.81 acres (53.74 hectares) of land south of Broughton Lane, which has the benefit of good road frontage and direct access from Broughton Lane and Bridge Road. Lot 1 is a commercial block of arable land in six enclosures. Within the property there are several attractive small spinneys.

## Lot 2 – New Barn

### A former crew yard and buildings set in approximately 4.00 acres (1.62 hectares) (blue on the plan)

New Barn comprises a former brick-built crew yard, together with a timber framed barn and associated lean-to, set in approximately 4.00 acres (1.62 hectares). New Barn has the benefit of its own independent access from Bridge Road.

## Lot 3 – Land north of Broughton Lane

### Approximately 54.30 acres (21.97 hectares) of Arable Land (green on the plan)

In all, approximately 54.30 acres (21.97 hectares) comprising three arable fields and an adjoining spinney. Lot 3 has good road frontage with Broughton Lane to the south.

Planning Permission has been granted under Application Reference 23/00490/FUL for the erection of an agricultural grain store, which measures approximately 24m wide x 30m long. The permission was granted on the 25th August 2023. A copy of the Planning Permission, Floor Plans, Elevations and Drawings are available from the Selling Agent.

## Lot 4 – Land east of Illings Lane

### Approximately 27.02 acres (10.93 hectares) of Arable and Pastureland (yellow on the plan)

In all, approximately 27.02 acres (10.93 hectares) of land with direct access from Illings Lane. Lot 4 comprises approximately 16.86 acres (6.82 hectares) of arable land split into two separate enclosures, together with approximately 8.75 acres (3.54 hectares) of permanent grass and 1.41 acres (0.57 hectares) of two adjoining spinneys.

The southern part of Lot 4 forms a scheduled monument known as The Abbot of Ramsey's Manor, one of the most substantial and prestigious monuments of this class in the region, according to Historic England. The site includes a moated outer precinct, an inner moated island and associated fishponds.



## Lot 5 – Land west of Illings Lane

### Approximately 14.50 acres (5.87 hectares) of Arable land (orange on the plan)

In all, approximately 14.50 acres (5.87 hectares) of land. Lot 5 comprises a single arable field on the edge of the village of Broughton accessed off Illings Lane.

## Lot 6 – Land off Illings Lane

### Approximately 65.69 acres (26.58 hectares) of Arable and Pastureland (purple on the plan)

In all, approximately 65.69 acres (26.58 hectares) of land. Lot 6 comprises approximately 63.47 acres (25.68 hectares) of arable land and small pond split into three separate enclosures, together with approximately 2.22 acres (0.90 hectares) of permanent pasture adjacent to the High Lode Brook.

## General Information

### Method of Sale

The property is offered for sale by Private Treaty as a whole or in up to 6 Lots.

### Tenure & Possession

The property is offered freehold with vacant possession on completion.

### Services

Lot 2 and Lot 4 have the benefit of a mains water supply. There are no other services connected to the property. Details of the water supply are provided within the Information Pack.

### Basic Payment Scheme

The land is registered on the Land Parcel Identification System for the Basic Payment Scheme (BPS) and the Seller has previously submitted claims to the Rural Payments Agency (RPA). The Seller will retain the delinked payments.

### Environmental Stewardship

The land is entered into a Countryside Stewardship Scheme: Mid-Tier, and the Agreement ends on the 31st December 2024. The Buyer is required to take on the Mid-Tier Stewardship obligations until the end of the Scheme. Further details are provided in the Information Pack.

### Sporting, Timber and Mineral Rights

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

### Drainage

Drainage rates in respect of the farmland are payable to the Environment Agency at the standard rate, details available from the Selling Agent.

### Local Authority

Huntingdonshire District Council

### 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 Buyer in addition to the purchase price.

## Easements, Wayleaves, Covenants & Rights of Way

We understand footpaths cross Lot 1, Lot 4 and Lot 5. Illings Lane is a byway open to all traffic. Lot 1 is crossed by a main sewer and overhead electricity lines, together with a private water supply which supplies Lot 2. Details are included in the Information Pack.

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.

## Boundaries

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

## Overage

The Seller will retain an overage for 40 years from completion of the sale assessed on 33% of any uplift in value for any non-agricultural, non-horticultural, or non-equestrian development, or change of use. The overage payment will be triggered upon disposal of land with the benefit of planning permission or implementation of planning permission.

## Information Pack

An Information Pack containing further details is available from the Selling Agent.

## Plans, Areas and Schedules

Plans included or attached to these particulars are based upon the Ordnance Survey Maps, copyright reserved. All plans are not to scale.

## What3Words

The property can be found using the What3Words mapping reference of:

Lot 1 - winemaker.topped.curly and notice.brownish.pairings

Lot 2 - salary.postcard.smile

Lot 3 - chuckling.pink.bulletins

Lot 4 - accented.slippers.dive

Lot 5 - bogus.skimmers.jokes

Lot 6 - hungry.hacking.airfields

## Ingoing Valuation

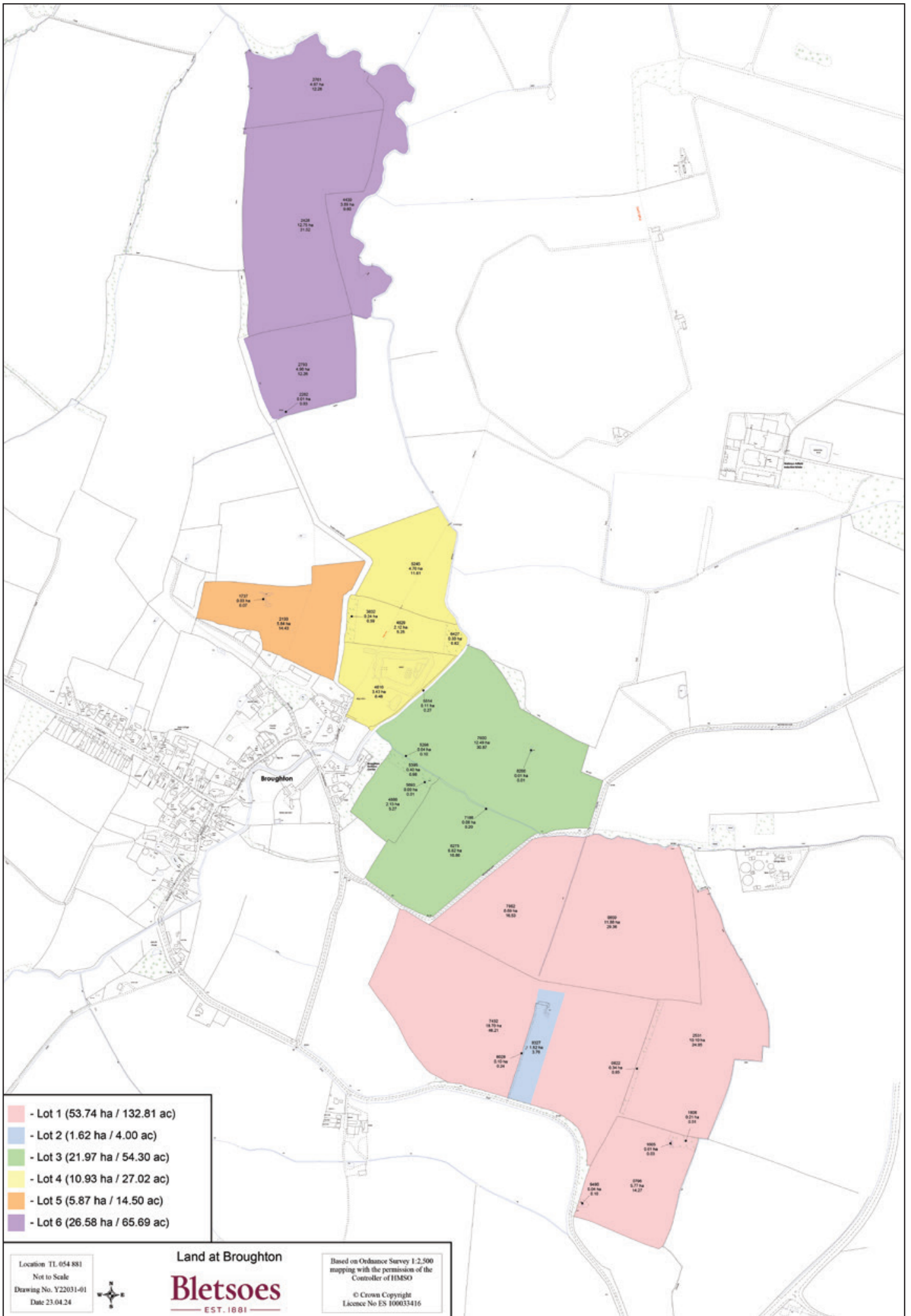
In addition to the purchase price the purchaser will be required to pay for: Growing crops and all beneficial cultivations, subsoiling, mole ploughing and acts of husbandry since the last harvest at current CAAV rates or contract rates where applicable. Seed, fertilisers, manures and sprays applied to 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. An enhancement payment calculated at £20 per arable hectare per month.

## Nearest Post Code

The nearest post code for the property is PE28 3AS.

## Viewings

Viewings of the property must be undertaken in daylight hours, on foot only, with a set of these particulars in hand by prior arrangement with the Selling Agent.



- Lot 1 (53.74 ha / 132.81 ac)
- Lot 2 (1.62 ha / 4.00 ac)
- Lot 3 (21.97 ha / 54.30 ac)
- Lot 4 (10.93 ha / 27.02 ac)
- Lot 5 (5.87 ha / 14.50 ac)
- Lot 6 (26.58 ha / 65.69 ac)

Location TL 054 881  
 Not to Scale  
 Drawing No. Y22031-01  
 Date 23.04.24



Land at Broughton  
**Bletsoes**  
 EST. 1881

Based on Ordnance Survey 1:2,500  
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## Health and 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. It is asked that you observe any specific signage.

## Measurements and Other Information

All measurements are approximate. We endeavour to make our Sales Particulars accurate and reliable. If there is a point which is of particular importance, please do contact the Selling Agent, Henry H Bletsoe and Son LLP, who will be pleased to check the information for you, particularly if you are contemplating travelling some distance to the property. Particulars are prepared and photographs taken in April 2024.



**David Bletsoe**

david.bletsoe@bletsoes.co.uk



**Richard Spendlove**

richard.spendlove@bletsoes.co.uk



**Important Notice** - Henry H. Bletsoe and 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 Buyers and do not constitute part of an offer or Contract. Prospective Buyer(s) ought 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 Buyer(s) 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 and 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 Buyer(s) inspecting properties that have been sold, let or withdrawn. 5. The property is open to inspection. The Buyer(s) 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 Buyer(s) 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 Selling Agent, Henry H. Bletsoe and Son LLP whose decision shall be final and binding on all parties to their dispute and in every such referral the Selling Agent to decide how the costs of such reference shall be borne. Particulars prepared and photographs taken: April 2024

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