



**HINTON HALL FARM,** Haddenham, Cambridgeshire





# HINTON HALL FARM

## Haddenham, Cambridgeshire



An attractive Mixed Use Farm with Orchards,  
Arable Land and Farm Building / Office

In all approximately 40.18 hectares (99.26 acres)

**FOR SALE BY INFORMAL TENDER**

**As a Whole or in 4 Lots**

**Closing date for offers 12 noon on 14th August 2014**



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## INTRODUCTION

Hinton Hall Farm offers the opportunity to purchase a mixed commercial farm in Cambridgeshire. In all the farm extends to approximately 40.18 hectares (99.26 acres) including arable land, orchards and a central workshop / office.

The orchards are currently farmed in hand being operated on a commercial basis growing three varieties of apples for processing. A Purchaser has the option to either continue with this use or to convert the land to arable production (subject to obtaining the appropriate consents).

The soils are mainly of the Milford Series being well drained fine loamy reddish soils over rock. The majority of the farm is classified as Grade 2.

The arable land is currently let on a Farm Business Tenancy which expires in October 2014.

## LOCATION & SITUATION

Hinton Hall Farm is situated between the villages of Haddenham and Wilburton in the County of Cambridgeshire and lies approximately 7 miles

south west of the City of Ely and 15 miles to the north of the City of Cambridge.

The postcode for Hinton Hall Farm is CB6 3SZ.

### **LOT 1 – ARABLE LAND EXTENDING TO 14.67 HECTARES (36.24 ACRES) AS COLOURED YELLOW**

Two enclosures of arable land with access off Hinton Way to the east, via Clarks Lane in Wilburton.

The land is currently let on a Farm Business Tenancy which expires on 10th October 2014

### **LOT 2 – ARABLE LAND EXTENDING TO 6.19 HECTARES (15.29 ACRES) AS COLOURED GREEN**

A single enclosure of arable land with access over a right of way on the track marked A - D.

This land is currently let on a Farm Business Tenancy which expires on 10th October 2014. The boundary shown D-E-F on the Plan will be staked after the existing crop is removed.

### **LOT 3 – ORCHARDS EXTENDING TO 2.09 HECTARES (5.16 ACRES) AS COLOURED PINK**

Two enclosures of orchards established in circa 1993 growing Jonagold apples.

Access is over the track marked A - B on the Sale Plan and part of the track along the western boundary is included in the freehold.

### **LOT 4 – ORCHARDS AND BUILDING EXTENDING TO 17.23 HECTARES (42.57ACRES) AS COLOURED BLUE**

Commercial apple orchards with irrigation established between 1985 and 2003 growing varieties of Bramley, Cox and Jonagold apples.

Access to these orchards is over the track marked A - C on the Sale Plan.

The workshop / office is situated to the north west of the land and includes an internal office and lockable store. There is a concrete pad to the front of the building with space for turning and parking. There is also a separate WC. An

application for Prior Approval of the proposed change of use of the agricultural building to a dwelling house (Use Class C3) and for associated operational development is in the process of being submitted to East Cambridgeshire District Council.

## GENERAL REMARKS AND STIPULATIONS

### **TENURE & POSSESSION**

The farm is offered for sale freehold with vacant possession on completion except for the Farm Business Tenancy mentioned above.

### **METHOD OF SALE**

The property is offered For Sale by Informal Tender as a Whole or in Lots. Offers should be submitted to the Agents Office in writing, subject to contract only, by 12 noon on Thursday 14th August 2014. Envelopes should be clearly marked 'Hinton Hall Offer'. Emails and faxes will be acceptable. Offers should be made in pounds sterling with no reference to any other offers.





**EXCHANGE OF CONTRACTS AND COMPLETION**

Exchange of contracts will take place 21 days after receipt by the Purchaser(s) Solicitor of the draft contract with completion as soon as possible thereafter.

A deposit of 10% of the purchase price will be payable on exchange of contracts. If early entry is required by the Purchaser(s) an additional 10% will be payable.

**SINGLE PAYMENT SCHEME**

The following Entitlements will be made available to the Purchaser(s) of the relevant Lots:

- Lot 1:** 14.62 Entitlements
- Lot 2:** 5.88 Entitlements
- Lot 3:** 2.02 Entitlements
- Lot 4:** 16.92 Entitlements

The Vendor and Agricultural Tenant will retain the benefit of the 2014 Single Payment claim.

**STATUTORY DESIGNATION**

The farm lies within a Nitrate Vulnerable Zone.

**WAYLEAVES, EASEMENTS AND RIGHTS OF WAY**

The farm is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements, and all wayleaves whether referred to or not in these particulars.

There is a Public Footpath crossing Lot 4.

There are existing rights of way over the farm track marked A/D and A/C benefitting the residential properties in third party ownership known as Hinton Hall, Hinton Hall Barns, Bramley Grange and adjoining landowners.

The necessary rights of way will be granted to the Purchaser of each Lot for all purposes at all times.

**OUTGOINGS**

Drainage Charges are payable to the Environment Agency and Littleport and Downham Internal Drainage Board.

**LAND DRAINAGE**

Some of the land is under drained and plans can be viewed at the Vendor’s Selling Agent’s office or at the Farm.

**IRRIGATION**

Rights will be passed to the Purchaser of Lot 4 to abstract water from the reservoir, marked R on the Sale Plan, which is owned by a third party. The following Licences will also be transferred to the Purchase of Lot 4.

There is a Water Resources Licence to abstract water issued by the Environment Agency under Licence Number: 6/33/36/S/138 in December 2006 with no expiry date. This provides details of two separate abstraction points from dams in a nearby ditch, through a gravity fed pipe and for a collecting sump adjacent to the dam, for the purposes of filling the reservoir for winter storage and subsequent re-abstraction for the purpose of spray irrigation.

The period for filling the reservoir is 1st November to 31st March each year with the maximum quantity of 22,300 cubic metres (4.9 million gallons) per year.

There is a Water Resources Licence (Number: 6/333/36/I/279) to impound water. Water can be impounded from two separate dams as detailed in the Licence.







## VAT

Should any sale of the farm, or any right attached to it become a chargeable supply for the purpose of VAT, such tax shall be payable by the Purchaser in addition to the contract price.

## SPORTING AND MINERALS

All mineral and sporting rights (except as reserved by statute or to the Crown) are included in the sale.

Although the sporting rights are in hand they have not been exercised in recent years.

## TOWN AND COUNTRY PLANNING

The purchaser/s will be deemed to have full knowledge and have satisfied themselves on any planning matters affecting the property.

## PLANS, AREAS AND SCHEDULES

These have been prepared as carefully as possible and based on the Ordnance Survey national grid 1:2500 landline data. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

## FIXTURES & FITTINGS

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

## USEFUL ADDRESSES

East Cambridgeshire District Council, The Grange, Nutholt Lane, Ely, Cambridgeshire, CB7 4EE  
T: 01353 665555

Cambridge County Council, Shire Hall, Castle Hill, Cambridge, CB3 0AP  
T: 0345 045 5200

Environment Agency, Central Area Office,  
Bromholme Lane, Brampton, Huntingdon,  
Cambridgeshire, PE28 4NE  
T: 0370 850 6506

## VIEWING

Strictly by appointment with Brown & Co. Please contact Robert Fairey on 01284 731450 or William Hosegood on 01284 731460.

## 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

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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 others matters affecting the property prior to purchase.
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6. Intending Purchasers or Lessees should make their own independent enquiries with RPA as to the Single Payment Scheme eligibility of any of the land being sold or leased.
7. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated.
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9. These Particulars were prepared in June 2014. Photographs were taken in April 2014.







