



Newstead Farm

Burwell, Cambridgeshire

LACY SCOTT
& KNIGHT

150 YEARS est. 1869

Newstead Farm

64 Swaffham Road, Burwell, Cambridge, CB25 0AN

Newmarket 5 miles, Cambridge 10 miles, Bury St Edmunds 18 miles

A well situated farmhouse with farm buildings and arable land set within 6.09 hectares (15.05 acres) for sale by private treaty.

Hall | Kitchen | Reception Room | Utility Room | Downstairs Toilet | Bathroom | 3 Bedrooms | Double Garage | Range of Farm Buildings and Outbuildings | Ample Parking | 6.09 hectares of land (15.05 acres)

Introduction

Newstead Farm is situated on Swaffham Road, Burwell and comprises of a detached 3-bedroom farmhouse with a double garage, range of farm buildings and outbuildings located to the rear of the property.

The farmhouse and farm buildings is set within 0.51 hectares (1.26 acres) which adjoins 5.58 hectares (13.79 acres) of land in an arable rotation. Access to the arable land is via the farm yard.

Tenure and Possession

The property is freehold and offered with vacant possession.

Services

Mains services include electricity, water and drainage.

Situation

Newstead Farm is located at the south western edge of the village of Burwell approximately a mile from the village centre. The village itself is placed north of the A14 trunk route approximately 10 miles east of the City of Cambridge, and



4 miles north west of the famous horse racing centre of Newmarket.

There is good access to the nearby A14 which interconnects with the M11 Motorway to London and the A11 to the east. There is a regular train service from Newmarket to Cambridge and London's Liverpool Street and Kings Cross Stations.

Local Authority

East Cambs District Council. Council Tax Band – D.

Method of Sale

Newstead Farm is offered for sale as a whole by private treaty.

Directions

Burwell can be approached either from the Cambridge direction via the B1102, or from the Newmarket direction via Exning on the B1103. From the centre of the village travel southward down the High Street towards the Swaffham Road (B1102), follow the road towards Swaffham Prior. Newstead Farm is the last property on the outskirts of the village located on the right-hand side. Postcode is **CB25 0AN**.

The Farmhouse

The farmhouse was built in 1958 using traditional Cambridgeshire white brickwork construction, under a clay roof. The accommodation extends to approximately 1543 sq ft (143.3 sq m) which includes a hall, reception room, kitchen, toilet and utility room. On the first floor there is a spacious landing area with 3 bedrooms and a bathroom. The farmhouse has the benefit of a double garage located to the rear of the house with a brick patio between the house and the garage, formal garden area located to the front of the house.

The Farm Buildings and Outbuildings

Newstead Farm is offered with farm buildings and outbuildings located to the north western side of the property. The main farm building is constructed using a concrete portal frame with corrugated roof and of brick wall construction, The building measures approximately 17.82m x 18m. The building contains a extended open side lean to shed measuring approximately 12.09m x 5.21m. Another outbuilding is located to the north east of the farmyard, consisting of a timber frame building with metal corrugated sheets.

The Land

In addition to the farmhouse and adjacent buildings there is a field in arable rotation to the north west of the property extending to 5.58 hectares (13.70 acres), and forms an overall plot size of 6.09 hectares (15.05 acres).







Restrictive Covenants

To use the property as a single private dwelling and its curtilage and/or agriculture horticulture garden ground and/or paddocks.

Not to construct or alter materially any building or structure on the Property without first submitting to the Transferor plans and specifications giving all material details of the proposed construction or alteration and obtaining the written approval of the Transferor (the Transferor's reasonable costs of considering this to be paid by the Transferee) to the proposed construction or alteration (such approval not to be unreasonably withheld or delayed).

Overage Clause

An overage clause will be implemented for 30 years. In the event that planning permission is achieved for any significant non-agricultural development then 50% of the uplift in value will be payable to the Vendor upon grant of the planning permission. This excludes a replacement for the existing farmhouse.

Holdover

A holdover of the property is required by the vendors until 1st January 2022.



Other Remarks and Stipulations

Sporting, Mineral and Timber

These rights are in hand and included within the sale.

Energy Performance Certificates

Newstead Farm farmhouse EPC Rating E

Rights of Way, Easements and Wayleaves

The property is sold and will be conveyed with the benefit of and subject to all rights of way (whether public or private), water, drainage, sewerage, light, wayleaves and other easements, if any, subject to all outgoing or charges connected with or chargeable upon the property whether mentioned herein or not.

VAT

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property or any part thereof or any right attached to it becomes a chargeable supply for the purposes of VAT, such VAT will be payable in addition.

Local Authorities/Statutory Bodies

Anglian Water Services Ltd: PO Box 46, Spalding, Lincs PE11 1DB. Tel: 0800 919155

Environment Agency: Kingfisher House, Goldhay Way, Orton Goldhay, Peterborough, PE2 5ZR. Tel: 03708 506506

East Cambridge District Council

The Grange, Nutholt Lane, Ely, CB7 4PL. Tel: 01353 665555

Viewing

Strictly by appointment only, for further details regarding the property please contact: -

Graham Ford MRICS

Tel: 01284 748634

Email: gford@lsk.co.uk

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

Misrepresentation and Notices Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:-

- These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending Purchaser(s) should not rely on them as statements or representations of facts, but must satisfy himself by inspection or otherwise as to the correctness of each item.
- No person in the employment of Lacy Scott & Knight has any authority to make or give any representation or warranty whatever in relation to this property or these particulars not to enter into any contract relating to the property on behalf of Lacy Scott and Knight nor any contract on behalf of the Sellers.
- No responsibility can be accepted for any expenses incurred by any intending Purchaser(s) in inspecting properties which have been sold or withdrawn.
- Should any dispute arise as to the boundaries or an pre-contract points on the General Remarks and Stipulations, Particulars, Schedule, Plans or the interpretation of any of them, the questions will be referred to the arbitration of the Agents, whose decision shall be final.

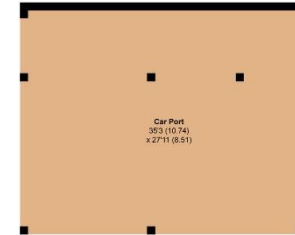
Swaffham Road, Burwell, Cambridge, CB25

Approximate Area = 1543 sq ft / 143.3 sq m (includes garage & excludes car port)

Outbuilding = 4294 sq ft / 398.9 sq m

Total = 5837 sq ft / 452.2 sq m

For identification only - Not to scale



OUTBUILDING 2



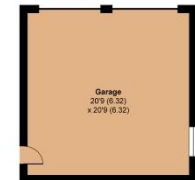
OUTBUILDING 1



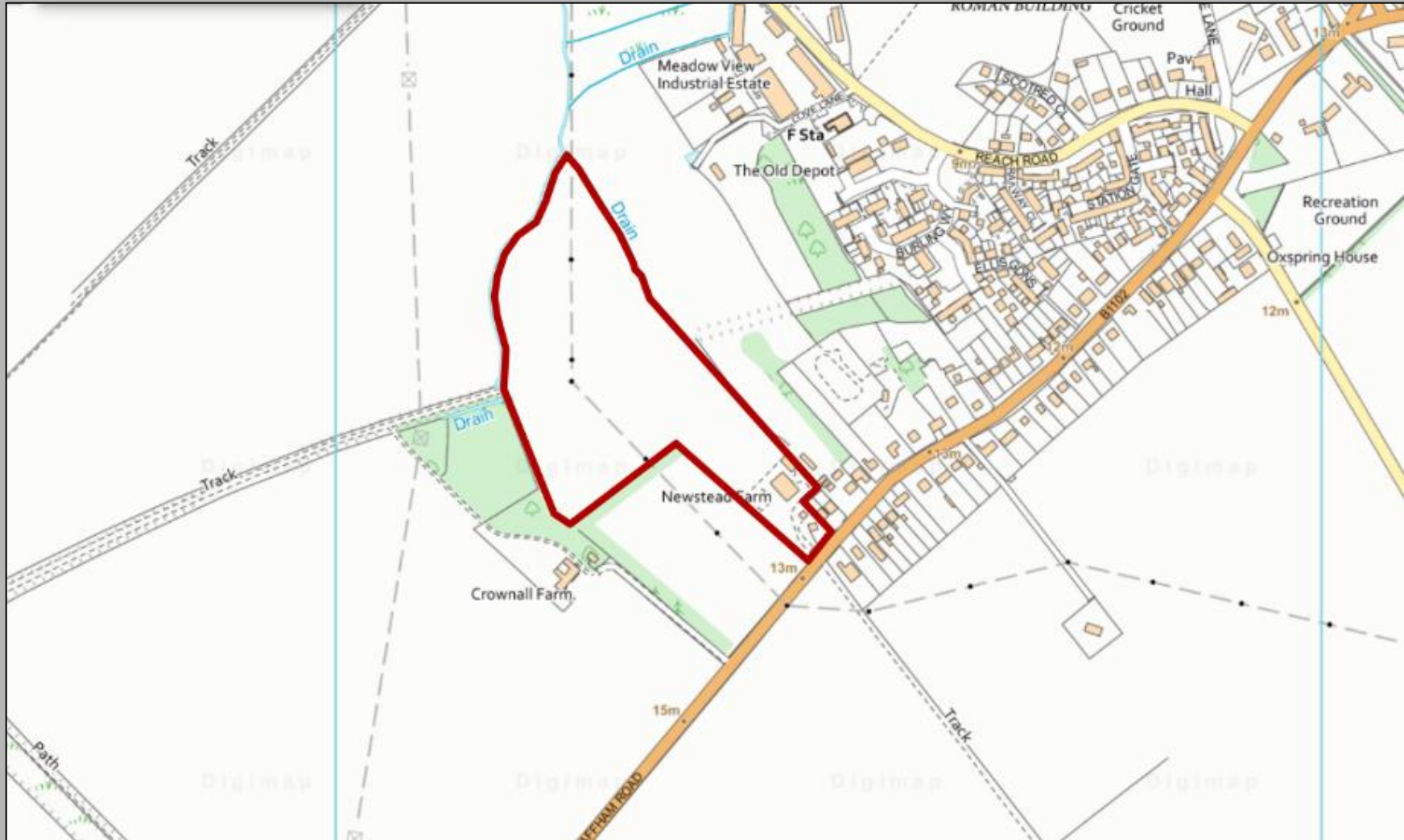
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Lacy Scott & Knight. REF: 746599



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