



# Norris Farm

Meadow Road, Willingham, Cambridge, CB24 5JL

**BROWN & CO**

# Norris Farm, Meadow Road, Willingham, Cambridge, CB24 5JL

## Small holding or development opportunity

In all approximately 12.53 acres

Three-bed farmhouse with concrete yard area

Range of agricultural buildings

Approximately 9.13 acres of Grade 2 Arable land and Permanent Pasture Land

**FOR SALE BY PRIVATE TREATY**



### INTRODUCTION

A rare opportunity to obtain a three-bed farmhouse with concrete yard area, a range of agricultural buildings and approximately 9.13 acres of Grade 2 arable land and permanent pasture.

In all the property comprises approximately 12.53 acres.

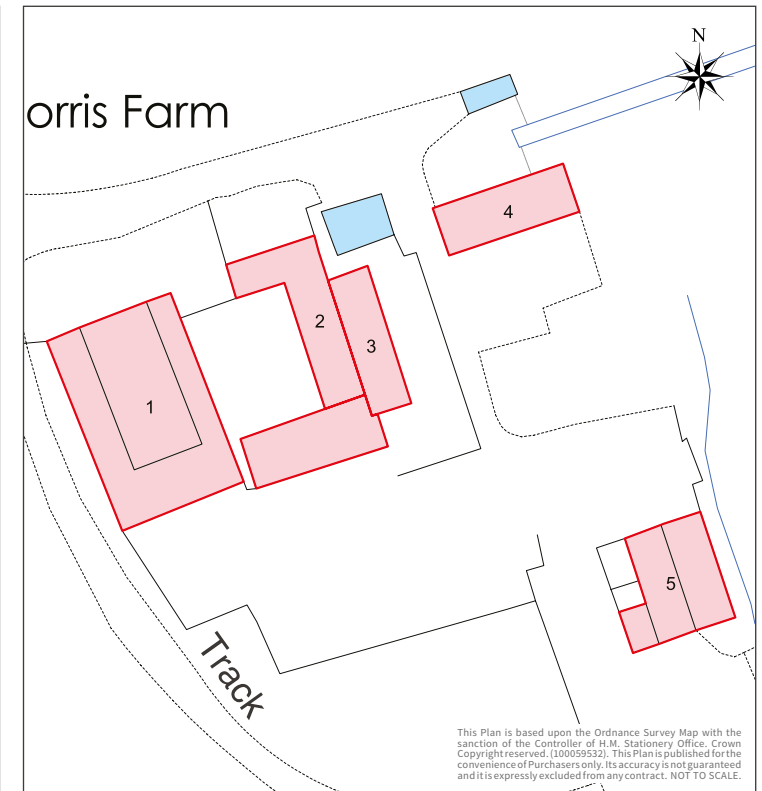
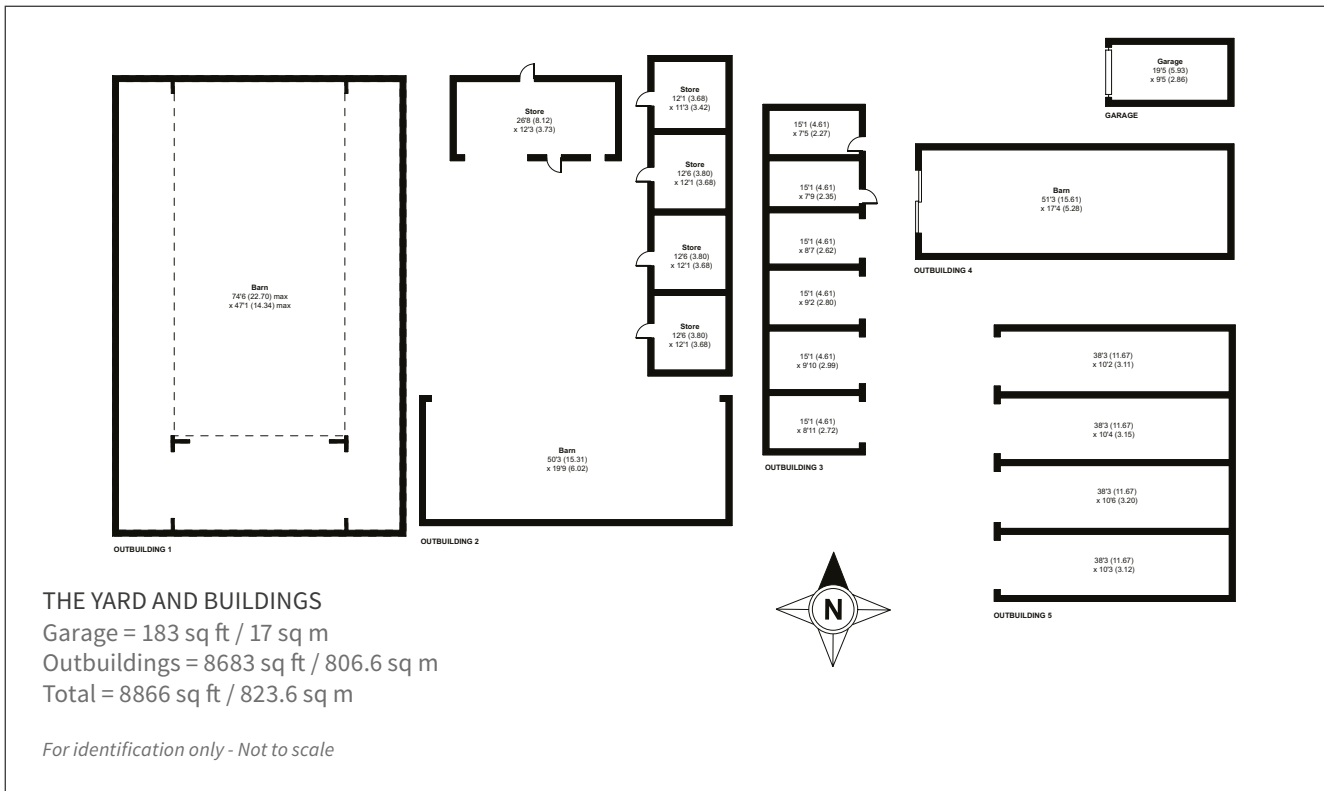
The property represents an excellent opportunity for someone seeking a small holding or a development opportunity subject to obtaining the relevant planning consents.

### LOCATION

Norris Farm is located in the county of Cambridgeshire in a secluded rural area. The village of Willingham is approximately 2.5 miles to the west and Cambridge approximately 16 miles to the south. Amenities within Willingham comprise a primary school, doctors' surgery, post office and shops. Good road links to the A14 give excellent access to Cambridge city centre and beyond.

The postcode for Norris Farm is CB24 5JL.

The land is accessed from Meadow Road and then by right of way as shown coloured brown on the sale plan.



### FARMHOUSE

A three-bedroom detached house of brick construction with pebbledash render, UPVC double glazed windows and slate tile roof.

Shown coloured blue on the buildings plan.

#### Ground Floor

Porch, Lobby, Shower Room, Kitchen, Living Room

#### First Floor

Landing, Bedroom 1, Bedroom 2, Bedroom 3

#### Single Garage

Shown coloured blue on the buildings plan.

#### Services

The house benefits from mains electricity and water supplies together with and an oil-fired heating system. There is a private foul drainage system installed in 2021.

Broadband – Ultra Fast Broadband is available.

3 phase electricity in the Milling Shed.

### THE YARD AND BUILDINGS

The buildings are situated directly to the rear and to the west of the house as shown coloured pink on the buildings plan and comprise:

**1 – Atcost General Purpose Building** - 4 bay concrete portal frame building with lean to on both sides with concrete floor, Yorkshire boarding, potential asbestos roof and cladding, and 2 sliding doors to the north aspect.

**2 – Open Fronted Storage Yard** - 4 bay open fronted timber framed barn with dirt floor, potential asbestos cladding and roof.

**3 – Open Fronted Store** - 4 bay open fronted timber frame barn with concrete floor and corrugated tin roof.

**4 – Milling Shed** - concrete block construction with potential asbestos roof, steel roof trusses, concrete floor, sliding double door and personnel door.

**5 – Former Piggery** - 4 bay building with concrete floor.

We suspect that the farm buildings contain asbestos as described above. Purchasers are advised to make their own enquiries.

### LAND

The land totals approximately 9.13 acres. The land is Grade 2 and it is of the Peacock soil type being loamy and sandy soils with naturally high groundwater and a peaty surface.

### ARABLE LAND

The arable land comprises approximately 6.95 acres and has been used for the growing of combinable crops. There is a historic land drainage scheme in place. The arable land is shown coloured yellow on the sale plan.

## CROPPING

HARVEST YEAR	CROP
2026	Winter Wheat
2025	Spring Cover Crop/Winter Cover Crop
2024	Winter Wheat

## PERMANENT PASTURE

The permanent pasture comprises approximately 2.18 acres. The permanent pasture land is shown coloured green on the sale plan.

## GENERAL REMARKS & STIPULATIONS

### Method of Sale

The property is offered for sale as a whole by Private Treaty.

### Tenure

The property is being sold freehold with vacant possession upon completion and subject to any rights and easements as described in these particulars.

### Access

The property is accessed from Meadow Road, then by right of way to the property as shown coloured brown on the sale plan.

### Public Rights of Way

There are no known public rights of way crossing the property.

### Holdover

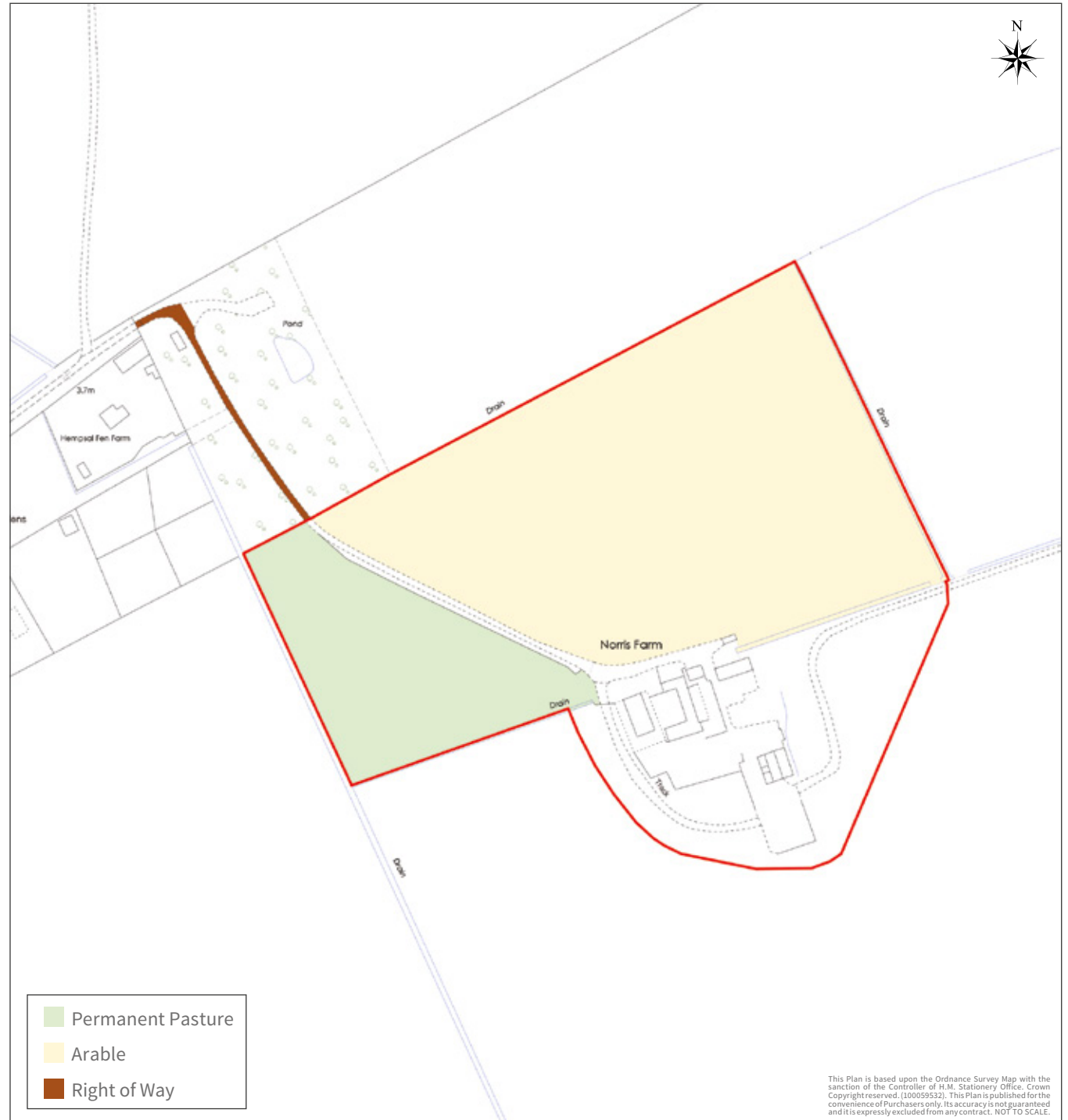
The Vendor reserves the right to holdover for the purposes of harvesting crops and straw clearance until 30th September 2026 on the arable field only as shown coloured yellow on the sale plan.

### Wayleaves, Easements & Rights of Way

The property is being sold subject to and with the benefit of all rights including rights of way whether public or private, light, sport, drainage, water and electricity suppliers and other rights obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas or other pipes whether referred to in these particulars or not in particular or not.

### Land Registry

The property is registered at the Land Registry and forms part of Land Registry Title Number CB495220.

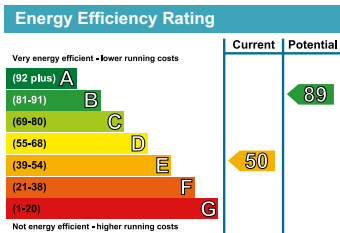




Council Tax  
Band C

Local Authority & Local Planning Authority  
South Cambridgeshire District Council  
South Cambridgeshire Hall, Cambourne Business Park,  
Cambourne, Cambridge, CB23 6EA

Energy Performance Certificate  
Norris Farm - E



### Overage

The sale of the property will be subject to an overage provision of 25% for 25 years from the date of completion. Redevelopment of the single residential dwelling, its associated structures and for agricultural or equestrian use are permitted. Any development outside of this or of a second residential dwelling will give rise to the overage obligation.

### Outgoings

The property is situated in the Old West Internal Drainage Board and is subject to drainage charges at the prevailing rate.

### Disputes

Should any dispute arise as to the boundaries or any point arising in the General Remarks and Stipulations or Particulars of Sale, schedule, plan or interpretation of any of them. The question shall be referred an Arbitrator to be appointed by the Vendor's Agents, whose decision acting as expert shall be final.

### Plans & Areas

These are prepared as carefully as possible by referencing additional OS data and the Land Registry. These plans are published for illustrative purposes only and although they are believed to be a correct that accuracy cannot be guaranteed.

### Anti-Money Laundering

In accordance with the most recent anti money laundering legislation the purchaser will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

### Fixtures & Fittings

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

### Boundaries

The Purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the Vendor's Agents will be responsible the defining boundaries or their ownership.

### VAT

Any guide price quoted or discussed is exclusive of VAT, we are not aware that VAT will be payable on the property but in the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition to the purchase price.

### Viewing & Health and Safety

The property can be viewed strictly by appointment only with the Vendor's Agents (Brown&Co) Telephone number: 01480 213811

People viewing the Property should be careful and vigilant whilst on the Property. Neither the Vendor nor the Vendor's Agents are responsible for the safety of those viewing the Property and accordingly those viewing the Property do so at their own risk.

### Vendor's Agents

Brown&Co  
The Fairways, Wyboston Lakes, Great North Road, Wyboston,  
Bedfordshire, MK44 3AL

Contact:

#### Kate Barlow

E: kate.barlow@brown-co.com  
T: 01480 213 811

#### Simon Morgan-Scott

E: simon.morgan-scott@brown-co.com  
T: 01480 213 811

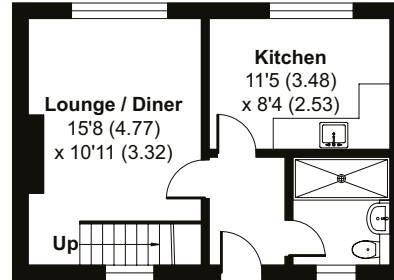


### FARMHOUSE

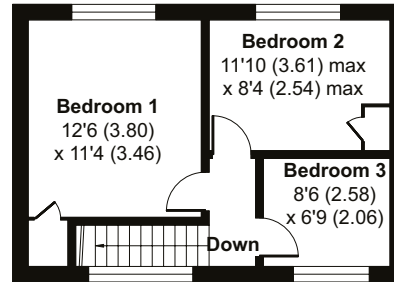
Approximate Area = 718 sq ft / 66.7 sq m  
 Garage = 183 sq ft / 17 sq m  
 Outbuildings = 8,683 sq ft / 806.6 sq m  
 Total = 9,584 sq ft / 890.3 sq m



*For identification only - Not to scale*



Ground Floor



First Floor



This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (100059532). This Plan is published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.

### 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 are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 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 other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated: April 2026.