



## Gravel House Farm, Coates, PE7 2DE

FARMHOUSE WITH DOUBLE GARAGE AND YARD INCLUDING THREE AGRICULTURAL BUILDINGS AND YARD  
TOTAL SITE AREA: **1.42 ACRES** (0.57 hectares) **FOR SALE BY PRIVATE TREATY AS A WHOLE OR IN TWO LOTS**

**Bletsoes**

EST. 1881

## LOCATION

Gravel House Farm is situated on the outskirts of the village of Coates, which is located 10 miles east of Peterborough.

Not only does the area have good road accessibility but the rail network is equally accessible with both Huntingdon and Peterborough being on the East Coast Mainline, providing services to London Kings Cross which takes approximately 1 hour. The town of Whittlesey is approximately 3.2 miles west of Coates and benefits from a variety of shops and services, including a train station which provides services to Birmingham and Stanstead Airport.

## DESCRIPTION

The site comprises a farmyard, three agricultural buildings and a farmhouse, in total extending to approximately 1.42 acres. The property can be accessed directly from March Road (A605).

The farmhouse comprises a modestly sized, two-storey, three-bedroom detached dwelling. The property benefits from a double garage, external office and a generously sized wrap-around garden, providing ample outdoor space and ancillary accommodation. The farmhouse benefits from its own separate access onto the A605.

In addition to the farmhouse, the property benefits from three agricultural buildings of varying size, age and construction. The two buildings immediately to the south of the farmhouse are steel portal-framed structures, enclosed on all elevations and accessed via large sliding doors. Historically, these buildings were used for potato storage and, more recently, for the storage of grain. The third and smaller building is open on its northern elevation and is currently utilised for the storage of agricultural machinery and equipment.

These two structures extend approximately 311m<sup>2</sup> and 354m<sup>2</sup>. The smaller agricultural building is in the centre of the yard, currently used for storage, extending to approximately 70m<sup>2</sup>.



## PLANNING

The property is located within the administrative boundaries of Fenland District Council.

The farmhouse is subject to an Agricultural Occupancy Condition (AOC), imposed under planning consent application number 8749. A copy of the 1961 planning consent can be acquired from the selling agents. This condition restricts occupation of the dwelling to individuals who are currently, or were most recently, employed in agriculture, forestry, or a related rural enterprise within the local area, together with their dependants.

As the AOC will affect purchaser eligibility and could influence marketability, prospective purchasers are advised to seek advice from a planning consultant to confirm that they meet the relevant occupancy requirements before proceeding.

## SERVICES

It is understood that services are available on site. The prospective purchaser should make their own enquiries with the relevant service providers.



### **EASEMENTS, WAYLEAVES & RIGHTS OF WAY**

The property is sold subject to any Easements, Wayleaves or Rights of Way across the property whether mentioned or not in these Particulars.

There will be a foul drainage easement for the benefit Farmhouse (Lot 1) across the buildings (Lot 2).

The Vendor will retain a right of access through the centre the property to access retained land to the west of the property.

### **EPC**

The farmhouse's EPC rating is E. The EPC is valid until 2036.

### **BOUNDARIES**

The approximate boundaries are shown on the plan attached to these particulars. The proposed purchaser will have been deemed to have inspected the land and satisfied himself/herself as to the ownership of any boundary, hedge or tree.

### **OVERAGE AGREEMENT**

The vendor reserves the right to include an Overage Agreement on the sale of the property with terms to be agreed.

### **TENURE & METHOD OF DISPOSAL**

The property is offered for sale by Private Treaty as a whole or in two lots:

- Lot 1 – Farmhouse
- Lot 2 – Farm buildings

The Freehold interest is offered for sale with Vacant Possession to be available on completion.

### **VIEWING**

Through an appointment with the Selling Agents.



Description	Principle Measurements:
<b>The Farmhouse – Lot 1</b>	
Living Room	3.35m x 5.5m
Dining Room	3.3m x 5.64m
Kitchen	3.3m x 3.64m
Master Bedroom	3.3m by 3.6m
Bedroom 2	2.15m x 2.44m
Bedroom 3	3.3m x 3.37m
Total Approximate floor Area:	150.3 sqm (1,617 sq ft)
<b>Agricultural Buildings – Lot 2</b>	
Description	Principle Measurements:
Building One	23m x 13.75m, Eaves: 5m, Ridge: 7m
Building Two	17.75m x 18m, Eaves: 5m, Ridge: 7m
Building Three	12m x 5.8m, Eaves: 4.5m, Ridge: 5.6m

### PLANS AND AREAS

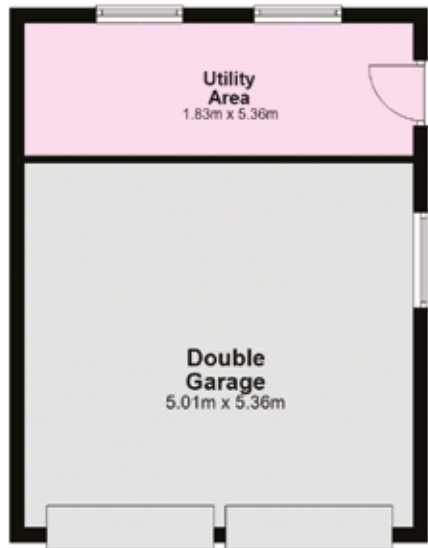
These have been prepared as carefully as possible and are based on the Ordnance Survey Map for identification purposes only. The purchaser shall have been deemed to have satisfied himself/herself as to the description of the land and any error on this statement shall not annul the sale, nor entitle either party to compensation in respect thereof.

**Nearest Postcode:** PE2 7DE

**what3words:** ///essays.keeps.feuds

### MEASUREMENTS & OTHER INFORMATION

All measurements are approximate. While we endeavour to make our Sales Particulars accurate and reliable, if there is a point which is of particular importance, please do contact 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 in June 2026



**Ground Floor**  
Approx. 98.6 sq. metres



**First Floor**  
Approx. 51.7 sq. metres  
(excluding Bedroom 4)



Total area: approx. 150.3 sq. metres  
Gravel House Farm , March Road, Coates

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Site Area 1.42 ACRES (0.57 hectares)

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## Important Notice

Henry H Bletsoe & Son LLP and for the vendors of this property whose Selling Agent they are, give notice that: (i) all statements contained in these particulars as to the property are made without responsibility on the part of the agents or the vendors for any error, mis-statement or omission whatsoever. (ii) none of the statements contained in these particulars are to be relied on as a statement or representation of fact or as any part of the contractual description of the property. (iii) any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (iv) the vendors do not make or give, and neither agents nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property. Finally: The property being open to inspection, purchaser(s) shall be deemed to have full knowledge of the state and condition thereof as to the ownership of any tree, boundary or any part of the property. Should any dispute arise between the vendor and the purchaser(s) upon any point not involving a question of law arising out of these particulars, stipulations or plans as to the interpretation be referred to the arbitration of the Selling Agents whose decisions shall be final and binding on all parties to the dispute and in every such arbitration the Selling Agents shall decide how the costs of such reference shall be borne. Particulars prepared and photographs taken: July 2026.



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EST. 1881