

Our ref: AP69453

Date as Postmarked

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WEST END FARM
FENSTANTON, CAMBRIDGESHIRE
146.09 ACRES (59.12 HA)
Available as a Whole or in up to 6 Lots

We have pleasure in enclosing our sale particulars for West End Farm, a rarely available and desirable rural property, with principal farmhouse, range of buildings, fishing lakes and pastureland.

We are instructed to offer the property for sale by Private Treaty as a whole or in up to 6 lots:

<u>Lot</u>	<u>Acreage (Hectares)</u>	<u>Description</u>	<u>Guide Price</u>
1	3.61 ac (1.46 ha)	West End Farm, Farmhouse Buildings and land	£960,000
2	49.62 ac (20.08ha)	West End Farm Premises & Pastureland	£745,000
3	68.47 ac (27.71ha)	West End Fishing Lakes	£600,000
4	11.32 ac (4.58 ha)	Pastureland	£170,000
5	10.11 ac (4.09 ha)	Pastureland & Building	£175,000
6	2.96 ac (1.20 ha)	Paddock	£50,000
As a whole			£2,700,000

Viewing is highly recommended and strictly by appointment only.

If you require further information or wish to arrange a viewing, please contact James Bailey or Kate Barlow on 01480 213811.