



Arable Land at Winwick

FOR SALE AS A WHOLE OR IN 2 LOTS

Approximately **42.70 ACRES** (17.28 hectares) of Commercial Arable Land **FOR SALE BY PRIVATE TREATY**

Bletsoes
EST. 1881

SITUATION

The land is situated in two parcels to the north of the village of Winwick, in the District of Huntingdonshire. It is approximately 5 miles north of junction 16 of the A14; 7 miles north east of Thrapston; 9 miles north west of Huntingdon; and 12 miles south west of Peterborough. Lot 1 has direct access from the Gidding Road; while Lot 2 is accessed from Gibbett Lane, off Thurning Road.

DESCRIPTION

The land comprises two enclosures extending to approximately 42.70 acres (17.28 hectares) of commercial arable land.

The land is primarily classified as Grade 3, with part of Lot 2 towards the eastern boundary classified as Grade 2 according to the Land Classification Plans. The soils are of the Hanslope and Evesham 3 Soil Associations, according to the Soil Survey of England and Wales.

The land is offered for sale in 2 lots.

Lot 1 - Approximately 26.89 acres (10.89 hectares) of arable land (blue on the plan)

Lot 2 - Approximately 15.81 acres (6.39 hectares) of arable land (red on the plan)

CROPPING

The land has been cropped with an arable and grass rotation as set out in the table below.

	2021	2022	2023	2024	2025	2026
Lot 1	Wheat	Barley	Grass	Grass	Barley	Wheat
Lot 2	Wheat	Grass	Wheat	Spring Barley	Spring Barley	Wheat

GENERAL INFORMATION

METHOD OF SALE

The property is offered for sale by Private Treaty as a whole or in 2 Lots.

TENURE AND POSSESSION

The property is offered for sale freehold with vacant possession on completion

ENVIRONMENTAL SCHEMES

The land is not entered into any agri-environmental schemes.

OUTGOINGS

The property is subject to General Drainage Rates as levied by the Environment Agency.

LOCAL AUTHORITY

The Property is located within the administrative boundaries of Huntingdonshire District Council.

SPORTING, TIMBER AND MINERAL RIGHTS

All sporting, timber and mineral rights are included in the sale, insofar as they are owned.

EASEMENTS, WAYLEAVES, COVENANTS AND RIGHTS OF WAY

Gibbet Lane is a Byway Open to All Traffic with seasonal temporary restrictions to the public with Lot 2 being the only field which benefits from yearlong access via the Thurning Road entrance with accompanying key to the gate. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, whether public or private, light, sport, drainage, water, electricity supplies and any other rights, obligations, easements and quasi easements, whether specifically mentioned or not.

BOUNDARIES

The Buyer(s) will be deemed to have inspected the property and satisfied themselves as to the ownership of any boundary, hedge, tree or ditch.

INGOING VALUATION

In addition to the purchase price, the Buyer(s) will be required to pay for: any growing crops and all beneficial cultivations and acts of cultivation since the previous harvest at current CAAV rates or contract rates where applicable; seed, manures, fertilisers, chemicals, lime and chalk applied to the growing crops since the last harvest will be recharged at invoice cost; an enhancement will be applied at £20.00 per acre per month from the date of establishment to completion.

PLANS, AREAS AND SCHEDULES

Plans included or attached to these particulars are based upon the Ordnance Survey Maps, copyright reserved. All plans are not to scale.

NEAREST POSTCODE AND WHAT3WORDS

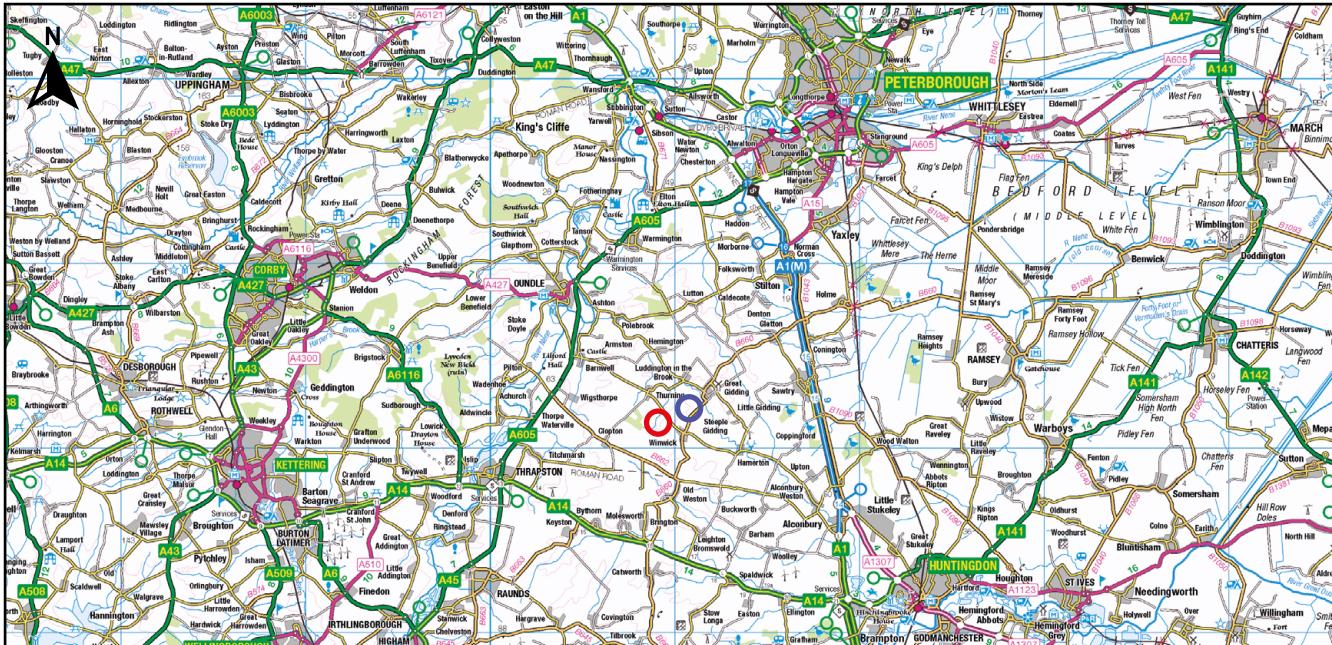
The nearest postcode for the property is PE28 5PN. The property can be found more precisely using the what3words mapping system reference of:

Lot 1 – access from Gidding Road
///openly.against.gradually

Lot 2 – access off Thurning Road
///coverings.hopefully.trackers

OVERAGE

The land is sold subject to an overage for 30 years, whereby the Seller will retain a 30% share in any uplift in value if planning permission is obtained for a change of use from agricultural, horticultural or equestrian purposes. The overage payment will be triggered upon the disposal of land with the benefit of planning permission or implementation of a planning permission, whichever is the sooner.



VAT

Should the sale of the property or rights attached to the sale become a chargeable supply for the purpose of VAT, such tax will be paid by the Buyer(s) in addition to the purchase price.

DECLARATION OF PERSONAL INTEREST

Section 21 of the Estate Agents Act 1979 requires an estate agent to disclose a personal interest. A share in the property is currently vested in the Executors of the late Alan Woodward. David Bletsoe is a joint executor and a partner member of the Selling Agent, Henry H Bletsoe and Son LLP.

VIEWINGS

All viewings are strictly by appointment only through the Selling Agent, Henry H Bletsoe and Son LLP; to be undertaken during daylight hours, on foot only, with a set

of particulars in hand. Please contact Henry H Bletsoe and Son LLP to arrange a viewing of the Property.

HEALTH AND SAFETY

Given the potential hazards of a working farm, we ask you to be as vigilant as possible when making your inspection, for your own personal safety. It is asked that you observe any specific signage on the property.

MEASUREMENTS AND 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 the Selling Agent, Henry H Bletsoe and Son LLP, who will be pleased to check the information for you, particularly if you are contemplating travelling some distance to the property.

ANTI-MONEY LAUNDERING REGULATIONS

The Buyer(s) will be required to provide proof of source of funds, identity and address to the Selling Agent following acceptance of an offer (subject to contract) and prior to solicitors being instructed.



CONTACT

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IMPORTANT NOTICE

Henry H. Bletsoe and Son LLP for themselves and the Seller whose agents they are give Notice that: 1. These particulars are intended to give a fair and substantially correct overall description for the guidance of intending Buyers and do not constitute part of an offer or Contract. Prospective Buyer(s) ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and details are given in good faith and are believed to be correct. Any intending Buyer(s) should not rely on them as a statement or representation of fact but must satisfy themselves when inspecting or otherwise as to the correctness of each of them. 3. No person in the employment of Henry H. Bletsoe and Son LLP has any authority either to make or give any representation or warranty whether in relation to this property or these Particulars nor to enter in any contract relating to the property on behalf of the Seller. 4. No responsibility is accepted for any expenses incurred by the intending Buyer(s) inspecting properties that have been sold, let or withdrawn. 5. The property is open to inspection. The Buyer(s) shall be deemed to have full knowledge of the state and condition thereof including the ownership of any tree, boundary or part of the property. 6. Should any dispute arise between the Seller and Buyer(s) upon any point not involving a question of Law arising out of these Particulars, stipulations or plans as to interpretation, the dispute shall be referred to the Selling Agent, Henry H. Bletsoe and Son LLP whose decision shall be final and binding on all parties to the dispute and in every such referral the Selling Agent to decide how the costs of such reference shall be borne. Particulars prepared December 2025 and photograph taken: June 2025.

