



# West End Farm

Fenstanton, Cambridgeshire, PE28 9HT

**BROWN & CO**

## West End Farm, Fenstanton, Cambridgeshire, PE28 9HT

Rarely available and desirable rural property located close to Cambridge with range of farm and equestrian buildings, pasture land and fishing lakes

Seven bedroom period farmhouse

Range of buildings, pastureland and fishing lakes

In all approximately 59.12 hectares (146.09 acres)

**FOR SALE BY PRIVATE TREATY**

Available as a whole or in upto 6 Lots



### INTRODUCTION

The property is located on the edge of the village Fenstanton, within the county of Cambridgeshire. Fenstanton is located approximately 2 miles from the market town of St Ives, which offers a range of local services including shops, cafes, restaurants and leisure facilities.

The property benefits from very good travel links with the nearby A14 and A1 with the town of Huntingdon offering direct trains to London whilst St Ives provides direct access to the Cambridge guided bus.

West End Farm, farm buildings, pastureland and lakes extend to approximately 59.14 ha (146.22 ac) as coloured pink on the plan.

### LOT 1 - WEST END FARMHOUSE, BUILDINGS & LAND COLOURED PINK

Set within 1.46 ha (3.61 ac). The property is approached via a gated tarmac driveway from Hilton Road.

Comprising a detached seven-bedroom farmhouse extending to approximately 4,891 sq ft with double garage and gravel parking. The farmhouse benefits from large feature hallway, reception room, dining room, utility room, farm office, kitchen and heated swimming pool.

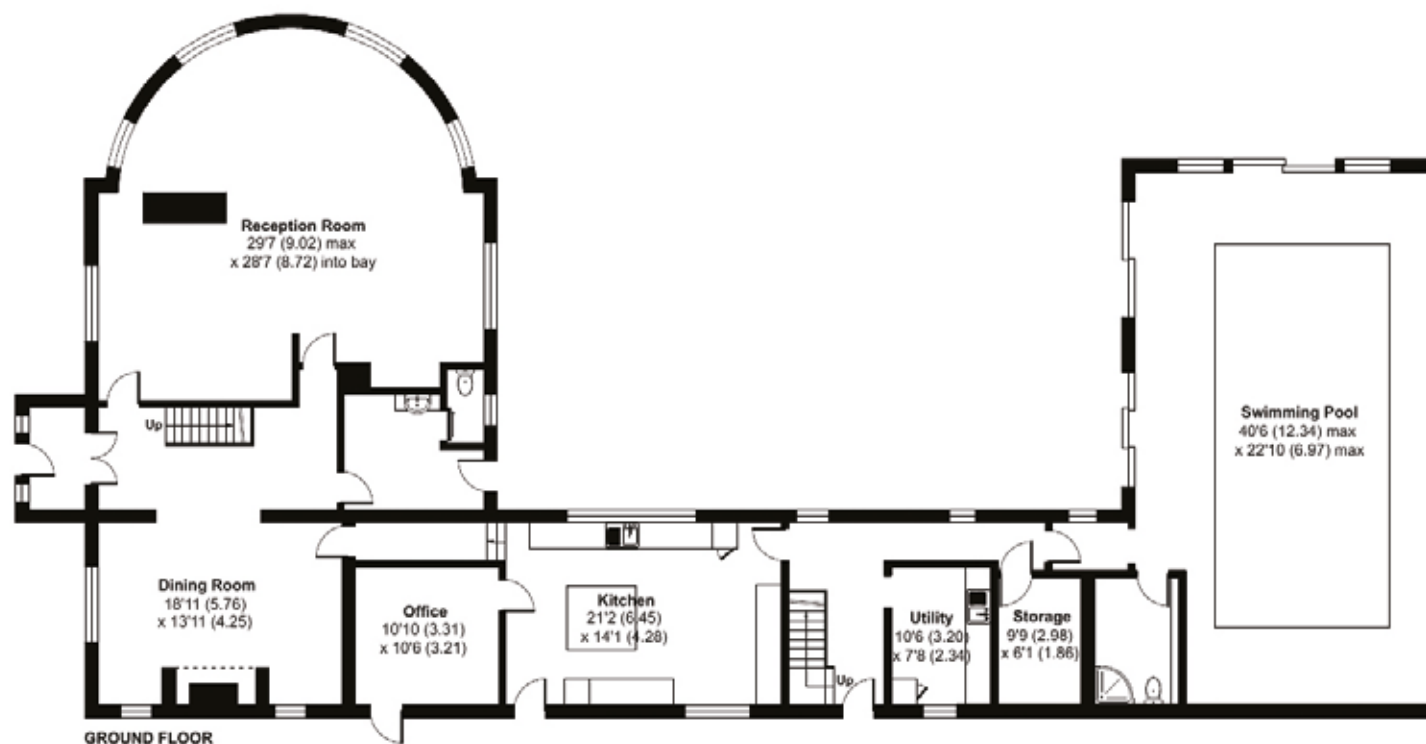
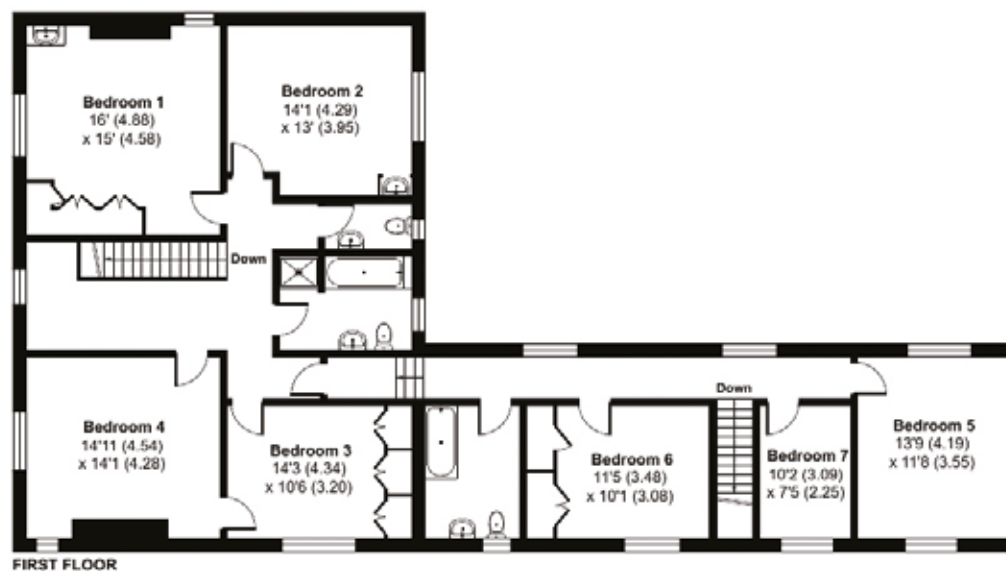
Externally the property benefits from mature grounds principally laid to grass and includes a range of traditional buildings and modern building (Buildings A - I).



# WEST END FARMHOUSE

Approximate Gross Internal Area:  
4,891 sq ft / 454.3 sq m

*For identification only - Not to scale*





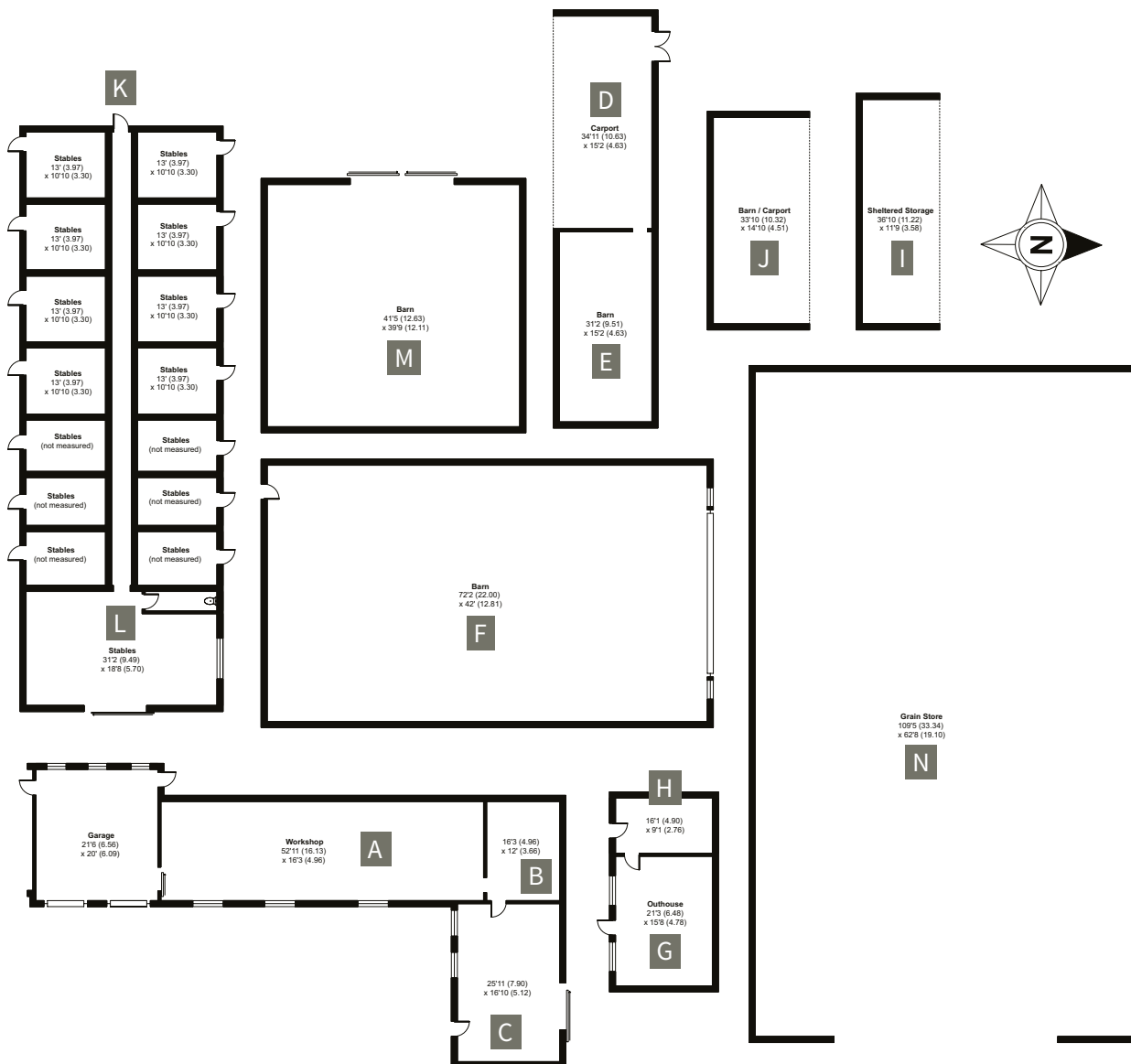


| BUILDING | DESCRIPTION                                                                                                                                                                                                                                    | SQ FT   | M2     |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|--------|
| A        | Traditional brick and timber framed building under clay tiled roof with concrete floor with one electric roller shutter door facing into courtyard measuring approximately 4.96 m x 16.13 m.                                                   | 861.11  | 80.00  |
| B        | Forge room, brick and timber framed building under clay tiled roof with concrete floor. 4.96 m x 3.66 m.                                                                                                                                       | 195.36  | 18.15  |
| C        | Workshop, brick and timber framed building under clay tile roof with concrete floor with door into farmyard and personnel door into courtyard, measuring approximately 5.12 m x 7.90 m.                                                        | 435.40  | 40.45  |
| D        | Three bay timber and brick construction open fronted car port with double timber doors into farmyard, measuring approximately 10.63 m x 4.63 m.                                                                                                | 529.80  | 49.22  |
| E        | Three bay brick and timber construction store under tile roof measuring approximately 9.51 m x 4.63 m.                                                                                                                                         | 473.94  | 44.03  |
| F        | Four bay steel portal framed grainstore/workshop with block wall to front, insulated panel door, concrete floor, personnel door to courtyard, under insulated profile sheet roof with profile cladding measuring approximately 22 m x 12.81 m. | 3033.48 | 281.82 |
| G        | Former stable building of brick construction under clay tile roof with cobbled floor, lights and electric with door into store room measuring approximately 6.48 m x 4.78 m.                                                                   | 333.36  | 30.97  |
| H        | Storeroom, brick construction with clay tile roof with cobbled floor, lights and electric and internal door into former stable block, measuring 4.90 m x 2.76 m.                                                                               | 145.53  | 13.52  |
| I        | 6 Bay open fronted former cart shed, timber frame construction under pantile roof with concrete floor measuring approximately 11.2 m x 3.58 m.                                                                                                 | 431.53  | 40.09  |

#### LOT 2 - WEST END FARM BUILDINGS & PASTURE LAND COLOURED GREEN

Comprising an extensive complex of farm and equestrian buildings J - N, including 14 stables and associated buildings with potential for alternative uses (subject to planning), benefitting from a separate gated entrance, with concrete yard and extensive pasture land and paddocks, extending to 20.08 hectares (49.62 acres).

| BUILDING | DESCRIPTION                                                                                                                                                                                                                                                                 | SQ FT    | M2     |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--------|
| J        | 4 Bay open hovel of timber frame construction under profile sheet roof with concrete floor measuring 10.32 m x 4.51 m.                                                                                                                                                      | 500.95   | 46.54  |
| K        | Stable block building comprising a brick built building under asbestos roof with timber stable doors and central internal passage way containing 14 stables (7 to each side) measuring approximately 21.80 m x 9.80.                                                        | 2,299.50 | 213.63 |
| L        | Timber frame and timber clad building under pantile roof with concrete floor used as feed room measuring approximately 9.48 m x 4.58 m.                                                                                                                                     | 467.37   | 43.42  |
| M        | Two bay steel portal framed tractor shed building under fibre cement roof with profile cladding to floor and double sliding doors to front and concrete floor, measuring 12.63 m x 12.11 m.                                                                                 | 1646.34  | 152.95 |
| N        | Seven bay steel portal framed building with 12 ft profile grain walling to sides, concrete floor under fibre cement roof with part fibre cladding, internal lights, double metal sliding doors to front including personnel door measuring approximately 33.43 m x 19.10 m. | 6872.86  | 638.51 |



### LOT 3 - FISHING LAKES COLOURED BLUE

Former gravel pits, extending to 27.71 hectares (68.47 acres) benefiting from mature screening and separate access, currently let under a fishing licence agreement.

### LOT 4 - PASTURE LAND COLOURED PURPLE

Extending to approximately 4.58 hectares (11.32 acres) of grassland currently used for equestrian grazing, and subdivided by temporary fencing, benefiting from mains water and access onto Hilton Road and West End Road.

### LOT 5 - PASTURE LAND & BUILDING COLOURED ORANGE

Extending to approximately 4.09 hectares (10.11 acres) of grassland, used for haymaking purposes, benefits from mature hedging to all sides, including an open fronted brick and timber framed building, with access onto Hilton Road.

### LOT 6 - Paddock COLOURED RED

A single grassland paddock extending to approximately 1.20 hectares (2.96 acres), benefiting from mature hedging to all sides with access onto Hilton Road over the route shown coloured brown on the attached plan.

### GENERAL REMARKS AND STIPULATIONS

#### Method of Sale

The property is offered for sale by private treaty as a whole or in up to 6 Lots.

#### Tenure

The property is being sold with vacant possession on completion with the exception of Lot 4 which is sold subject to the current licence agreement.

#### Statutory Designations

The property is within a Nitrate Vulnerable Zone (NVZ). There are some recorded archaeological features.

#### Public Rights of Way

There is one footpath running along the Southern Boundary of Lots 2 & 3.

#### Land Registry

The property is registered under Land Registry Title CB348440.

#### Access

The property and all lots are accessed from adopted public highways.

### 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.

Lots 2, 4, 5 & 6 are crossed by overhead powerlines. Lot 6 is accessed over the route shown coloured brown.

### Drainage Rates

The land is subject to Environment Agency General Drainage rate charges at the prevailing rate.

### Right of Way to be granted

Lot 1 shall be sold subject to a right of way over the access track to Lot 2 for the purpose of accessing and maintaining buildings associated with Lot 1

### Energy Performance Certificate

West End Farmhouse - E

### Council Tax

West End Farmhouse – Band F - £3,527.96

### Overage

Building F, (Lot 1) The buildings within Lot 2 and the entirety of Lots 3,4, 5 & 6 are sold subject to an overage provision for any residential use, with the provision being payable on implementation or on completion of a sale with the benefit of such consent at a rate of 30% for a period of 30 years.

### Disputes

Should any disputes arise as to the boundaries or any matters relating to these particulars, or the interpretation thereof, that matter will be referred to an arbitrator to be appointed by the selling agent.

### Plans and Areas

These are prepared as carefully as possible by referenced 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.

### Timber & Mineral Rights

The Timber and Mineral Rights are included in the sale of the property in so far as they are owned.





#### Sporting Rights

The Sporting Rights are in hand and so far as they are owned are included in the sale of the property. Fishing rights within lot 3 are let by way of a Licence.

#### Environmental Stewardship & SFI

The property is not currently subject to any Environmental Stewardship or Sustainable Farming Incentive (SFI) Agreements.

#### Town & Country Planning

The property notwithstanding any description contained within these particulars is sold subject to any development plan, tree preservation order, town and planning scheme, resolution or notice which may or may not come to be enforced and also subject to any statutory provisions or bylaws without any obligation on the part of the sellers to specify this.

#### 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 and Fittings

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

#### Early Entry

May be permitted following exchange of contracts in respect of Lots 3 - 6.

#### Boundaries

The buyer(s) shall deem to have full knowledge of all boundaries and neither the seller or the selling agents will be responsible the defining boundaries nor their ownership.

#### Postcode

PE28 9HT

#### Local Authority

Huntingdonshire District Council

#### VAT

Any Guide Price quoted or discussed are 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.

#### what3words

Lot 1 ///jeeps.convey.trumped  
 Lot 2 ///printing.conspire.shuttling  
 Lot 3 ///snapper.wriggled.portfolio  
 Lot 4 ///anthems.carver.parsnips  
 Lot 5 ///creatures.salt.starts  
 Lot 6 ///glider.items.collusion

#### Health & Safety

Given the potential hazards we would ask you that you be vigilant as possible when making your inspection.

#### Viewing

The property can be viewed strictly by appointment only with the selling agent.

#### Selling Agent

**James Bailey**

E: james.bailey@brown-co.com

T: 01480 598864

#### Kate Barlow

E: Kate.barlow@brown-co.com

T: 01480 598860

#### Data Room

An online data room is available to interested parties, please ask the selling agent for full details.

#### Services

Lot 1 - West End Farmhouse benefits from mains water, electric, Clargester and oil fired central heating. The buildings benefit from mains electric.

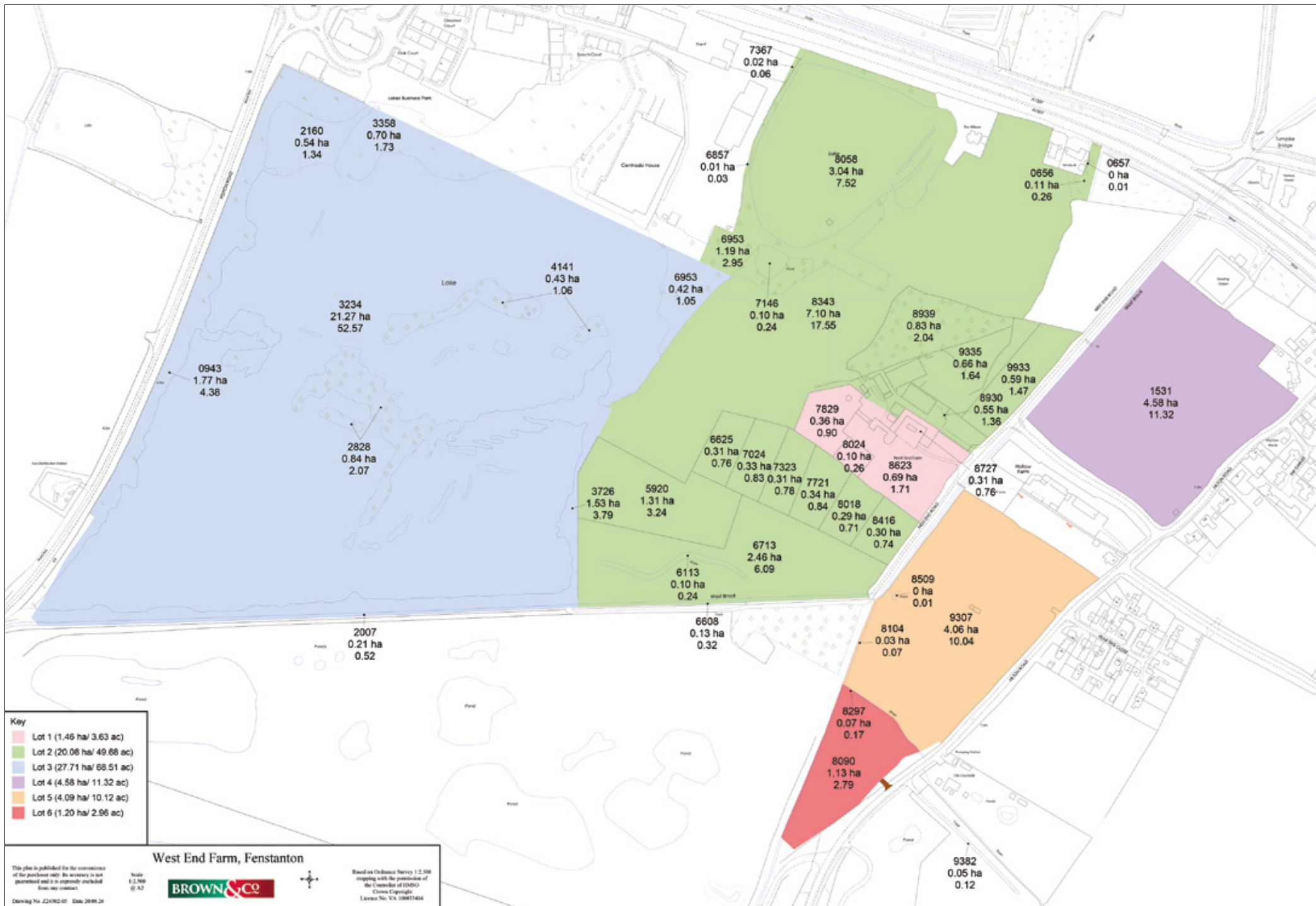
Lot 2 - Buildings benefit from mains electric and water to the stables.

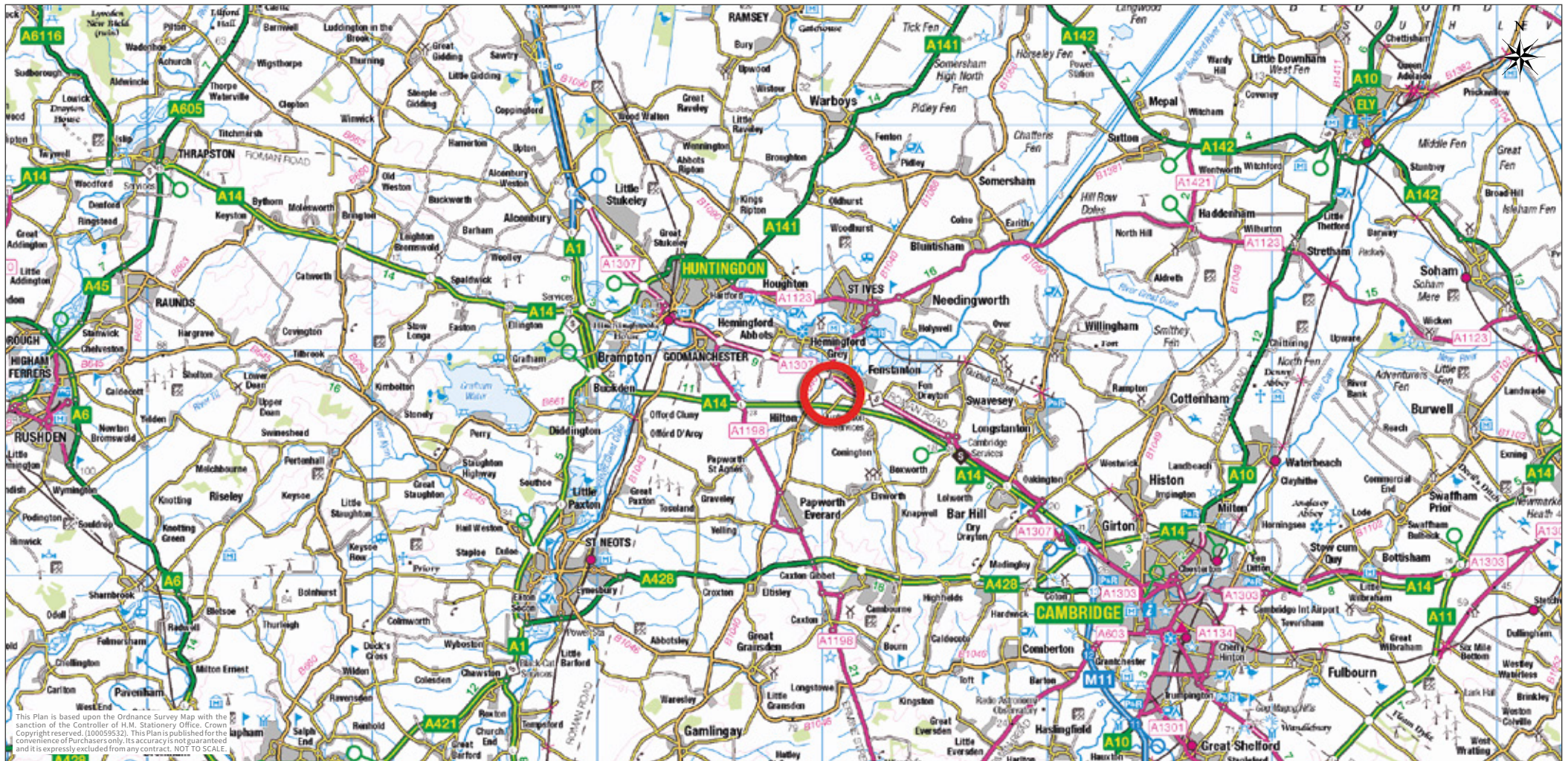
Lot 4 - Mains water.

In the event Lots 1 & 2 are sold separately, the purchaser of Lot 2 will be required to install a sub meter following completion.



| NGN              | HECTARES     | ACRES         | LOT | LAND USE       |
|------------------|--------------|---------------|-----|----------------|
| 8024             | 0.10         | 0.25          | 1   | Pastureland    |
| 7829             | 0.36         | 0.89          | 1   | Pastureland    |
| 8623             | 0.69         | 1.70          | 1   | Residential    |
| 8727             | 0.31         | 0.77          | 1   | Farm Buildings |
| <b>Sub Total</b> | <b>1.46</b>  | <b>3.61</b>   |     |                |
| 6113             | 0.10         | 0.25          | 2   | Water          |
| 7146             | 0.10         | 0.25          | 2   | Water          |
| 6625             | 0.31         | 0.77          | 2   | Pastureland    |
| 7323             | 0.31         | 0.77          | 2   | Pastureland    |
| 6713             | 2.46         | 6.08          | 2   | Pastureland    |
| 5920             | 1.31         | 3.24          | 2   | Pastureland    |
| 7024             | 0.33         | 0.81          | 2   | Pastureland    |
| 8939             | 0.83         | 2.05          | 2   | Woodland       |
| 7721             | 0.34         | 0.84          | 2   | Pastureland    |
| 8416             | 0.30         | 0.74          | 2   | Pastureland    |
| 9933             | 0.59         | 1.46          | 2   | Pastureland    |
| 8018             | 0.29         | 0.72          | 2   | Pastureland    |
| 0656             | 0.11         | 0.27          | 2   | Woodland       |
| 6857             | 0.01         | 0.02          | 2   | Pastureland    |
| 8058             | 3.04         | 7.51          | 2   | Water          |
| 7367             | 0.02         | 0.05          | 2   | Pastureland    |
| 0657             | 0.00         | 0.00          | 2   | Scrub          |
| 9335             | 0.66         | 1.63          | 2   | Pastureland    |
| 6953             | 1.19         | 2.94          | 2   | Woodland       |
| 6608             | 0.13         | 0.32          | 2   | Water          |
| 8930             | 0.55         | 1.36          | 2   | Farm Buildings |
| 8343             | 7.10         | 17.54         | 2   | Pastureland    |
| <b>Sub Total</b> | <b>20.08</b> | <b>49.62</b>  |     |                |
| 0943             | 1.77         | 4.37          | 3   | Woodland       |
| 2160             | 0.54         | 1.33          | 3   | Water          |
| 3358             | 0.70         | 1.73          | 3   | Woodland       |
| 2828             | 0.84         | 2.08          | 3   | Woodland       |
| 4141             | 0.43         | 1.06          | 3   | Woodland       |
| 3234             | 21.27        | 52.56         | 3   | Water          |
| 6342             | 0.42         | 1.04          | 3   | Woodland       |
| 2007             | 0.21         | 0.52          | 3   | Water          |
| 3726             | 1.53         | 3.78          | 3   | Pastureland    |
| <b>Sub Total</b> | <b>27.71</b> | <b>68.47</b>  |     |                |
| 1531             | 4.58         | 11.32         | 4   | Pastureland    |
| <b>Sub Total</b> | <b>4.58</b>  | <b>11.32</b>  |     |                |
| 8509             | 0.00         | 0.01          | 5   | Water          |
| 9307             | 4.06         | 10.03         | 5   | Pastureland    |
| 8104             | 0.03         | 0.07          | 5   | Water          |
| <b>Sub Total</b> | <b>4.09</b>  | <b>10.11</b>  |     |                |
| 8090             | 1.13         | 2.79          | 6   | Pastureland    |
| 8297             | 0.07         | 0.17          | 6   | Water          |
| <b>Sub Total</b> | <b>1.20</b>  | <b>2.96</b>   |     |                |
| <b>Total</b>     | <b>59.12</b> | <b>146.09</b> |     |                |





#### 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: September 2026.

**Brown&Co St Neots**

The Fairways | Wyboston Lakes | Great North Road | Wyboston | Bedfordshire | MK44 3AL

T 01480 213811

E [stneots@brown-co.com](mailto:stneots@brown-co.com)



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