



Land & Buildings at Mount Pleasant Farm, Winwick, Cambridgeshire

In all, approximately **212.16 ACRES** (85.87 hectares)

FOR SALE BY PRIVATE TREATY as a Whole or in up to Three Lots

Bletsoes
— EST. 1881 —

SITUATION

The land and buildings at Mount Pleasant Farm are situated to the south of the village of Winwick, Cambridgeshire, with road frontage onto the B660 (Old Weston Road) and Hamerton Road. Winwick is a small village with a village hall and All Saints Church. Great Gidding lies approximately 1½ miles to the north and has a convenience store, village hall, playing field and play park, together with the Fox & Hounds public house.

The property is approximately 7 miles from the popular market town of Oundle, which lies on the banks of the River Nene. Oundle offers a wide variety of places to eat and drink, as well as Oundle School, an array of independent shops and leisure facilities. The cathedral city of Peterborough is situated approximately 15 miles to the north-east of the property, and the market town of Thrapston is approximately 10 miles to the south-west.

The property is well placed for road connections, lying between the A605 to the east, which connects the A1 with the A14 and A45, and the A1(M), which provides access to London and the North. The property is approximately 7 miles from Junction 15 of the A1(M). Peterborough railway station, situated approximately 15 miles away, offers direct services to London King's Cross in under 50 minutes on the East Coast Main Line, together with direct services to Cambridge, Stansted Airport and Birmingham.

GENERAL

The property comprises a block of predominantly arable land extending to approximately 212.16 acres (85.87 hectares), together with a range of agricultural buildings. It benefits from direct frontage onto the B660 (Old Weston Road) and Hamerton Road, with additional access from Church Lane.

The property is bisected by the B660 (Old Weston Road), with approximately 74.03 acres (29.97 hectares) of arable land lying to the west, and the remaining land and agricultural buildings to the east.

The agricultural land extends to approximately 211.02 acres (85.40 hectares), with the remaining 1.14 acres (0.46 hectares) comprising the yard and buildings. The land comprises approximately 208.62 acres (84.43 hectares) of arable land and 2.40 acres (0.97 hectares) of permanent pasture, arranged in sizeable, regularly shaped field parcels. The land occupies a shallow valley, falling gradually towards a brook that runs broadly from east to west.

The land is classified as Grade 3 according to the Agricultural Land Classification maps, and the soil is identified as being loam to clayey loam and clayey loam to silty loam soils with medium to heavy texture.

The property is available for sale as a Whole, or up to three Lots. The lotting of the property is indicative and other sensible lotting options will be considered.

LOT 1 – BUILDINGS AND LAND (COLOURED RED ON PLAN)

Approximately 7.97 acres (3.22 hectares)

Lot 1 comprises a range of traditional Victorian yellow-brick buildings arranged around a courtyard, over which a large steel portal-framed building was subsequently erected, understood to date from the 1970s or 1980s. The buildings extend to approximately 14,350 sq ft in total.

The buildings are currently primarily accessed from Church Lane via a farm track and sit within approximately 1.14 acres (0.46 hectares).

Approximately 6.83 acres (2.76 hectares) of land lie to the west of the buildings and are bounded by mature hedgerows and trees. The land is currently primarily accessed from the B660 (Old Weston Road) via a gated field entrance along its western boundary.

If Lot 1 is sold separately, a right of access will be granted over Lot 1 from the field gate for the benefit of Lot 2.

LOT 2 – ARABLE AND GRASSLAND EAST OF OLD WESTON ROAD (COLOURED BLUE ON PLAN)

Approximately 130.17 acres (52.68 hectares)

In all, approximately 127.77 acres (51.71 hectares) of arable land divided into six good sized field parcels, and approximately 2.40 acres (0.97 hectares) of permanent grassland. The land is bound by a mix of mature hedgerows and trees and a brook dissects the land running from east to west. Lot 2 has extensive road frontage with numerous access points off the B660 (Old Weston Road) and Hamerton Road.

If Lot 2 is sold separately, a right of access will be granted over Lot 1 from the field gate for the benefit of Lot 2.

LOT 3 – ARABLE LAND WEST OF OLD WESTON ROAD (COLOURED GREEN ON PLAN)

Approximately 74.03 acres (29.97 hectares)

Lot 3 comprises approximately 74.03 acres (29.97 hectares) of arable land divided into two sizeable field parcels, bounded by a mix of mature hedgerows and trees. The lot benefits from extensive road frontage and access points onto Old Weston Road, which forms the north-eastern and south-eastern boundaries of the land.



GENERAL INFORMATION

Method of Sale

The property is offered for sale by Private Treaty as a Whole or in up to three Lots. The lotting of the property is indicative and other sensible lotting options will be considered.

Tenure and Possession

The yard and buildings are offered for sale with vacant possession on completion. The remainder of the property is offered for sale subject to an existing Farm Business Tenancy. A notice to quit has been served to terminate the tenancy on 28 September 2027, when vacant possession will be available. Further details are available from the Seller's Agent upon request.

Services

The buildings within Lot 1 are connected to mains water. The supply is currently shared with the neighbouring Farmhouse and Granary and will need to be separated.

The buildings are served by an overhead electricity connection, although the supply is currently disconnected. The Buyer will be responsible for arranging reinstatement of the supply if required.

Environmental Schemes

The majority of the arable land and adjoining hedgerows are currently included in a Sustainable Farming Incentive agreement. The agreement is not transferable and will expire before the Farm Business Tenancy ends.

Planning and Local Authority

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

Easements, Wayleaves, Covenants and Rights of Way

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.

A public footpath runs through the land from north to south and along the western boundary, and a public bridleway runs along the southern boundary affecting Lot 1 and 2. A further public footpath crosses over Lot 3 from east to west.

An overhead electricity line crosses part of the property within Lot 2, running broadly parallel with Hamerton Road, and across field parcel NG 5140 to Old Weston Road, which we understand is held under an annual wayleave agreement.

An underground gas pipeline crosses field parcel NG 2398 within Lot 2. It is understood that the pipeline was installed in 1997, which we assume is held under a legal easement.

An underground Anglian Water water pipe crosses through Lot 2 from the pumping station on the northern boundary and continues through field NG 7826. It then continues along the eastern boundary of field NG 2859 and diagonally across field NG 4845 within Lot 3. We understand the pipe was installed under the Notice provisions of the Water Industry Act 1991.

If Lot 1 is sold separately from Lot 2, the Buyer of Lot 1 will be required to erect a suitable fence along the boundary between the two lots.

Outgoings

The property is subject to Drainage Charges.

Restrictive Covenant

The steel portal-framed building within Lot 1 is subject to an existing restrictive covenant prohibiting its development for a period of 10 years from 30th July 2026. This only applies to the steel portal-framed building in the centre of the traditional buildings, and does not apply to the traditional buildings or the surrounding land.

There is no Overage Agreement over the property.

Sporting, Timber and Mineral Rights

We understand that the sporting, mineral and timber rights are included within the freehold interest, insofar as they are owned.

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.

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.

Nearest Postcode and What3Words

The nearest postcode for the property is PE28 5PS. The property can be found more precisely using the What3Words mapping system reference of: ///olive.cackling.corn

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.



Viewings

All viewings are strictly by appointment only through the Seller's Agent, Henry H Bletsoe and Son LLP. Please contact Bletsoes on 01832 732241 to arrange a viewing of the Property.

Health and Safety

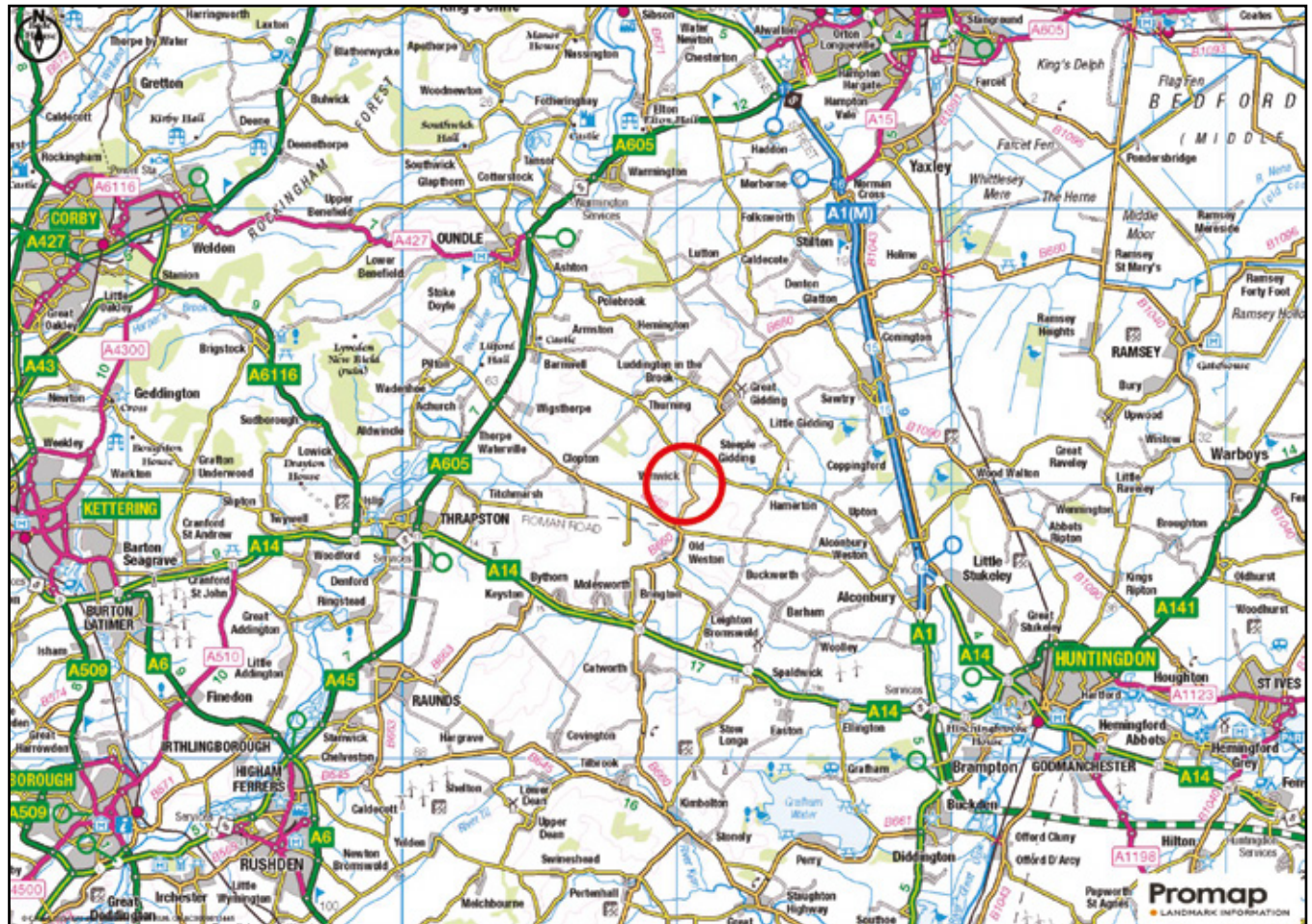
Given the potential hazards of a working farm, we ask you to be as vigilant as possible when making your inspection, for your own personal safety, particularly around farm buildings and machinery. It is asked that you observe any specific signage on the property.

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 Seller's 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 view the property.

Anti Money Laundering Regulations

Buyer(s) will be required to provide proof of identity and address to the Seller's Agent following acceptance of an offer (subject to contract) and prior to Solicitors being instructed.



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 Agents, 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 Agents to decide how the costs of such reference shall be borne. Particulars prepared and photographs taken September 2026.



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