

North Brook End, Royston, SG8 0PH

CHEFFINS

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Steeple Morden, Royston,
SG8 0PH

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£500,000



A RARE OPPORTUNITY TO ACQUIRE 12.4 ACRES (5.02 HECTARES) OF FENCED PASTURE, A MODERN GENERAL PURPOSE BUILDING WITH DEVELOPMENT POTENTIAL (SUBJECT TO PLANNING), MOBILE HOME AND CONSENT FOR AN AGRICULTURAL BUILDING.











LOCATION





Introduction
The sale of Megs Farm presents an excellent opportunity to acquire an attractive block of well fenced pasture land, complemented by a modern general purpose agricultural building, currently supporting a sheep dairy enterprise and a mobile home. Conveniently located on the border of South Cambridgeshire and East Hertfordshire, the property offers strong potential for agricultural and equestrian occupiers, as well as lifestyle buyers.

Megs Farm is located approximately 1 mile east of the village of Guilden Molden, which benefits from a primary school, public house, village hall and recreational ground. The village is in close proximity to the A505, A1(M) and A10. The property is approximately 8 miles north west of the town of Royston, 14 miles south west of the University City of Cambridge and 12 miles north east of Letchworth Garden City. Ashwell & Morden railway station is situated approximately 4 miles to the south of the property providing direct services to London St Pancras (48 mins), London Blackfriars (57 mins) and London Bridge (1 hour 3 mins). Luton Airport is situated approximately 25 miles to the south west of the property.

Method of Sale
The land is offered for sale by private treaty as a whole.

Description
Megs Farm is currently home to a successful sheep dairy enterprise, yielding an impressive annual profit. The farm comprises of 12.4 acres of ring fenced pasture land, which is down to a legume rich multi species grass and herbal ley. The holding benefits from a modern general purpose building, a mobile home and planning consent for a further agricultural building.

The parcel comprises approximately 12.4 acres of productive pasture land, including the buildings, access track and concrete hardstanding for livestock handling. The land is relatively flat in nature and it is subdivided into smaller paddock enclosures using a metal Clipex stock fencing system. Public Footpaths dissect this parcel.

Modern General Purpose Building (20m x 15m)
Steel portal framed construction beneath a pitched roof with box profile sheeting and translucent roof lights. The building has concrete grain walling with Yorkshire weatherboarding to the upper elevations. There are full height electric roller shutter doors with manual override, to each gable. Internally, there is a concrete floor and sunken pit.

There is an open sided lean-to on the eastern elevation and the western elevation contains the former plant room, former milk room and open storage area. There are two external pedestrian access doors along the western elevation.

The plant room is accessible internally from the main unit and the building benefits from mains electricity and water supply.

Externally, there is a concrete holding area to both the northern and southern aspect, providing an enclosed sheep handling area. The building benefits from CCTV system.

Mobile Home
Situated within the western parcel, the mobile home benefits from mains water, electricity and septic tank drainage. Temporary planning consent (Ref: 23/00774/FUL) was granted on 4th October 2023, with occupancy restricted to a person solely or mainly employed in agriculture or forestry. This consent expires on 1st November 2026, having been approved to support the current operations.

Agricultural Building
Planning permission (Ref: 24/00006/FUL) was granted on 10th July 2024 for a new steel portal frame agricultural building (approximately 25m x 18m), to be constructed with concrete panelling and fibre cement cladding over a pitched fibre cement roof. The approved design includes roller shutter doors on the northern and eastern elevations, with a hardstanding yard area to the north. The building has not yet been constructed.

The land is classified as Grade 2 according to the Agricultural Land Classification Map and the soil is identified as being of Wantage 2 soil type which is described as shallow well drained calcareous silty soils over argillaceous chalk. Megs Farm is currently home to a successful sheep dairy enterprise, delivering an impressive annual profit

General Remarks and Stipulations
The vendor would consider offering for sale 300 Romney Cross breeding ewes and customer milking contacts, by way of separate negotiation.

The two plastic rainwater harvesting tanks and sheep milking equipment will be excluded from the sale.

Tenure & Possession
Freehold with vacant possession on completion.

Drainage Rates
Environment Agency drainage rates are currently payable at the standard rates.

VAT
The land is not registered for VAT. However, if the sale of the property of any right attached to it is deemed a chargeable supply for the purpose of VAT, such tax shall be payable by the purchaser in addition to the sale price.

Town & Country Planning
The land is situated within South Cambridgeshire District Council and is sold subject to any development plans, tree preservation orders, town planning schedules, applications, permissions and resolutions which may be or come into force. The purchaser(s) will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the property.

It is understood that the agricultural holding offers development potential under Permitted Development rights.

Basic Payment & Grant Schemes
The land has been claimed for Basic Payment Scheme entitlements and is registered on the Rural Land Register. The seller will retain all historic delinked payments.

All of the land is subject to a 5 year Middle Tier Countryside Stewardship Agreement.

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

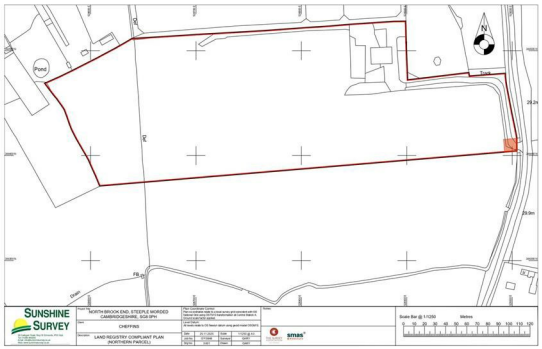
Wayleaves, Easements, Covenants & Rights of Way
The land is sold subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way whether or not disclosed.

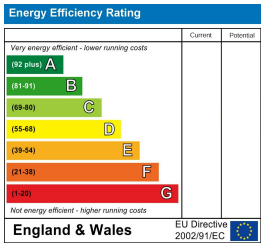
There are public footpaths on the western and eastern parcels, dissecting the holding.

Exchange & Completion
Exchange of contracts shall be within 6 weeks of the purchaser(s) solicitor receiving a draft contract. Completion will be by agreement between the parties.

Boundaries
The vendor and vendor's agents will do their best to specify the ownership of boundary hedges, fences and ditches but will not be bound to determine these. The property is available for inspection and the purchaser(s) will be deemed to have satisfied themselves as to the ownership and location of the boundaries.







£500,000

Tenure - Freehold

Council Tax Band - Exempt

Local Authority -

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.