



Midfedder Farm

Heath Road, Warboys, Cambridgeshire, PE28 2UJ

BROWN & CO



Midfedder Farm, Heath Road, Warboys, Cambridgeshire, PE28 2UJ

In all approximately 2.97 acres (1.20 hectares)

Two-bedroom farmhouse, subject to occupancy condition, with two-bedroom annex

Range of commercial buildings, including cattery, kennels and retail premises and agricultural buildings

Approximately 1.04 acre (0.42 hectare) of grass paddocks

FOR SALE BY PRIVATE TREATY

Available as a whole



INTRODUCTION

An exciting opportunity to acquire a versatile, mixed use property comprising a two-bedroom farmhouse, subject to an occupation condition, with two-bedroom annex, range of commercial and agricultural buildings, including cattery, kennels and retail premises, all set in 2.97 acres (1.20 hectares) of gardens, paddock and yard.

The property represents an excellent opportunity for someone seeking a small holding, commercial premises or a development opportunity, subject to obtaining the relevant planning consents.

The property benefits from prominent road frontage onto Heath Road via a wide, gated access.

LOCATION

Midfedder Farm is located in the county of Cambridgeshire, north east of the town of Warboys, on the southern side of Heath Road (A141). The property is situated approximately 6 miles south west of Chatteris and 9 miles north east of Huntingdon. Amenities within Warboys include two primary schools, doctors' surgery, post office and shops.

The post code for Midfedder Farm is PE28 2UJ.



MIDFEDDER FARMHOUSE

The property comprises a two-bedroom, semi-detached bungalow of brick construction, uPVC double glazed windows and tile roof. The property benefits from its own private garden, predominantly laid to lawn with a detached garage. The accommodation extends to approximately 1,159 sqft and comprises a porch, hallway, lounge with woodburning stove, kitchen with oil fired range, utility room, conservatory, two bedrooms, one with ensuite shower room, bathroom and office/bedroom 3.

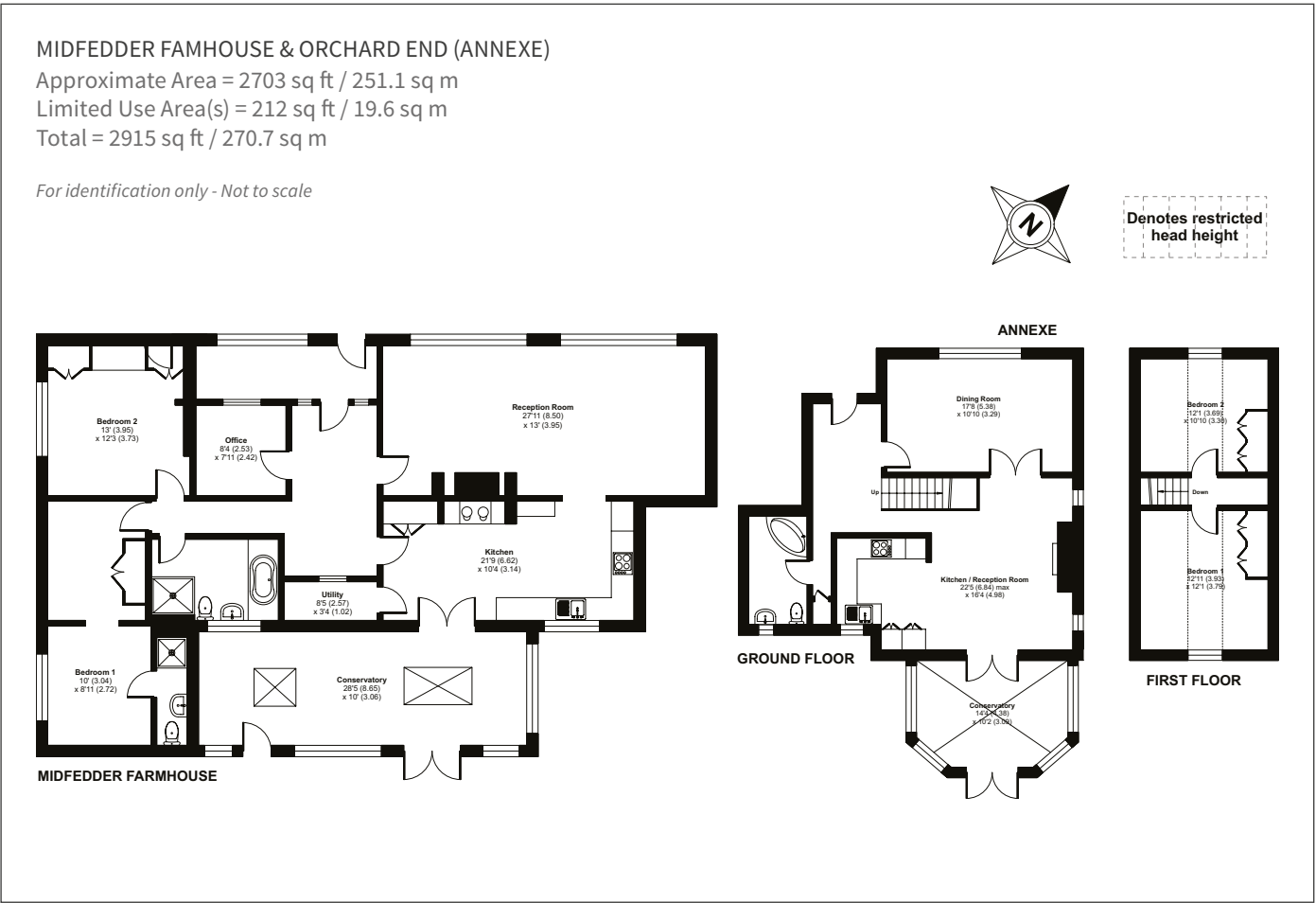
OCCUPANCY CONDITION

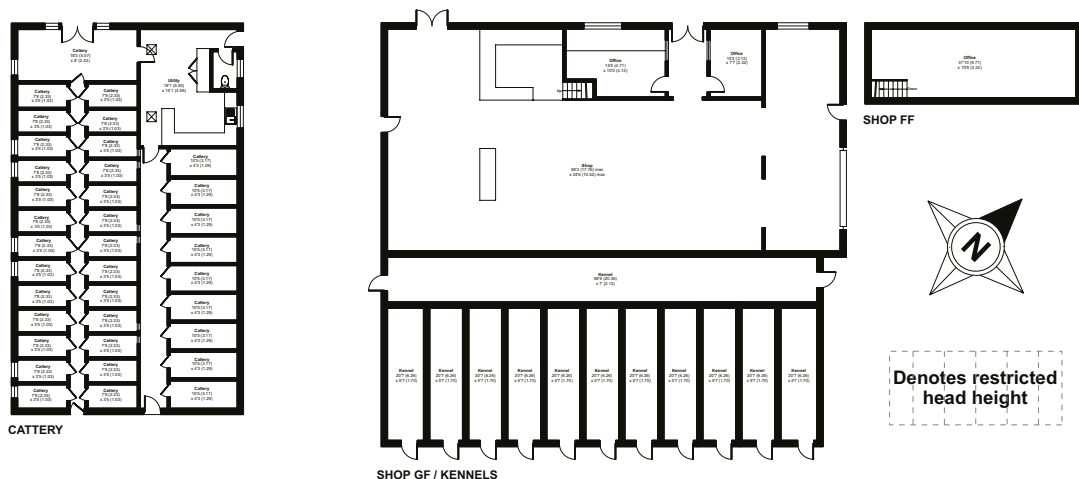
The dwelling is subject to an occupancy condition which states that “the occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry or as the owner/manager of the cattery/kennels at Midfedder Farm, or a widow or widower of such a person, and to any resident dependants.” Details of the occupancy condition are included within an application (Ref: 95/01521/FUL) to vary the property’s original agricultural occupancy condition.

ANNEX

Known as “Orchard End”, the annex was consented in 2003 (Ref: 03/02495/FUL) and comprises a two-bedroom, semi-detached, two storey dwelling of brick construction, uPVC double glazed windows and tile roof. The property benefits from its own private garden, predominantly laid to lawn with patio area and large pond. The accommodation extends to approximately 1,097 sqft and comprises hallway, dining room, kitchen/reception room, conservatory and bathroom on the ground floor with two bedrooms on the first floor.







BUILDINGS

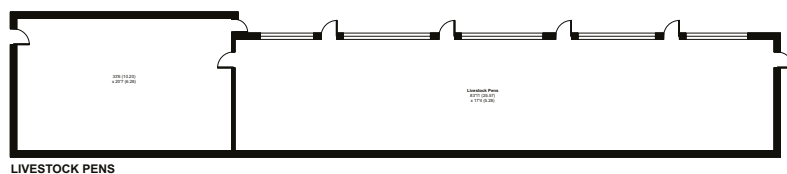
Garage = 472 sq ft / 43.8 sq m

Outbuilding = 14364 sq ft / 1334.4 sq m

Total = 14836 sq ft / 1378.2 sq m

The positions of buildings shown on this plan are indicative only and are not necessarily drawn to their precise location, orientation or scale

HAY BARN & STORAGE BUILDING



THE YARD & BUILDINGS

The yard and buildings are arranged around a predominantly hardcore yard, with the shop and cattery buildings having prominent road frontage. Further details of each building are as follows:

Workshop & Store - A 19.46m x 10.58m approx 5-bay timber pole barn with a concrete floor and timber walls. The building includes a 3-bay, steel portal framed building with concrete block walls, used as a workshop which is situated within.

Livestock Pens - A 35.77m x 5.28m approx single storey building with mono-pitch roof, concrete floor and box profile cladding. This is presently split into pens and has been used to house livestock.

Hay Barn - A 18.16m x 12.09m approx open fronted, 3-bay steel portal frame hay barn with box profile cladding roof. This building has an earth floor.

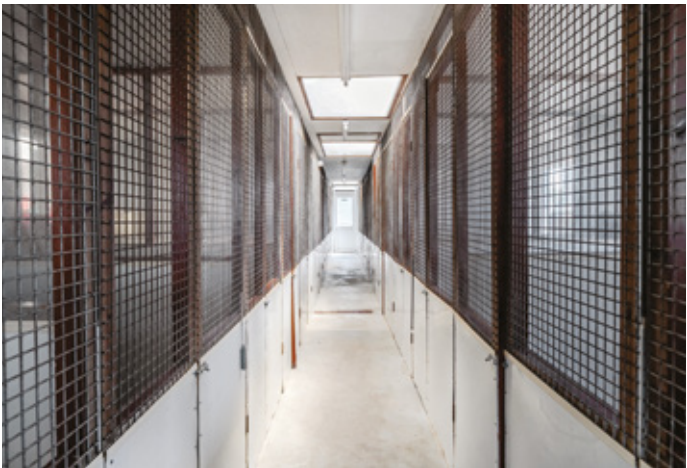
Storage Building - A 9.32m x 12.09 approx 1-bay enclosed steel portal frame building with a roller shutter door and pedestrian door. The building has a concrete floor and box profile roof and cladding. The building is attached to the Hay Barn.

Store - A 4.46m x 9.09m approx 3-bay open fronted pole barn, with a mono pitch roof, concrete block walls up to 1m and box profile cladding above.

Shop - A 10.52m x 17.76m approx double pitched building comprising a 2-bay steel portal frame shop building. There is a roller shutter door on the side elevation along with other pedestrian access doors. This includes a lean-to of the same construction. A mezzanine is present above the office area of the building.

Kennels - A 8.38m x 20.36m approx kennels building with 15 pens of timber frame construction with mono pitch roof, concrete floor and box profile cladding and roof. The building has external runs to the rear of each kennel which are of brick construction.

Cattery - A 10.16m x 15.82m approx cattery building of timber frame construction with a concrete floor and concrete block walls. There is a kitchen and storage area along with 35 pens. The building has electric thermostatic heating.







Paddock

The paddock is situated to the south west of the yard and buildings and comprises 1.04 acre (0.42 hectare) of permanent grassland, bordered by post and wire fence and hedgerows on three sides with the buildings creating the eastern boundary. The land is classified as being Grade 3 agricultural land with the soil being of the Evesham 3 series, being lime-rich loamy and clayey soils. There is a gateway from the driveway into the paddock.

GENERAL REMARKS & STIPULATIONS

Overage Clause

The property will be sold subject to an overage clause whereby the Vendor will be entitled to 25% uplift in value for any new residential development or change of use of commercial or agricultural buildings (existing and new) to residential (payment on implementation or on sale with the benefit of planning permission) to run for a period of 25 years from the date of completion.

Services

Midfedder Farmhouse benefits from mains electricity and water supplies together with oil-fired range that provides central heating and hot water.

Orchard End benefits from mains electricity and water supplies together with oil-fired central heating system.

There is mains water and mains electricity to the buildings, with the cattery building having an electric heating system and the shop having an oil fired central heating system.

The two residential dwellings share a septic tank, with a second septic tank being located in the paddock which serves the cattery building.

Method of Sale

The property is offered for sale as a whole by Private Treaty.

Tenure

The property is being sold freehold with vacant possession upon completion and subject to any rights and easements as described in these particulars.

Access

The property is accessed directly from Heath Road via double gated access.

Public Rights of Way

There are no known public rights of way crossing the property.

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.

Land Registry

The property is registered at the Land Registry under Title Number CB286556.

Drainage Rates

All of the land is subject to drainage rates payable to Warboys Somersham & Pidley Internal Drainage Board at the prevailing rate.

Energy Performance Certificate

Midfedder Farmhouse - D

Orchard End - D

Shop Building - E

Cattery Building - B



Council Tax

Midfedder Farmhour and Orchard End are both subject to the payment of Council Tax with the following bands:

Midfedder Farmhouse - Band D
Orchard End - Band B

Business Rates

Some of the buildings at Midfedder Farm are subject to Business Rates with a rateable value of £22,250, as from 1st April 2026.

Planning Consents

The principle planning consents relating to the property are:

- Change of use to Cattery – Full Planning Permission approved on 30th October 1981 (Ref: 81/01422/FUL)
- 20 boarding kennels and runs – Full Planning Permission approved 22nd October 1985 (Ref: 85/01240/FUL)
- Alterations to form reception/sales area – Full Planning Permission approved 14th July 1988 (Ref: 88/01094/FUL)

Further details of the above consents are available in the Data Room with detail of additional consents available from Huntingdonshire District Council.

Local Authority & Local Planning Authority

Huntingdonshire District Council, St Mary's St, Huntingdon PE29 3TN.

Disputes

Should any dispute arise as to the boundaries or any point arising in the General Remarks and Stipulations or Particulars of Sale, schedule, plan or interpretation of any of them. The question shall be referred an Arbitrator to be appointed by the Vendor's Agents, whose decision acting as expert shall be final.

Plans & Areas

These are prepared as carefully as possible by referencing 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.

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 & Fittings

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

Boundaries

The Purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the Vendor's Agents will be responsible the defining boundaries or their ownership.

Any red line boundary shown on the photographs are for illustrative purposes only and do not represent the actual boundary and are not to be relied upon.

VAT

Any guide price quoted or discussed is 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 proposes of VAT, such tax will be payable in addition to the purchase price.

Viewing & Health and Safety

The property can be viewed strictly by appointment only with the Vendor's Agents (Brown&Co) Telephone number: 01480 213811

People viewing the Property should be careful and vigilant whilst on the Property. Neither the Vendor nor the Vendor's Agents are responsible for the safety of those viewing the Property and accordingly those viewing the Property do so at their own risk.

Vendor's Agents

Brown&Co, The Fairways, Wyboston Lakes, Great North Road, Wyboston, Bedfordshire, MK44 3AL

Contact:

James Bailey

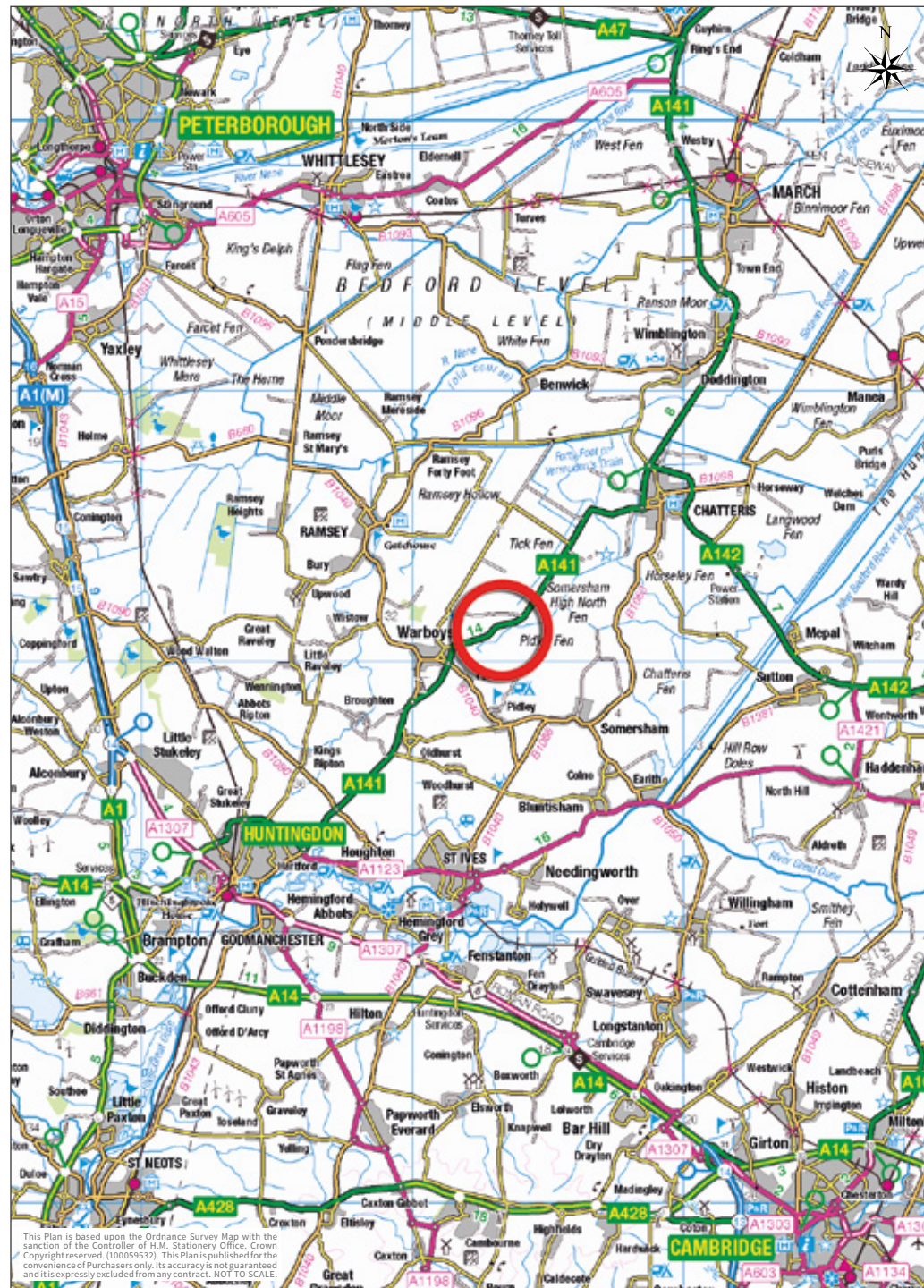
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