



Home Farm, Catworth, Cambridgeshire, PE28 0PF

FOR SALE AS A WHOLE OR IN UP TO 6 LOTS

Residential Development Opportunities and Pasture Land - In all about **144.89 ACRES** (58.63 HECTARES)

Bletsoes
— EST. 1881 —





HOME FARM

CATWORTH • CAMBRIDGESHIRE • PE28 0PF

In all about **144.89 acres** (58.63 hectares)

FOR SALE AS A WHOLE OR IN UP TO 6 LOTS

Lot 1: Home Farm Buildings with Planning Permission to Convert to Two Residential Dwellings, in all 0.73 acres

Lot 2: 53.29 acres of Pasture Land including Former Arable Land and an Agricultural Building at Home Farm

Lot 3: The Camp Buildings with Outline Planning Permission for a Single Storey Residential Dwelling, in all 0.69 acres

Lot 4: 55.70 acres of Pasture Land off Fox Road, Catworth

Lot 5: 27.34 acres of Pasture Land off Church Road, Catworth

Lot 6: 7.14 acres of Pasture Land off Church End, Catworth

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Bletsoes, Oakleigh House, High Street, Thrapston, Northamptonshire, NN14 4JJ



Situation

HOME FARM is located within the rural village of Catworth close to the Cambridgeshire/Northamptonshire border. Catworth village benefits from a number of facilities including: a village hall, a recreational ground, the Church of St Leonard, Garage/Service Station and Homefields Plant Centre. The town of Huntingdon is situated 11 miles to the east and offers a range of services, including supermarkets, a hospital and professional businesses. Peterborough is situated 17 miles north-east of Catworth, where there are also a number of more extensive services available. The historic University City of Cambridge is situated approximately 25 miles to the south-east of Home Farm and offers an extensive range of shopping and leisure facilities.

Home Farm benefits from excellent road links, being just 1.5 miles south of junction 16 of the A14, leading to the A1(M) and the M1/M6. There are direct rail services available from Huntingdon and Peterborough to London Kings Cross/St Pancras International. Primary education is available in the nearby village of Brington, at the Church of England Primary School, and there is secondary schooling in Huntingdon. Private education is available at Kimbolton School (3.5 miles) and Oundle School (9.5 miles). Home Farm is within close proximity to a number of leisure and sports facilities including Keysoe International Equestrian Centre (9 miles), Rushden Lakes Shopping Centre (10 miles), Brampton Park Golf Course (8 miles) and Grafham Water (5 miles).

General

HOME FARM, Catworth is a pasture farm with residential development and environmental opportunities, extending to approximately 144.89 acres (58.63 hectares) in total.

Planning Permission has been granted for the conversion of traditional agricultural buildings at Home Farm to two residential dwellings. Outline Planning has been granted for the erection of a single storey dwelling at The Camp. Both sets of buildings sit within large plots on the edge of the village.

The pasture land extends to a total of 143.34 acres (58.00 hectares) and comprises a mixture of historic ridge and furrow and grass leys, some of which has been ploughed in the past 14-years. In recent years, the pasture land has been grazed with livestock or mown for forage. Some of the pasture may also be suitable for the provision of eco-system services, such as Biodiversity Net Gain, Carbon Sequestration, Rewilding or Tree Planting.

Lot 1 – Home Farm

Buildings with Planning Permission to Convert to Two Residential Dwellings, in all 0.73 acres (Red on Plan)

HOME FARM buildings are accessed from Brook End. Planning Permission has been granted under Application Reference: 20/01725/FUL for the conversion of traditional agricultural buildings to two residential dwellings including demolition of modern agricultural structures. The Gross Internal Area of the combined development is 304m².

The permission was granted on 27th January 2022 and must be commenced within 3-years from the date of the permission. Community Infrastructure Levy (CIL) forms have been submitted to the Local Authority in respect of the consented development and as a consequence they have confirmed a Nil rate liability on the basis that the

consented development is creating less floorspace than there is at present, in the form of the existing agricultural buildings. The Purchaser of Lot 1 will be obligated to pay CIL should any liability become due in the future. A copy of the Planning Permission, Floor Plans, Elevation Drawings, CIL Liability Notice and Discharge Letter are available from the Selling Agent within the Information Pack, or alternatively can be download from Huntingdonshire District Council's Website.

The permission has been granted for two single- storey dwellings, both to offer three bedrooms. The dwellings will be accessed from the existing farmyard access on a shared basis, with adequate provision made for car parking within the planning permission boundary.

The two traditional brick buildings sit amongst the farmyard in a U-shaped courtyard, amongst other more modern agricultural buildings. The planning permission requires the demolition of certain structures including the covered yard.

The permission allows for two new structures to be erected in the form of open fronted garages to serve both Plots as well as a garden room link between two buildings to form a continuous area of accommodation for Plot 1. The design has been carefully thought out to deliver modern living accommodation within a traditional rural setting.

Lot 1 benefits from both mains electricity and water and it is assumed that the Plots could be connected to mains sewerage, which we understand is located in the adjoining public highway.

If Lot 1 is sold separately from Lot 2, the Purchaser of Lot 1 will be obligated to erect a suitable boundary fence with a field gate to form the southern boundary of Lot 1 between points A & B. Furthermore, if Lot 1 is sold separately from Lot 2, a right of way will be granted to Lot 2 over the driveway to give vehicular access to and from the public highway.

Lot 2 - 53.29 acres of Pasture Land including Former Arable Land and an Agricultural Building at Home Farm (Blue on Plan)

In all, approximately 53.29 acres (21.57 hectares), comprising 52.52 acres of agricultural land and 0.77 acres of woodland together with a timber framed former lambing building with a Gross External Area of 685m².

The agricultural land is grassland. In recent years, it has been mown for forage or grazed with livestock. According to the 2007 Single Payment Scheme Application, approximately 34.45 acres (13.94 hectares) was coded as OT1 – Arable Land. The land has mature hedgerows and trees making up the majority of the boundaries.

The agricultural land is classified as a combination of Grade 2 & 3 according to the Agricultural Land Classification of England and Wales and the soil is of the Evesham 3 Soil Association according to the Soil Survey of England and Wales, which is characterised by permeable calcareous clayey soils. If Lot 2 is sold separately from Lot 1, a right of way will be granted over the driveway to give Lot 2 vehicular access to and from the public highway. Lot 2 benefits from mains water and the building is connected to mains electricity.

Lot 3 - The Camp Buildings with Outline Planning Permission for a Single-Storey Residential Dwelling, in all 0.69 acres (Green on Plan)

The buildings known as The Camp are accessed from Fox Road, opposite the former Racehorse Public House. Outline Planning Permission has been granted under Application Reference: 20/01724/OUT for the demolition of the two existing buildings, to be replaced with a single-storey dwelling.

The permission was granted on 1st November 2021 and a Reserved Matters application must be submitted within



three-years from the date of the permission. A copy of the Planning Permission, Floor Plans and Elevation Drawings are available from the Selling Agent within the Information Pack, or alternatively can be download from Huntingdonshire District Council's Website.

The permission has established that the principle of a single-storey residential dwelling on this site is acceptable to the Local Planning Authority. The purchaser will be required to seek approval of the details of the access; appearance; landscaping; layout; and scale from the Local Planning Authority in writing before any development is commenced. This offers an opportunity for the purchaser to

influence the development. In addition to the consented area, which provides adequate outdoor space, Lot 3 also includes an area of pasture, which could be used as a paddock.

Lot 3 benefits from both mains water and electricity. We understand the buildings were originally erected and used as part of a Prisoner of War Camp and as a consequence it is believed that the buildings are connected to foul drainage. If Lot 3 is sold separately from Lot 4, the Purchaser of Lot 3 will be obligated to erect a suitable fence to form the boundary between Lots 3 & 4. between points C, D, E, F, G

Lot 1 – Home Farm – Existing Buildings

Approx. Gross Internal Area:

Stables: 1,649 sq ft / 153 sq m

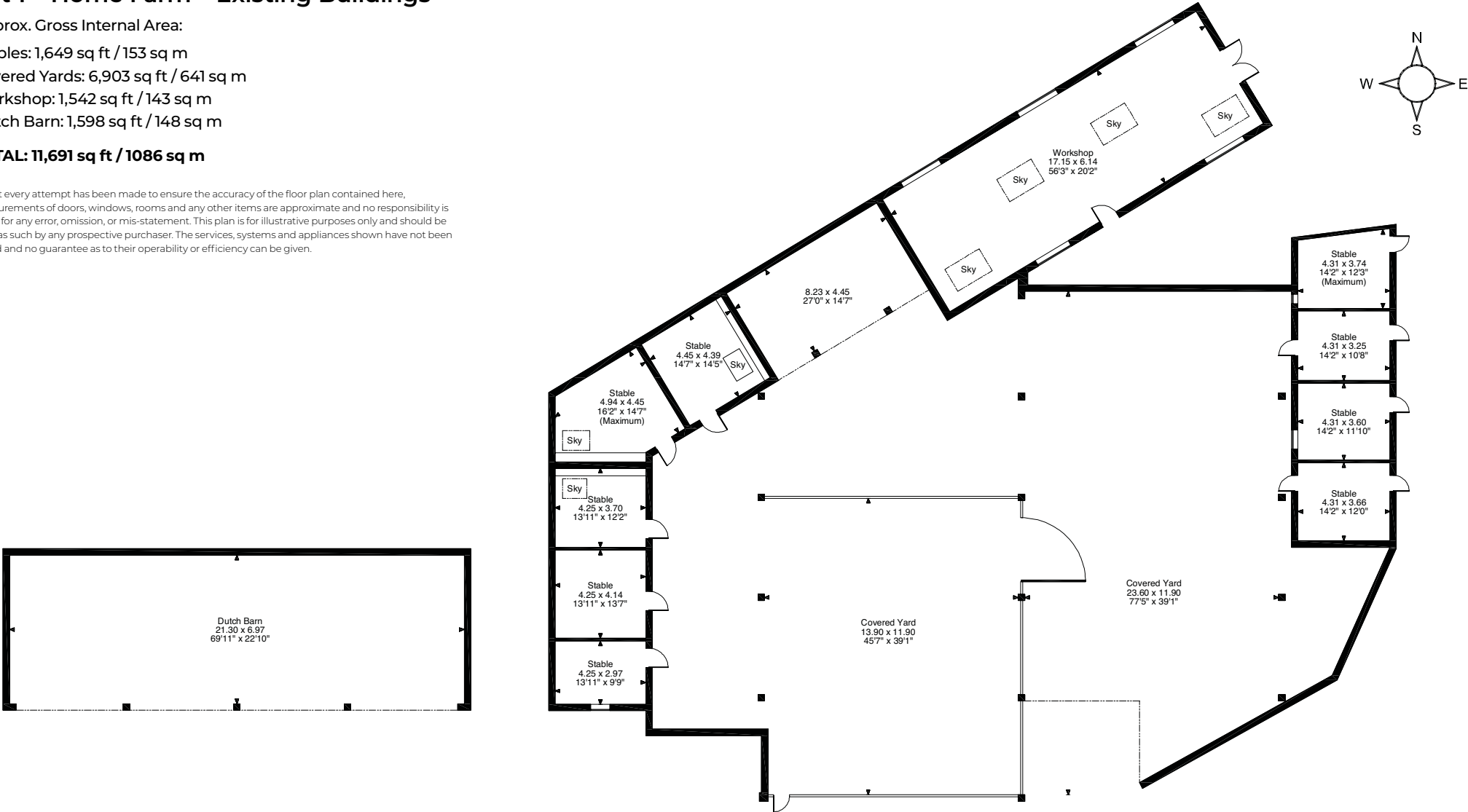
Covered Yards: 6,903 sq ft / 641 sq m

Workshop: 1,542 sq ft / 143 sq m

Dutch Barn: 1,598 sq ft / 148 sq m

TOTAL: 11,691 sq ft / 1086 sq m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Important Notice - Henry H. Bletsoe & 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 Purchasers and do not constitute part of an offer or Contract. Prospective Purchaserought 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 Purchasershould 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 & 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 Purchaserinspecting properties that have been sold, let or withdrawn. 5. The property is open to inspection. The Purchaser 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 Purchaserupon 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 Agents, Henry H. Bletsoe & Son LLP whose decision shall be final and binding on all parties to their dispute and in every such referral the Agents to decide how the costs of such reference shall be borne

Lot 4: 55.70 acres of Pasture Land off Fox Road, Catworth (Pink on Plan)

In all, approximately 55.70 acres (22.54 hectares) of undulating permanent pasture with large areas of ridge and furrow, divided into two parcels, located either side of Fox Road, which connects Catworth village to the A14. Access to the eastern parcel, can be gained from Fox Road; and access to the western parcel, can be gained from Fox Road and Brook End.

In recent years, the eastern parcel has either been mown for forage or grazed with livestock; and the western parcel has been grazed with livestock. The land has mature hedgerows and trees making up the majority of the boundaries. Due to the extensive system of farming that has been adopted in recent years, the mature boundaries and the presence of ridge and furrow, the land may be suitable for the provision of eco-system services, such as Biodiversity Net Gain, Carbon Sequestration, Rewilding or Tree Planting. The land is classified as Grade 3 according to the Agricultural Land Classification of England and Wales and the soil is of the Evesham 3 Soil Association according to the Soil Survey of England and Wales, which is characterised by permeable calcareous clayey soils.

Lot 4 benefits from mains water and a self-filling water drinking trough.

Lot 5: 27.34 acres of Pasture Land off Church Road, Catworth (Purple on Plan)

In all, approximately 27.34 acres (11.06 hectares) of undulating permanent pasture with large areas of ridge and furrow adjoining Catworth village. Lot 3 has access points on Church Road, as well as an access off Station Road via a private right of access over neighbouring land, which is shown with a brown line on the Plan.



In recent years, the land has been grazed with livestock. The land is split into two field parcels, with mature hedgerows and trees making up the majority of the boundaries. Due to the extensive system of farming that has been adopted in recent years, the mature boundaries and the presence of ridge and furrow, the land may be suitable for the provision of eco-system services, such as Biodiversity Net Gain, Carbon Sequestration, Rewilding or Tree Planting. The land is classified as Grade 3 according to the Agricultural Land Classification of England and Wales and the soil is of the Evesham 3 Soil Association according to the Soil Survey of England and Wales, which is characterised by permeable calcareous clayey soils. Lot 5 benefits from mains water and a self-filling drinking trough.

Lot 6: 7.14 acres of Pasture Land off Church End, Catworth (Orange on Plan)

In all, approximately 7.14 acres (2.89 hectares) of undulating pasture. Lot 6 lies to the south of Church

End (Catworth) in a secluded position and is accessed from the public highway.

The agricultural land is currently sown with grass. In recent years, it has been mown for forage. The land has mature hedgerows and trees making up the majority of the boundaries. Due to size and location of Lot 6, it offers prospects for equestrian or amenity uses, subject to planning permission, in addition to its existing agricultural use.

The land is classified as Grade 3 according to the Agricultural Land Classification of England and Wales and the soil is of the Evesham 3 Soil Association according to the Soil Survey of England and Wales, which is characterised by permeable calcareous clayey soils.

Lot 6 benefits from mains water and a self-filling drinking trough.

General Information

Method of Sale

The property is offered for sale by Private Treaty as a whole or in up to 6 Lots. The Seller will consider sales of land not strictly in accordance with the Lotting.

Tenure & Possession

The property is offered freehold. There is a short-term Farm Business Tenancy in respect of the land only, which terminates on 30th June 2022, and vacant possession will be available after this date.

Services

If Lot 1 and 2 are sold separately, the Purchaser of Lot 1 shall be responsible for meeting the cost of any separation of the water and electricity supplies to the agricultural building included in Lot 2 and provision for the necessary rights of way will be made with the sale contract(s) and transfer(s).

If Lot 3 and 4 are sold separately, the Purchaser of Lot 3 shall be responsible for meeting the cost of the water supply and provision for the necessary rights of way will be made within the sale contract(s) and transfer(s).

Basic Payment Scheme

The farmland is registered on the Land Parcel Identification System for the Basic Payment Scheme (BPS). The Farm Business Tenant will retain the BPS for the 2022 scheme year and earlier years and the Purchaser will be obligated to comply with the scheme requirements for the remainder of the scheme year. The BPS Entitlements are included in the sale.

Environmental Stewardship

The property is currently not subject to any Environmental Stewardship agreements

Sporting, Timber and Mineral Rights

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

Outgoings

Drainage Rates in respect of the farmland are payable to the Environment Agency. The 2022/23 rates are 214.60 pence per hectare.

Local Authority

Home Farm, Catworth is within both a County and District Council. These being Cambridgeshire County Council and Huntingdonshire District Council.

Easements, Wayleaves, Covenants and Rights of Way

We understand that the property is crossed by a number of public footpaths. There are a number of underground pipes and tanks servicing the Anglian Water sewage treatment plant adjoining, Lot(s) 3 & 4. Anglian Water have a right of access across part of the land included within Lot 4. In addition, there are two pylons, overhead wires, and a number of overhead electricity and telephone wires on timber poles, which we understand are all held under annual wayleave agreements. Further information is available from the Selling Agent.

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.

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 Purchaser in addition to the purchase price.

Boundaries

The Purchaser will be deemed to have inspected the property and satisfied himself as to the ownership of any boundary, hedge, tree or ditch.

Overage

In respect of the sale of Lots 2, 4, 5 and 6, the Beneficiaries will retain 30% of any uplift in value if planning permission is obtained for a change of use from agricultural, horticultural or equestrian purposes during the first 30 years after completion of the sale. The overage payment will be triggered upon the disposal of land with the benefit of planning permission or implementation of a planning permission.

Prospective Purchaser(s) may wish to offer in the alternative, both with and without the overage provision.

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.

Information Pack

An Information Pack containing further details is available from the Selling Agent.

Viewings

All viewings are strictly by appointment only through the Selling Agent, Bletsoes.

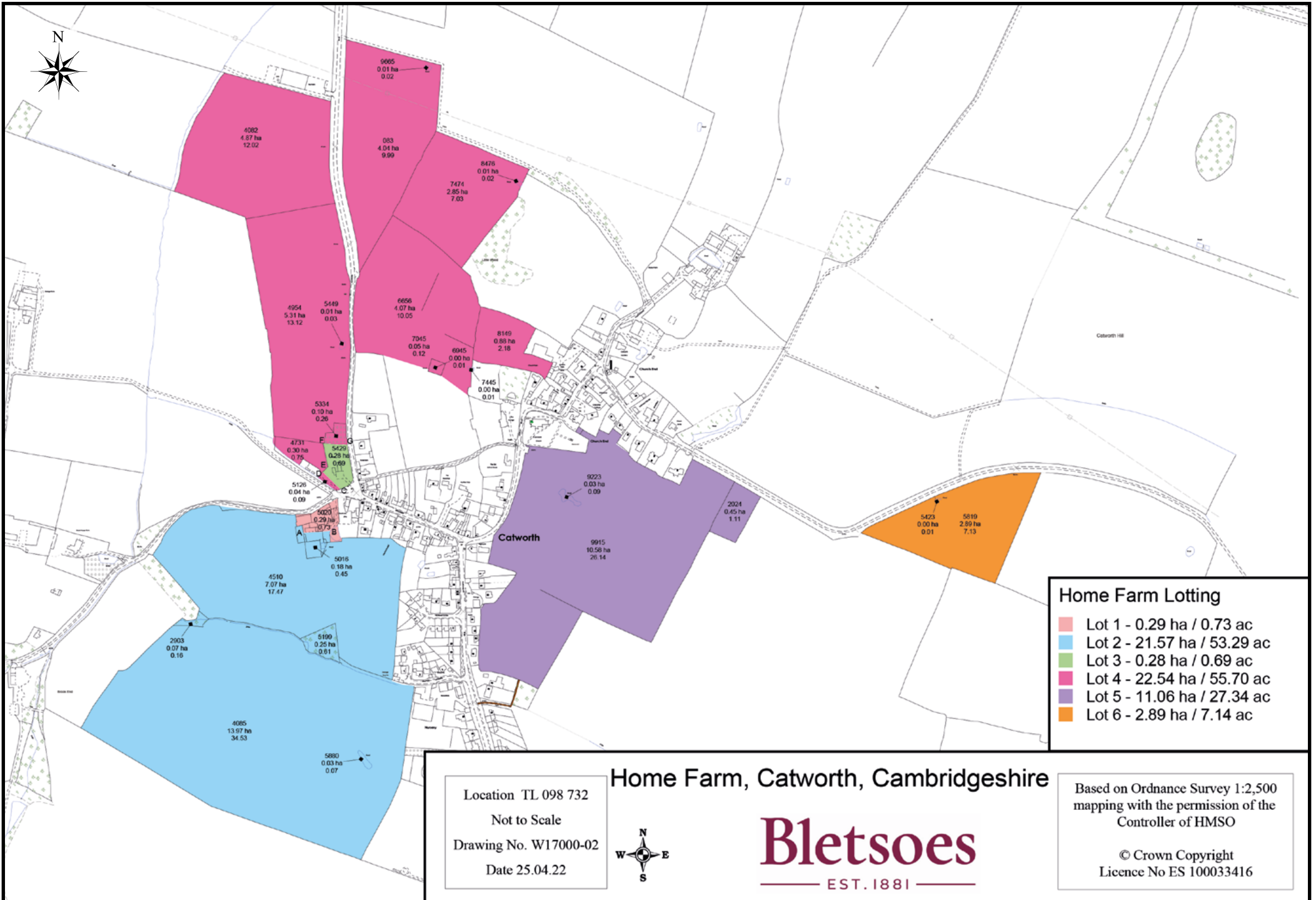
Health & Safety

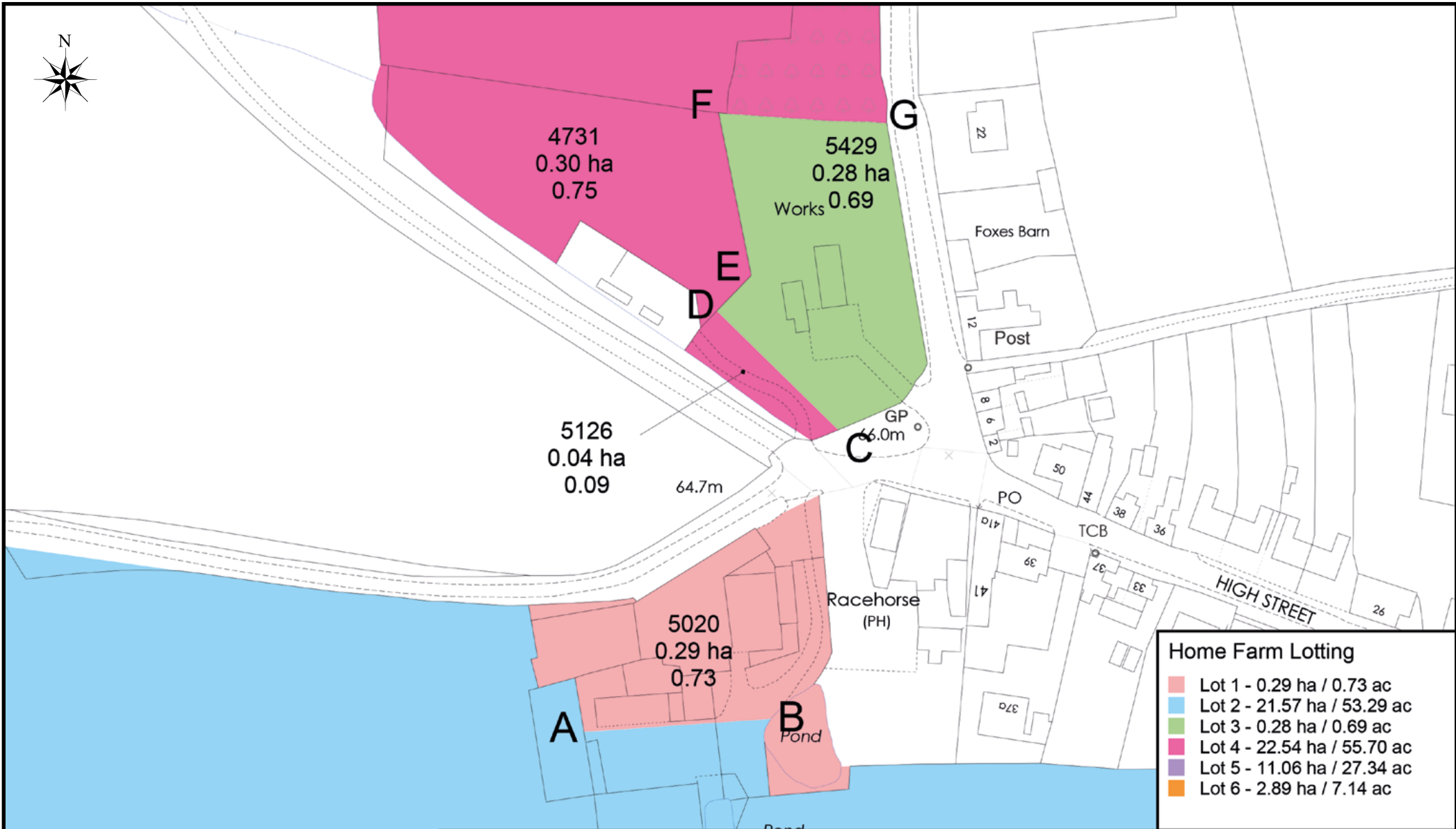
Given the potential hazards of a working farm, we ask you to be as vigilant as possible when making your inspection, for your own personal safety, particularly around the farm buildings and livestock. It is asked that you observe any specific signage around the farmyard.

Measurements & 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 Bletsoes who will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property. Particulars prepared and photographs taken April 2022.







Home Farm Lotting	
■	Lot 1 - 0.29 ha / 0.73 ac
■	Lot 2 - 21.57 ha / 53.29 ac
■	Lot 3 - 0.28 ha / 0.69 ac
■	Lot 4 - 22.54 ha / 55.70 ac
■	Lot 5 - 11.06 ha / 27.34 ac
■	Lot 6 - 2.89 ha / 7.14 ac

Location TL 098 732
 Not to Scale
 Drawing No. W17000-03
 Date 25.04.22

Home Farm, Catworth, Cambridgeshire

Bletsoes

EST. 1881

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In all about **144.89 acres** (58.63 hectares)
FOR SALE AS A WHOLE OR IN UP TO 6 LOTS

Within Easy Reach



Cambridge: **25 miles**
Rushden Lakes: **10 miles**
Peterborough: **17 miles**
Huntingdon: **11 miles**



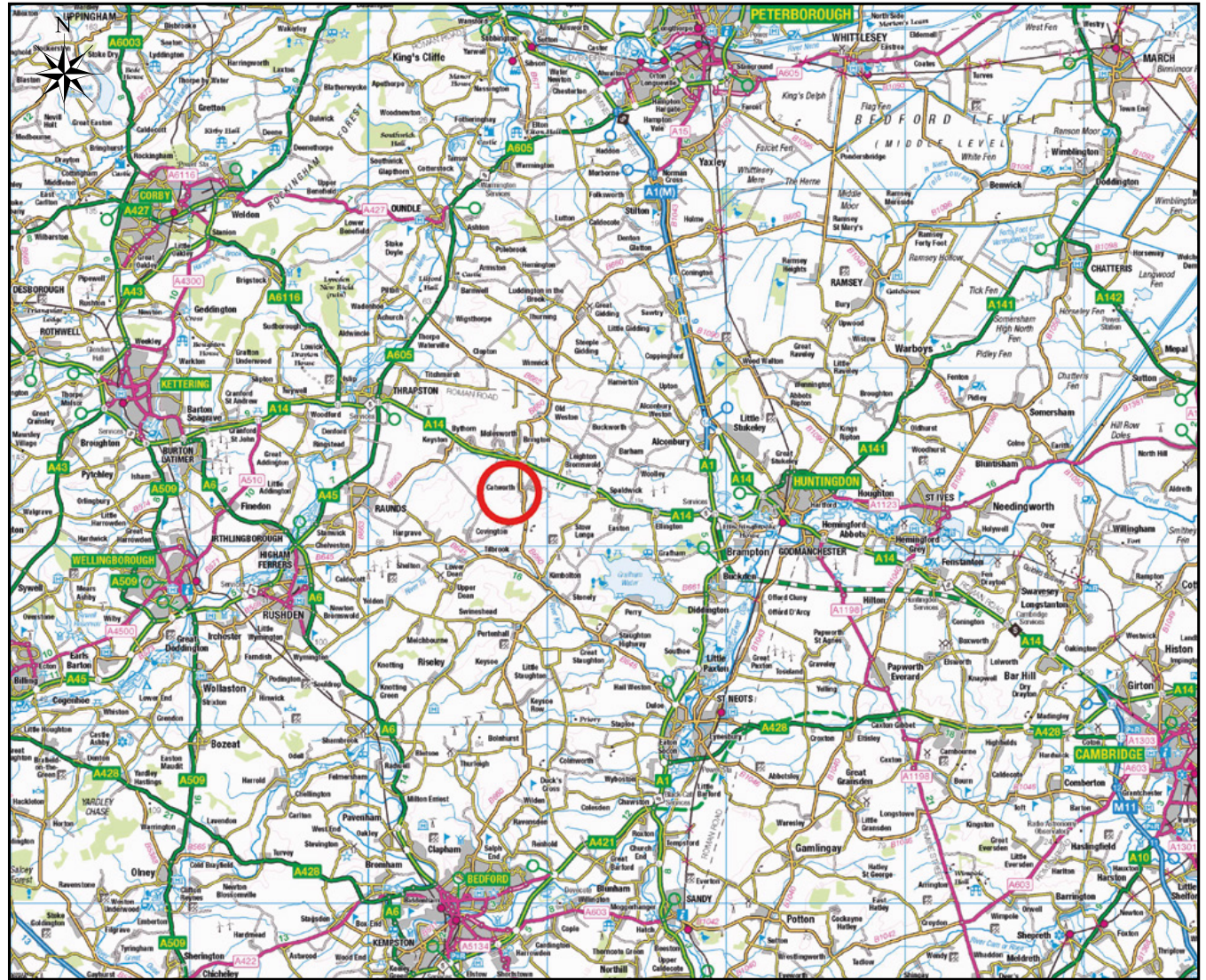
Train Times to Kings Cross
Peterborough: **50 mins**
Huntingdon: **50 mins**



Stansted: **54 miles**
Luton: **43 miles**
Cambridge: **30 miles**



Huntingdon: **9 miles**
Newmarket: **40 miles**



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Declaration of Personal Interest - Section 21 of the Estate Agents Act 1979 requires an Estate Agent to disclose a personal interest. The Property is currently vested with the Executor of the late Mrs K M Pashler for the benefit of the ultimate beneficiaries. Christopher Bletsoe, FAAV is the sole Executor and a Partner & Member of Bletsoes.

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