

HALL FARM



BURY, RAMSEY, CAMBRIDGESHIRE

HALL FARM

BURY, RAMSEY, CAMBRIDGESHIRE, PE26 2NU

*Ramsey 1 mile • Huntingdon 10 miles • Peterborough 13 miles • Cambridge 27 miles
(all distances are approximate)*

A QUALITY COMMERCIAL FENLAND FARM

Grade II Listed six bedroom house

Two let flats

High yielding commercial arable farmland

1,700 tonnes of grain storage

IN ALL, ABOUT 314.93 ACRES (127.44 HECTARES)

Freehold for sale by private treaty

*These particulars are intended only as a guide and must not be relied upon as a statement of fact.
Your attention is drawn to the important notice on the last page of the text.*

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HISTORY

Hall Farm has been owned by the Vendor's family since 1974. During the course of their ownership they have, through subsequent acquisitions, increased the farmed area, invested in drainage and improving the land and equipped the farm with modern buildings.

SITUATION

Hall Farm occupies a prominent position within the village of Bury to the south of Ramsey in Cambridgeshire.

Approximately 1 mile to the north is Ramsey, a popular market town with historical relevance due to the Benedictine Abbey from which the town emerged. Ramsey is conveniently located for the centres of Huntingdon, Peterborough, and Cambridge. The A1(M) lies 10 miles to the west providing wider access to London and the north.

Main line trains can be found at Huntingdon with a journey time to King's Cross of 1 hour. Stansted airport lies 50 miles to the south.

HALL FARMHOUSE

Hall Farmhouse is a Victorian house extending to over 3,800 sqft and thought to date from around 1860. Built using gault brick under a slate roof, the house is accessed from the Warboys Road through a pair of wrought iron gates which lead onto a gravel driveway in front of the house.

The front door leads into a hallway with the dining room to the left and the drawing room to the right, both of which feature large windows, fitted cupboards and open fireplaces. The hallway then leads onto the kitchen and beyond, the sitting room again with an open fireplace, fitted cupboards and French doors out to the garden. Accessed from the sitting room is a study. There is a shower and wc next to the back door. There is a cellar under the stairs. The back door provides access to a secondary parking area and beyond, the farm buildings.

Heading up from the wide staircase are 4 double bedrooms, 2 single rooms, a family bathroom and another which could be suitable as an ensuite (subject to Listed Building Consent).

To the south of the house is the garden with flower beds and fruit trees looking over the farmland whilst, to the north, is a fenced orchard.

HALL FARM Bury, Ramsey, Cambridgeshire







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HALL FARM FLATS

Adjoining the eastern elevation of Hall Farmhouse are a series of cart lodges two of which have been converted into 2 flats. Both flats are let on Assured Shorthold Tenancies and comprise a kitchen, sitting room, bathroom and bedroom.

7

HALL FARM

The land is accessed from the Warboys Road past Hall Farmhouse to your right and the farm buildings to your left. The fields are all a size conducive to modern farming methods and are accessed directly from a central track, part of which is laid with crushed stone.

The western portion of the land closest to the farm buildings is classified as Grade 3, the central portion Grade 2 and the easternmost fields Grade 1. The soils towards the west of the farm are clay based whilst the further east you go the higher the content of peat. Wheat in recent years has averaged 9-10 t/ha, oilseed rape 4 t/ha and sugar beet 75 t/ha. Land is rented seasonally for growing potatoes and onions.

Field	Croppable Ha	Croppable Ac	2021	2020	2019	2018
Golf Course	9.6	23.72	WW2	WW1	WOSR	WW2
Council House	6.77	16.73	WW2	WW1	WOSR	WW1
East & West Fen	18.7	46.21	WW2	WW1	BEET	WW2
Holly Tree	14.62	36.13	WW1	BEET	WW2	WW1
Machinery Field	1.33	3.29	WW2	WW1	WOSR	WW2
Kennels	11.53	28.49	WW2	WW1	WOSR	WW2
Hardings	11.1	27.43	BEET	WW2	WW1	SBNS
Cromwells	11.01	27.21	WOSR	WW2	WW1	BEET
Duck Pits	9.1	22.49	WOSR	WW2	WW1	BEET
Besters	7.3	18.04	BEET	WW2	WW1	POTS
Coles	4.08	10.08	BEET	WW2	WW1	POTS
Manchetts	12.7	31.38	WW1	ONS	WW2	WW1
	118.46	292.71				

BUILDINGS

Located below Hall Farmhouse are the farm buildings which comprise 4 adjoining steel framed stores all with grain walling and sliding doors leading onto a concrete apron. The first building has a solid floor and is part insulated. The second, third and fourth buildings all have drying floors served by electric fans, found in the housings to the front of the buildings. A gas tank (rented) enables the use of portable burners if required. Together the buildings have a total capacity of 1,700 tonnes.

The farmland has been occupied under a Contract Farming Agreement since 2011. This agreement has worked well, and the contractor would welcome the agreement continuing with the new owner(s), should the opportunity arise.

HALL FARM

MAIN HOUSE GROSS INTERNAL AREA = 3845 SQ FT / 357 SQ M

GARAGES GROSS INTERNAL AREA = 539 SQ FT / 50 SQ M

STABLES GROSS INTERNAL AREA = 317 SQ FT / 29 SQ M

FLAT 1 & 2 GROSS INTERNAL AREA = 1332 SQ FT / 124 SQ M

TOTAL GROSS INTERNAL AREA = 6033 SQ FT / 560 SQ M

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

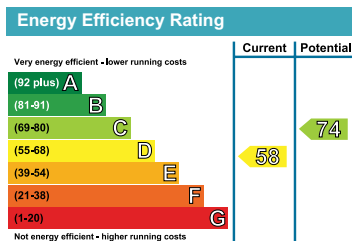
The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

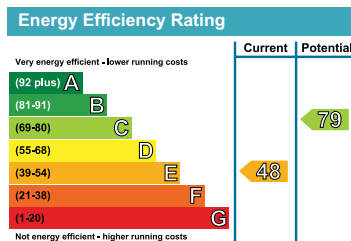
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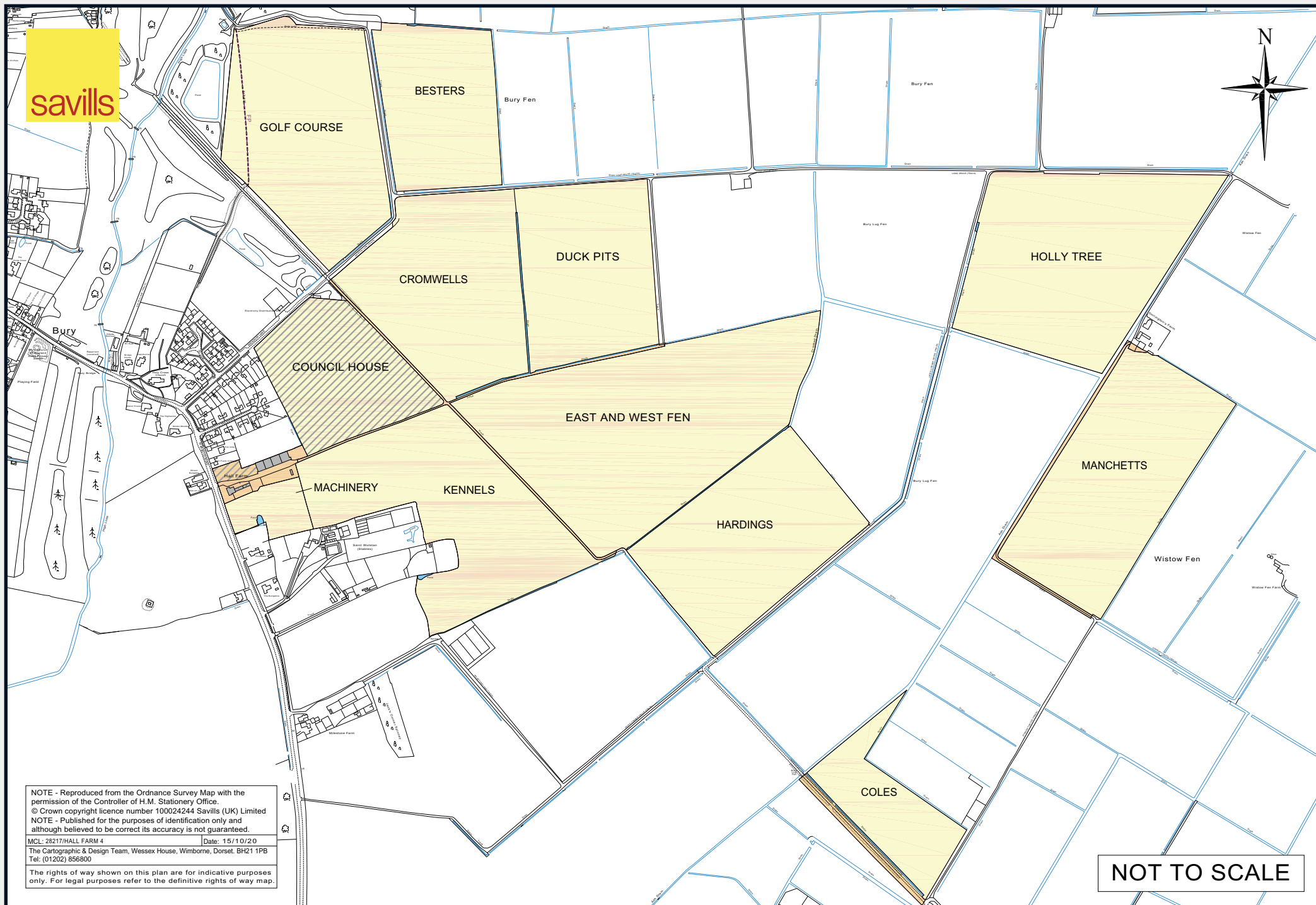
Ground Floor



Top Floor



savills



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NOTE - Published for the purposes of identification only and although believed to be correct its accuracy is not guaranteed.
MCL: 28217/HALL FARM 4 Date: 15/10/20
The Cartographic & Design Team, Wessex House, Wimborne, Dorset, BH21 1PB
Tel: (01202) 856800
The rights of way shown on this plan are for indicative purposes only. For legal purposes refer to the definitive rights of way map.

NOT TO SCALE

GENERAL REMARKS AND STIPULATIONS

Method of Sale

The freehold of the property is offered for sale by private treaty as a whole. Prospective purchasers are required to register their interest in any part of the property with the selling agents.

Tenure & Possession

The property is offered for sale freehold subject to the occupations described above and holdover as set out below.

Anti-Money Laundering

In accordance with the Money Laundering Regulations 2017, once an offer has been accepted, the Purchaser(s) will be required to provide proof of identity and address prior to the instruction of solicitors.

COVID-19

The wellbeing and safety of our client, interested parties and our staff is of utmost importance to us. When undertaking viewings, we'll be following the latest Government guidelines for agents regarding the Covid-19 situation.

Holdover

The Vendor reserves the right of holdover to store crops in the buildings and to load out of store until 30 April 2021.

Exchange of contracts and completion

Contracts are to be exchanged within 14 days of the issue of draft contracts by the Vendor's solicitor. A 10% deposit will be payable on exchange of contracts. Completion will be by agreement.

Ingoing Valuation

In addition to the purchase price for the property the Purchaser(s) will take over and pay for on completion the value of the growing crops. This will be assessed as follows:

1. All cultivations to be charged at CAAV rates or invoice cost as applicable.

2. All seeds, sprays and fertilisers applied to the crop at invoice cost.

3. Enhancement will be charged from 1st October in respect of the established crops at the rate of £15 per acre per month.

4. Drainage rates will be apportioned.

Basic Payment Scheme

The Entitlements to the Basic Payment Scheme are included in the sale. The Vendor has submitted a claim for the current scheme year and will retain the payment for this year. The Vendor will make reasonable endeavours to transfer 127.00 Entitlements at a value of £130+VAT to the Purchaser(s) after the completion of the sale.

Environmental Scheme

The land is included in the Countryside Stewardship Scheme which will be transferred to the Purchaser(s) on completion.

Sporting, Minerals and Timber Rights

The rights of sporting, minerals and timber, in so far as they are owned, will be included in the sale.

Services

The house and the flats are connected to mains electricity, water and sewerage. The Farmhouse is heated by oil and the flats by electric storage heaters.

Drainage and Irrigation

Drainage rates are payable to the Ramsey First (Hollow) Internal Drainage Board and to the Middle Level Commissioners.

Planning and Overage

The property is offered for sale subject to any current or past development plans, tree preservation orders, town planning schedule, applications, permissions and resolutions which may or may not come into force.

1. Hall Farmhouse is Grade II Listed.

2. The sale of the farm will be subject to an overage whereby if planning permission is granted for development for any non-agricultural use within the next 40 years on any land as shown hatched black on the sale plan, 50% of the net increase in value will be payable to the Vendor. The costs of obtaining the planning permission will be deductible from the market value and the overage will be triggered either through implementation of the planning permission or on the sale of an interest in the property, whichever is sooner.

Boundaries, Plans, Areas, Schedules and Disputes

The boundaries are based on the Ordnance Survey and are for reference only. The Purchaser(s) will be deemed to have full knowledge of the boundaries and any error or mistake shall not annul the sale or entitle any party to compensation thereof.

Should any dispute arise as to the boundaries or any points arise on the general remarks and stipulations, particulars, schedules, plan or the interpretation of any of them, such questions shall be referred to the selling agents whose decisions acting as an expert shall be final.

Easements, Covenants, Rights of Way and Restrictions

The property is sold subject to, or with the benefit of, all existing wayleaves, easements, quasi-easements, rights of way, covenants and restrictions, whether mentioned in the particulars or not.

VAT

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property or any part of it or any rights attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Residential Properties

The individual dwellings are subject to Council Tax. From our informal enquiries, we understand they are subject to the following:-

Property	EPC	Council Tax	Tenure	Current Rent
Hall Farmhouse	N/A	Band G	Owner Occupied	N/A
Flat 1 (downstairs)	Rated D	Band A	AST	£400 (PCM)
Flat 2 (upstairs)	Rated E	Band A	AST	£495 (PCM)

Health & Safety

Given the potential hazards of a working farm, we would ask you to be as vigilant as possible when making any inspection for your own safety.

Solicitors

Taylor Vinters, Merlin Place, Milton Road, Milton, Cambridge, CB4 0DP. Ref: Louise Moore Tel: 01223 225144

Local Authority

Huntingdonshire District Council, St Mary's St, Huntingdon, PE29 3TN. Tel: 01480 388388

Postcode

PE26 2NU

what3words

///panoramic.candles.buzz

what3words gives every 3mx3m square in the world a unique 3 word address. This one describes the precise entrance to the farm.

Fixtures and Fittings

All fixtures and fittings, light fittings, curtains and carpets, garden statuary as well as other removable fittings are specifically excluded from the sale.

All tenants' fixtures and fittings, curtains, carpets, ornamental and wall lights, garden ornaments, garden furniture are also specifically excluded from the sale of the freehold property.

Viewing

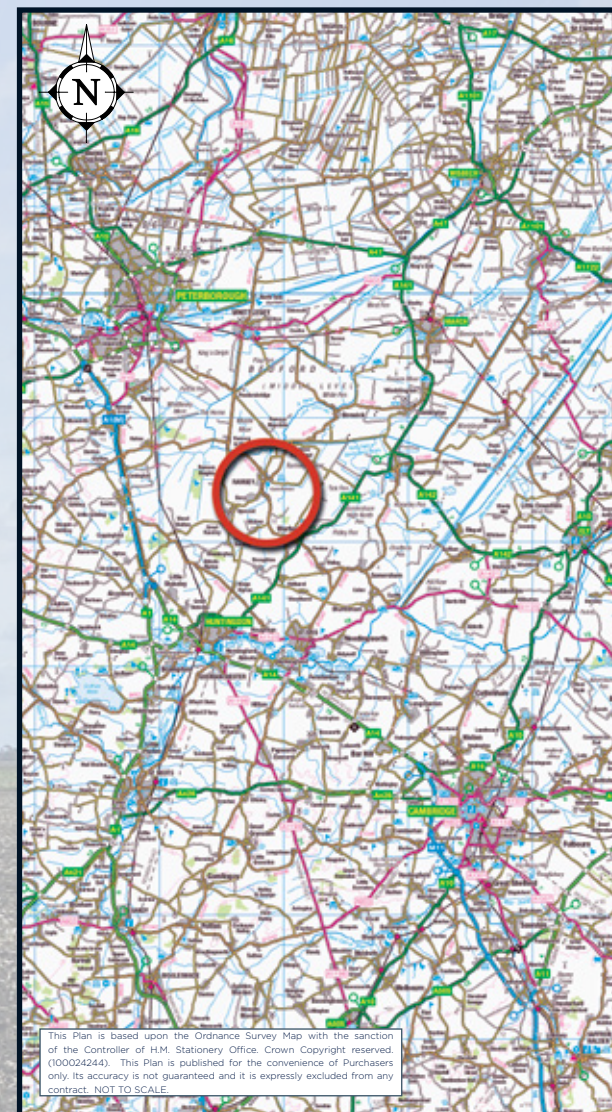
Viewing is strictly by appointment with Savills.

IMPORTANT NOTICE

Savills together with their clients give notice that:

- 1: They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills has not tested any services, equipment or facilities. Purchaser(s) must satisfy themselves by inspection or otherwise.
- 3: The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective Purchaser(s) should satisfy themselves as to the fitness of such equipment for their requirements.
- 4: We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and any Purchaser(s) are responsible for making their own enquiries in this regard.

Particulars of sale prepared October 2020. Photographs taken October 2020. Ref OARC/CAR200004. 091020



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