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By Direction of K A Ellis Esq.



## HIPTOFT FARM

**Tholomas Drove, Wisbech St Mary, Cambridgeshire PE13 4SN**

**Total Area: 279.822 Acres (113.24 Hectares)**

**Freehold with Vacant Possession**

**Guide Price: £2.75M – Subject to Contract**

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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**TOTAL AREA: 279.822 Acres (113.24 Hectares) - (Or Thereabouts)**  
**GRADE I ARABLE LAND**  
**TOGETHER WITH BUILDINGS & FULLY REFURBISHED 4 BEDROOM BUNGALOW**

**For Sale as a Whole**

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#### **SITUATION**

The Farm is situated in North Cambridgeshire about 5 miles south west of Wisbech and about 2 miles from Guyhirn, which is at the junction of the A47, a major east/west route and the A141 which leads to Huntingdon and connects with the A14 which gives access to the East Coast Ports, the A1 and the M1 and M6. Peterborough is about 18 miles to the west and has a main line train service to Kings Cross (approximately 50 minutes).

#### **DESCRIPTION**

Apart from a single field, the farm is effectively ring fenced with Council maintained roads on the southern and western boundaries. The land is arable except a small grass paddock and is shown as Grade I for the most part of the farm, on the Agricultural Land Classification Map of England and Wales – there is a small area comprising Field No. 3663 which is shown as Grade II. There are General Purpose Buildings (requiring some repair) - a useful Com Store with lean-to and a fully refurbished and extended four bedroomed Bungalow.

#### **TENURE AND POSSESSION**

The property is freehold and vacant possession will be given on completion but subject to the rights of holdover.

#### **HOLDOVER**

The right of occupation of the Bungalow is reserved for up to 12 months after completion. The right of occupation of the Workshop, is reserved for up to six months after completion. Holdover will be required in respect of unharvested crops.

#### **TENANTRIGHT**

Unexhausted manurial values, growing crops or post-harvest cultivations will be charged for as appropriate at the time of completion or early possession, whichever shall be the sooner.

#### **RESTRICTIVE COVENANT**

There will be a restrictive covenant against the erection of any Wind Turbine or Solar Panels within 500 metres of Ripes House (the residence of the Vendor).

## **BASIC PAYMENT SCHEME**

The land is registered under the Basic Payment Scheme and 104.75 Entitlements are included in the sale.

The Vendor will use his best endeavours to transfer the Entitlements to the purchaser(s) after completion. The Vendor will retain the 2022 payment. The purchaser(s) will be required to cross comply with the Basic Payment Scheme for the period post completion or occupation, whichever is the sooner, to 31 December 2022 and will be required to indemnify the Vendor for non-compliance that results in any penalty or reduction of the Vendor's payments under the Basic Payment Scheme in relation to the 2022 claim.

**QUOTAS** No quotas are included in the sale.

## **WAYLEAVES, RIGHTS OF WAY & EASEMENTS**

The Land will be sold subject to and with the benefit of all rights of way, whether public or private, and all easements and wayleaves whether specifically mentioned or not.

There is an easement in favour of British Gas in respect of a 36 inch feeder main, the approximate route of which is shown in yellow on the Farm plan within these Particulars.

There is a right of way in favour of the houses on the east side of the access road from High Road and there is also a right of way for the benefit of the owner of field OS no. 0048, both of which are shown brown on the same plan.

The Vendor will retain a right of way at all times and for all purposes over the access road to the north/east of Ripes House from High Road over the area shown brown and green on the plan.

## **SPORTING RIGHTS, MINERALS & TIMBER**

So far as these are owned by the Vendor, they are included in the sale, subject to statutory exclusions.

## **OUTGOINGS**

Drainage Rates are payable to the North Level District Internal Drainage Board for 2021/22 are £2,271.87. The Bungalow is currently in Council Tax Band 'B'.

## **PLANNING**

The occupation of the Bungalow is subject to an Agricultural Habitation Clause restriction - a copy of the planning permission is available upon request from the Agents.

## **VALUE ADDED TAX**

Should a sale of the land or any right attached to it become a chargeable supply for the purposes of VAT, such tax shall be payable by the purchaser(s) in addition to the contract price.

## **VIEWING**

The land may be viewed at any reasonable time during daylight hours whilst in possession of a set of these Sale Particulars. **The Bungalow and Buildings are available for viewing internally by prior appointment only.**

**SAFETY: The property is a working Farm and, therefore, those viewing should be careful and vigilant whilst on the Holding. Neither the Vendor nor the Agents are responsible for those viewing the property and accordingly viewers inspect the property entirely at their own risk.**

## **SERVICES**

There is a mains water supply and three phase electricity to the buildings. The Bungalow has mains electricity and water and a private foul drainage system.

## **PLANS, AREAS AND SCHEDULE**

The plans and areas have been prepared as accurately as reasonably possible and are based on the Ordnance Survey National Grid Plans 1 : 2500, 1 : 10000 and the Rural Land Registry 1 : 5000 scale plan. The plans included in these Particulars are published for convenience and / or identification only and although believed to be correct, the accuracy cannot be guaranteed. The purchaser(s) will be deemed to have satisfied himself / themselves as to the description and extent of the property, the areas offered and the ownership of the boundaries.

You are recommended to quantify all measurements and areas prior to a commitment to purchase.

## THE BUNGALOW

In 2007 the original bungalow was extended and fully refurbished to a high standard including re-roofing, re-wiring and re-plumbing. There is a full oil fired central heating system and the windows and doors are Upvc sealed units. Satellite Television is wired to the living and bedroom accommodation. The majority of the rooms have inset ceiling lights.

It should also be noted that the occupation of the bungalow is restricted in accordance with the conditions of the original planning consent which stated that 'The occupation of the building shall be limited to persons employed locally in agriculture as defined in Section 211 of the Town & Country Planning Act 1948, or in forestry and the dependants of such persons'.

(Dimensions given are approximate and for identification purposes only)

ENTRANCE HALL:	2.84m x 2.69m, doors cupboard, tiled floor.
CLOAKROOM:	Wash hand basin, WC, tiled floor.
UTILITY ROOM:	3.35m x 1.98m, plumbing for washing machine, oil fired boiler for central heating and hot water, cupboard containing electric consumer units, tiled floor.
KITCHEN/BREAKFAST ROOM:	8.0m x 3.94m, extensive range of light Oak fitted units with base and wall cupboards and worktops, breakfast bar, electric cooker with extractor over, tiled floor with underfloor electric heating, double doors to:
LOUNGE/DINING ROOM:	Dining Area: 4.34m x 3.09m, opening to: Lounge Area: 4.62m x 4.19m, double doors to garden.
INNER HALL:	Cupboard housing cold water storage tank, clothes cupboard, door to Utility Room.
BEDROOM 1:	4.32m x 4.06m
EN-SUITE BATHROOM:	Air bath, shower cubicle, wash hand basin, WC, tiled floor with underfloor electric heating, heated towel rail.
BEDROOM 2:	5.28m x 3.15m
BEDROOM 3:	5.18m x 3.23m
BEDROOM 4:	4.19m x 4.09m
SHOWER ROOM:	Shower cubicle, wash hand basin, WC, heated towel rail.

(A copy of the EPC is available upon request)

## THE BUILDINGS

No. 1 Building / Grain Store:

27.56m x 15.24m of steel portal frame construction with asbestos roof and dadding. Electric roller shutter door, galvanised grain walling.

27.56m x 7.62m of steel framed construction with open fronted Lean-To to the side of the above.

No. 2 Building:

30.48m x 15.24m and 30.48m x 12.19m of steel framed construction built side by side and interconnecting. The buildings have asbestos roofs and are profiled, galvanised and have asbestos dadding. There is galvanised grain walling in each section. The left hand building requires repairs/redadding to the roof and side walls.

## THE LAND

Extending to about 113.24 Hectares (279.822 Acres) with the Council maintained Murrow Drove along the western boundary and High Road along part of the southern boundary. There is a good system of internal tracks providing access to all fields. The land immediately to the east of the main farm (Field No. 3663) is accessed either through the farm or from Rat Row.

## LAND GRADE

The land is predominately Grade 1 according to the Land Classification map of England and Wales, there being a small area of Grade 2 towards the north side of the farm.

## SOIL SERIES

The soil is of the Dowels Series which is described as stoneless dayey soils, calcareous in places and referred to as being suitable the grow of a rable crops including sugar beet and some field vegetables.

## APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are in working order. Prospective purchasers are advised to check the viability of these with their solicitors or surveyors.

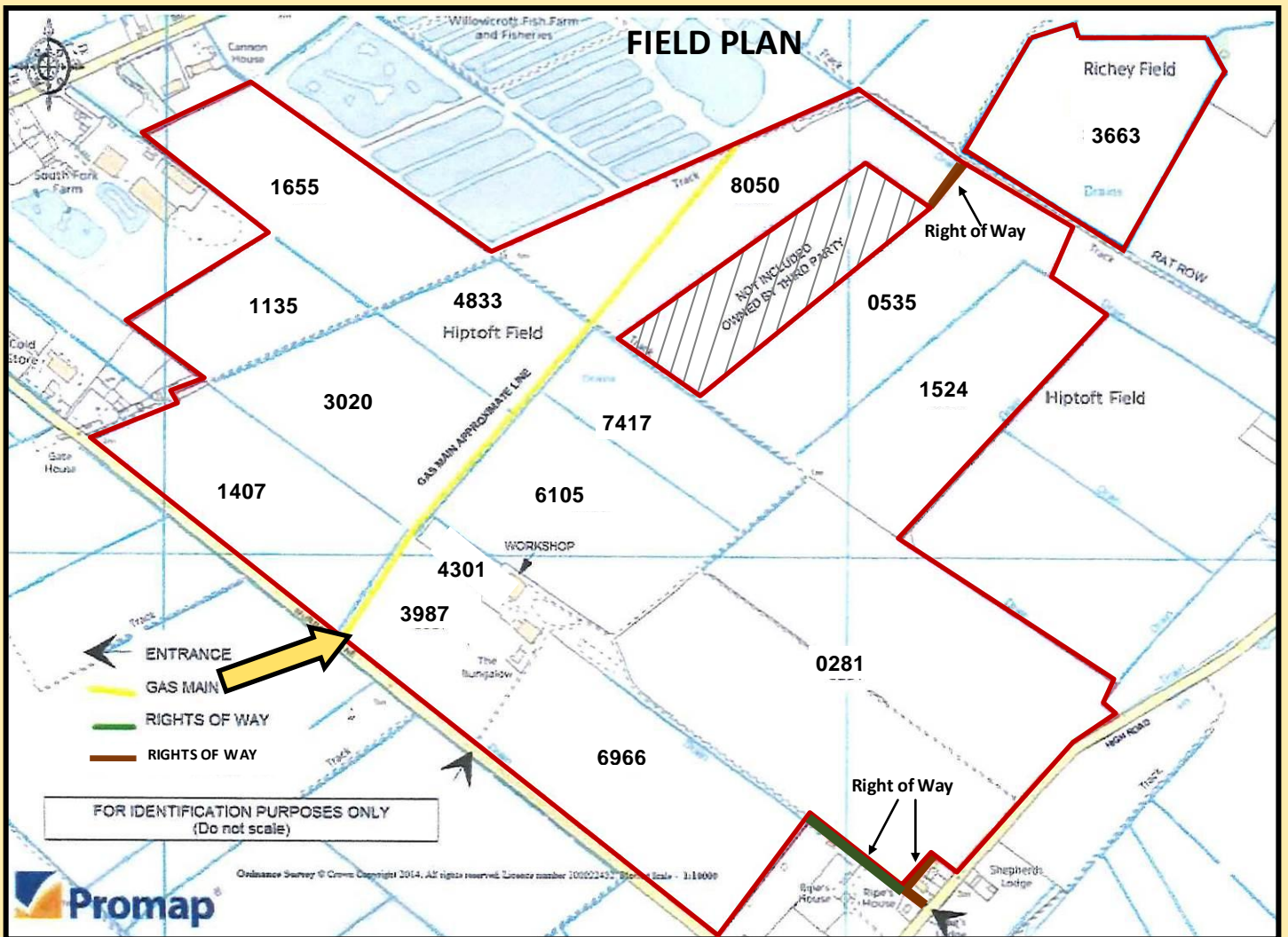




FIELD NO.	HECTARES	ACRES	PRESENT AND BACK CROPPING									
			2022	2021	2019	2018	2017	2016	2015	2014	2013	2012
1655	7.01	17.322	W.Wheat	W.Wheat	Maize	Maize	Maize	Maize	Wheat	W.Wheat	W.Wheat	W.Wheat
1135	3.99	9.860	W.Wheat	W.Wheat	Maize	Maize	Maize	Maize	Wheat	W.Wheat	W.Wheat	W.Wheat
1407	7.53	18.607	Beans	W.Wheat	Pota toes	S.Beet	Maize	Maize	Beans	W.Wheat	W.Wheat	W.Wheat
3020	7.19	17.767	W.Wheat	W.Wheat	Pota toes	S.Beet	Maize	Maize	Wheat	W.Wheat	W.Wheat	S.Beans
4833	3.63	8.970	Beans	W.Wheat	Pota toes	S.Beet	Maize	S.Beet	Beans	W.Wheat	W.Wheat	S.Beans
3987	4.50	11.120	Beans	W.Wheat	S.Beet	Maize	Pota toes	S.Beet	Wheat	W.Wheat	W.Wheat	W.Wheat
4301	0.55	1.359	Grass	Grass	Grass	Grass	Grass	Grass	Grass	Grass	Grass	Grass
6105	8.16	20.164	Beans/Pota toes	W.Wheat	S.Beet	Pota toes	Maize	S.Beet	Wheat	W.Wheat	W.Wheat	W.Wheat
7417	4.50	11.120	W.Wheat	W.Wheat	S.Beet	Pota toes	Maize	S.Beet	Wheat	W.Wheat	W.Wheat	S.Beans
8050	8.84	21.844	W.Wheat	W.Barley	S.Beet	Maize	Maize	Maize	Wheat	S.Beans	W.Wheat	W.Wheat
0535	8.34	20.609	W.Wheat	W.Barley	S.Beet	Maize	Maize	S.Beet	Wheat	S.Beans	W.Wheat	W.Wheat
1524	7.58	18.731	W.Wheat	W.Barley	S.Beet	Maize	Maize	S.Beet	Wheat	S.Beans	W.Wheat	W.Wheat
0281 (N)	21.19	52.362	Sugar Beet	W.Barley	Maize	Maize	S.Beet	Pota toes	Wheat	W.Wheat	W.Wheat	Pota toes
0281 (S)	2.00	4.942	Pota toes	W.Barley	Maize	Maize	S.Beet	Pota toes	Wheat	W.Wheat	W.Wheat	Roses
6966	9.56	23.623	Beans	W.Wheat	S.Beet	Maize	Pota toes	S.Beet	Wheat	W.Wheat	W.Wheat	W.Wheat
3663	7.33	18.113	W.Wheat	W. Barley	S. Beet	Maize	Maize	Maize	Wheat	W.Wheat	W.Wheat	W.Wheat
Bungalow Yard & Buildings	1.34	3.311										
<b>FARM TOTAL</b>	<b>113.24</b>	<b>279.822</b>										

PLEASE NOTE: THE FARM WAS FALLOWED IN 2020





**KEY - 36" British Gas Feeder Main : Coloured Yellow**  
**Right of Way for Others : Coloured Brown**  
**Retained Right of Way by Vendor: Coloured Brown and Green**

**Ref: 10618 (S9303 – 5/22)**

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

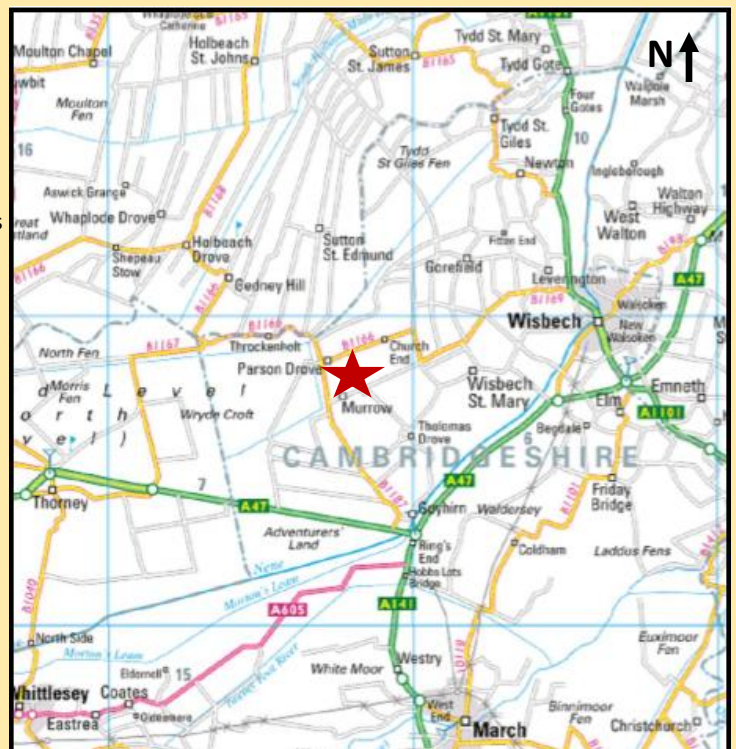
**VIEWING - BY APPOINTMENT:**

**R Longstaff & Co - [www.longstaff.com](http://www.longstaff.com)**  
 5 New Road, Spalding, Lincolnshire, PE11 1BS  
 Tel: 01775 765536 Email: [crml@longstaff.com](mailto:crml@longstaff.com)

**SOLICITORS: Roythornes Solicitors**

Enterprise Way, Pinchbeck, Spalding, Lincolnshire, PE11 3YR  
 Telephone: 01775 842505

These Particulars were updated in May 2022.



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