



DUNGATE FARM

Balsham, Cambridgeshire, CB21 4HF

BROWN & CO



DUNGATE FARM

Balsham, Cambridgeshire



**An Attractive and Secluded Residential Farm with a Principal Farmhouse
An Extensive Range of Farm & Traditional Buildings including a Bothy & Former Granary**

140.79 Hectares (347.89 Acres)

Cambridge 11 miles, Newmarket 10 miles, London 59 miles

(All Distances Approximate)

**FOR SALE BY PRIVATE TREATY
AS A WHOLE**



Angel Corner
8 Angel Hill
Bury St Edmunds
Suffolk
IP33 1UZ
01284 725715 | robert.fairey@brown-co.com
brown-co.com

Solicitor Rupert Melville-Ross
Taylor Vinters
Merlin Place, Milton Road
Milton, Cambs
CB4 0DP
01223 225186 | rupert.melville-ross@taylorvinters.com
taylorvinters.com

GENERAL DESCRIPTION

The sale of Dungate Farm provides an opportunity to acquire a well-equipped residential and commercial arable farm, including a five bedroom principal farmhouse, farm buildings and traditional buildings which may have potential, subject to planning, to convert to residential use.

A feature of the farm is its undulating landscape interspersed with areas of woodland around the productive arable land.

The farm lies in a compact block in a secluded position at the end of Dungate Lane being half a mile from the Balsham to Fulbourn Road. The Fleam Dyke runs along the southern boundary of the property.

LOCATION

Dungate Farm is approximately 2 miles to the north west of Balsham and approximately 1 mile from the junction of the A11 Norwich to London Road which provides access in both directions offering good links to Stansted Airport (approximately 26 miles) and London via the M11. The property lies in close proximity to Newmarket and its surrounding stud land and is approximately 11 miles from the University town of Cambridge.

Various amenities are available in Balsham including two public houses, a café and a shop/post office. There is a primary school in the village and secondary schooling at Linton Village College together with Hills Road and Long Road Sixth Form Colleges in Cambridge.



There is a good selection of Independent Schools in Cambridge and Saffron Walden.

Train services are available from Whittlesford (London Liverpool Street 75 minutes) and Cambridge (London King's Cross 50 minutes).

HISTORY

In the early 19th Century the farm was believed to be owned by the Frere family. Phillip Howard Frere was a notable agriculturalist and also Editor of the Royal Agricultural Society Journal. His father, William Frere, was master of Downing College and spent part of each year at Balsham. In 1877 the farm is believed to have been purchased by St John's College, Cambridge who in turn sold it in the 1940's to the Eastwood family. The current owners acquired the farm in 1982.

THE OLD FARMHOUSE

Believed to date back to the early 19th Century, a 2 storey brick and flint Farmhouse with a rendered and painted front elevation.

The house is approached via the adopted road known as Dungate Lane and then a private track leading past the farm buildings into a parking area within an enclosed courtyard beside the traditional farm buildings. There is a path leading to the front door with gravel sweeps on either side.

The accommodation, arranged on two floors as shown on the floor plans, is as follows:-

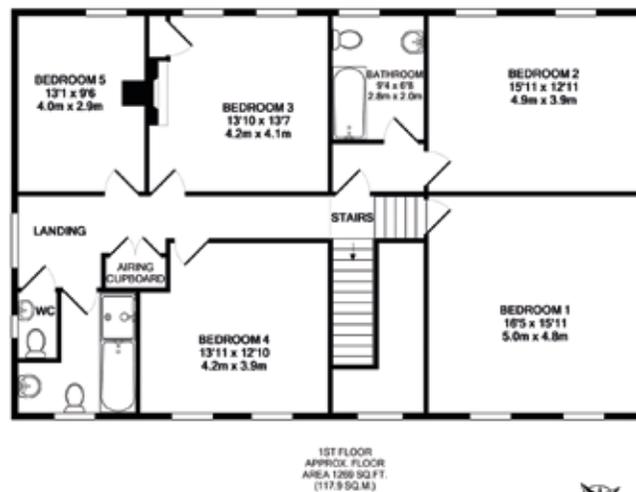
Ground Floor

Part glazed front door and glazed porch leading to:-

Front Hall: Staircase to First Floor, radiators, under stair cupboard, door leading to reception rooms and to:-

Kitchen: Double aspect, side entrance door to outside patio area, a full range of wall and base kitchen units including cupboards and drawers with sink and drainer all arranged in a U shape. Indesit cooker with double oven and hobs, a Grundig dishwasher. A separate cupboard, vinyl floor and radiators. Doors to Dining Room and to:-

Boot Room: Containing Thermecon boiler and control panel, a built-in cupboard with shelves, sink and drainer, cupboards and worktop, wall unit with cupboards. Door to outside patio area.



OLD FARMHOUSE, DUNGATE LANE, BALSHAM, CAMBRIDGE, CB21 4HF
 TOTAL APPROX. FLOOR AREA 2625 SQ.FT. (243.9 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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.
 Made with Metropix 02019



THE TRADITIONAL BUILDINGS

A range of brick, timber framed and clad former farm buildings situated in front of the farmhouse including:-

A timber storage building part used to house the oil tank and two water tanks.

Adjoining this is a taller timber building used for general storage. Running at right angles to this building is a three bay former cart shed providing a useful covered parking area. Adjoining is a two storey former Granary of brick and timber construction with a slate roof and an intricate timber structure inside the building.

This range of buildings have potential, subject to planning, to provide ancillary accommodation to the farmhouse for either residential or leisure purposes.

Services: Water is supplied from a private borehole on the Vendor's retained land, there is mains electricity, oil fired central heating and drainage is to a septic tank.

THE BOTHY

An attractive two storey brick and flint building which has not been occupied for many years. Located near the traditional buildings and farmhouse it provides an ideal opportunity, subject to planning, to provide a secondary dwelling for the farm with views over the farmland to the rear.

Planning Permission: In 2006 Planning Permission was granted (ref S/0283/05/F) for change of use of the Bothy (then known as the

Dining Room: Windows overlooking the rear garden, recess with built-in shelves, radiators, fireplace containing a propane gas fire with painted surround and mantelpiece. Doors to kitchen and central hall:

Cloak Room: WC and hand basin.

Drawing/Living Room: Running the full depth of the house with windows on three elevations providing light and spacious accommodation. Central chandeliers, and wall lights, radiators, open fire place with mesh guard, timber surround and tile hearth.

First Floor

Landing and Short Upper Staircase to:

Bedroom 1: Double aspect, radiator.

Rear Landing to:

Bedroom 2: Double aspect, radiator.

Family Bathroom: Bath with shower screen and shower unit, WC and hand basin.

Bedroom 3: Built-in cupboard with hanging rail, open fireplace, radiator.

Bedroom 4: Radiator.

Bedroom 5: Freestanding cupboard, radiator.

Airing Cupboard: Containing two hot water tanks with separate immersion heaters and shelving.

Family Bathroom: Built-in shower, bath, WC and hand basin.

Cloakroom: WC and hand basin.

Throughout the house are various fitted carpets, curtains and light fittings all of which are included in the sale.

GARDENS AND GROUNDS

To the north side of the house is a patio area and beyond an area laid to lawn enclosed with mature hedges. To the rear of the house is another area laid to lawn bordered by a hedge. Beyond the hedge is a further hedge then a large area of grassland planted with young trees giving the potential to open up the whole area to occupy as formal grounds in conjunction with the farmhouse and to create a parkland setting.

Shooting Lodge) to an annexe for the farmhouse. In 2005 a Planning Application was approved (S/0280/05/F) for an extension to the farmhouse itself. In 2005 Planning Permission was also granted (S/0281/05/F) for the erection of new stores and garages. None of these Permissions were implemented

THE FARM BUILDINGS

These are located close to the entrance to the farm and include the following:

Grain Store (36m x 24m)

Capacity for up to 900 tonnes with grain walling to the sides and a roller shutter door at the front. Inside is a central duct with drive on wooden drying floors on each side. The building is well positioned fronting the entrance to the farm.

General Purpose Building (30m x 14m)

A steel portal frame building with part opened sides and a concrete floor. There is a concrete block spray store, two modern titan tanks (fuel and water) and an Alfred Button lorry container. Outside the building are two redundant former tanks.

Dutch Barn (9m x 18.4m)

A four bay open fronted corrugated iron clad building used for general storage.

English Brothers Building

A lean-to on the rear of the grain store with concrete block walls under a timber framed and clad structure and housing the grain dryer. Three phase electricity is available.



THE FARMLAND

The productive arable land lies in one block, extending to approximately 303 acres with good access from an extensive system of farm tracks and good size field enclosures. The soils are mainly Grades 2 & 3 being of the Hanslope and Newmarket 2 Associations.

Recent cropping has included the growing of wheat, oil seed rape and pulses.

There is a field of grassland which extends to approximately 12 acres running north from the farm buildings.



Environmental Schemes

The property is not currently subject to any Environmental Schemes.

The Shoot

In recent years the Vendors have run an informal family shoot over the property. The farm, with its undulations and areas of woodland, offers a Buyer the opportunity to enhance the shoot to fit their requirements.

The Woodland

This includes a mixture of established woods and tree belts positioned around the farm and on the Fleam Dyke. They extend to approximately 24 acres.

GENERAL REMARKS & STIPULATIONS

Quotas and Contracts

There are no quotas or contracts included in the sale.

Exchange of Contracts

Exchange of contracts will take place as soon as practically possible with completion on the 30th September 2019 or earlier by agreement.

Method of Sale

The property is offered for sale by private treaty as a whole with vacant possession on completion.

Pre-Entry

Early Entry onto the land may be available to the Purchasers on payment of a double deposit.

Tenantright

Assuming completion takes place at the end of September there will be no additional charge for growing crops. Any stocks, fuel or heating oil on the premises will be charged for at cost.

Council Tax

The Old Farmhouse - Band G- £2,846.10 paid for year to 31/03/19.

Basic Payment Scheme

The land is registered on the Rural Land Register. The Seller will transfer 128 entitlements to the Buyer upon completion, subject to the Basic Payment Scheme regulations. The Vendors will retain the benefit of the 2019 BPS payments.

Cross Compliance

The Vendor will be responsible for cross compliance up to the date of completion. The Purchaser will take over the cross compliance obligations on completion and indemnify the Vendor from any non compliance that results in a penalty or reduction in the Vendor's payments under the Basic Payment Scheme.

Wayleaves, Easements and Rights of Way

The land is subject to all existing rights of way, public or private, light support, drainage, water and electricity supplies and all other rights and obligations, easements, quasi easements and all wayleaves whether referred to or not in the particulars. The following should be noted

1. There is a footpath running on the south western boundary of the property along Fleam Dyke.
2. There is a gas main running under the property.

3. There are wayleave payments received for the National Grid and UK Power Network overhead power lines that cross the property.
4. The main access to the farm is from the Fulbourn to Balsham road marked "A" on the Sale Particulars plan and then along Dungate Lane which is adopted up to the entrance to No 3 Dungate Lane. From this point access is over the track being retained by the Vendors to the entrance of the farm being sold. A right of way at all times and for all purposes will be granted to the Purchasers over this section of track and future maintenance will be shared on a user basis.
5. There is also a right of way benefitting the farm from point B on the sale plan at the northern point of the farm which gives access to the A11 over the track and road beside the Camgrain premises.
6. The water supply to the farm is fed from a borehole on the Vendor's retained land located close to the main entrance of the farm. The required rights will be granted to the Buyer for the continued use of this supply to the farm buildings and farmhouse subject to a contribution, to be agreed, to ongoing maintenance, upgrading and replacement in the future. Further details are available from the Vendor's Agents.

Fixtures and Fittings

All fixtures and fittings are excluded from the sale apart from those specifically referred to in these Particulars.

Value Added Tax

Should any sale of the farm, or any right attached to it become a chargeable supply for the purpose of VAT, such tax will be payable by the purchaser in addition to the contract price.

Plans, Areas and Schedules

These have been prepared as carefully as possible and are based on Ordnance Survey digital data. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

Statutory Authorities

Cambridgeshire County Council, Castle Park, Castle Hill, Cambridge, CB3 0AT. Tel: 0345 045 5200

South Cambridgeshire District Council, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA. Tel: 0345 045 0500

Holdover

Will be required by the vendor to store grain in the grain store and use electricity up to 31st May 2020.

Environment Agency Borehole

There is a small area of land leased to the Environment Agency for 90 years from 1991 at a rent of one peppercorn to use as a monitoring station.

The Fleam Dyke

This runs along the western boundary of the farm and is a Site of Special Scientific Interest and a Scheduled Monument.

Drainage Rates

These are payable to the Environment Agency. £301.12 for the year ending 31st March 2019.

Health & Safety

Given the potential hazards of a working farm we ask that you can be as vigilant as possible when making your inspection for your own personal safety, particularly around the farm buildings.

Viewing

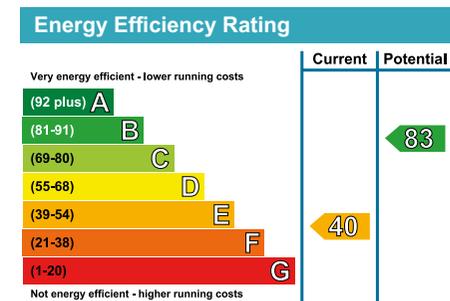
Strictly by appointment through the Vendors' Agent. Brown & Co, Angel Corner, 8 Angel Hill, Bury St Edmunds, Suffolk IP33 1UZ. Tel: 01284 731450 Email: Robert.Fairey@Brown-co.com

Restrictive Covenant

There will be a covenant on the modern farm buildings requiring them to be used for agricultural purposes only.

Anti Money Laundering

In accordance with the most recent Anti-Money Laundering legislation a Buyer 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.



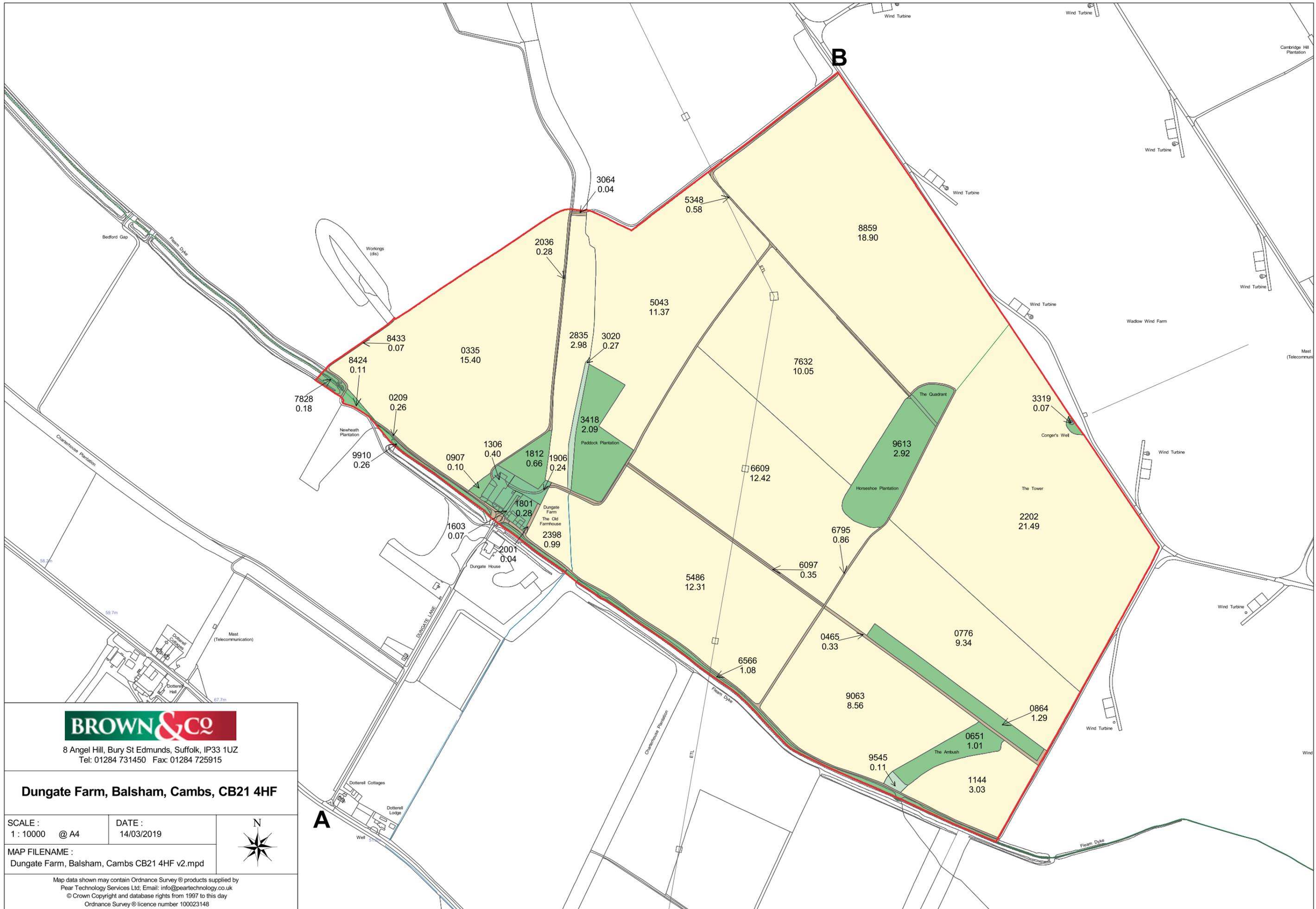


IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in April 2019.

Angel Corner, 8 Angel Hill, Bury St Edmunds, Suffolk IP33 1UZ
01284 725715 | bury@brown-co.com





8 Angel Hill, Bury St Edmunds, Suffolk, IP33 1UZ
 Tel: 01284 731450 Fax: 01284 725915

Dungate Farm, Balsham, Cambs, CB21 4HF

SCALE : 1 : 10000 @ A4
 DATE : 14/03/2019



MAP FILENAME :
 Dungate Farm, Balsham, Cambs CB21 4HF v2.mpd

Map data shown may contain Ordnance Survey © products supplied by
 Pear Technology Services Ltd; Email: info@peartechology.co.uk
 © Crown Copyright and database rights from 1997 to this day
 Ordnance Survey © licence number 100023148