



## A SMALL RESIDENTIAL HOLDING WITH DIVERSIFICATION POTENTIAL

HOLME FARM | CHRISTCHURCH | CAMBRIDGESHIRE

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About 10.52 hectares (26 acres) | For sale as a Whole or in 2 Lots

## HOLME FARM, CHRISTCHURCH, CAMBRIDGESHIRE

### LOCATION AND DESCRIPTION

Holme Farm extends to 10.52 hectares (26 acres) and is situated on the north side of Padgett's Road, Christchurch, Cambridgeshire (March 8 miles, Cambridge 30 miles).

Holme Farm is a small residential holding with diversification potential, offering flexibility of use in a strongly rural environment. The house, with yard and land, in all about 3 acres will suit a diverse market group on its own or with a further 23 acres of fertile, silt arable land adjoining but separately available.

The Farm is being offered for sale as a Whole or in 2 Lots and comprises:

**Lot 1:** Holme Farmhouse and garden, with farm yard, including an agricultural shed and outbuilding along with adjoining land, in all extending to 1.21 hectares (3 acres), with a road frontage of 300 feet.

The house is a traditional, neat and attractive cottage style, three bedroom detached timber and brick dwelling under a tiled roof with a conservatory and immaculate gardens. The house is double glazed and centrally heated, with a Net Internal Floor Area of approximately 1,438 ft<sup>2</sup> (134 m<sup>2</sup>).

Outside there is a yard area with two main buildings, the largest being constructed from timber and breeze block with corrugated sheet cladding and roof and used as a general purpose shed with a Gross External Area of approximately 1,492 ft<sup>2</sup> (139m<sup>2</sup>). The smaller building/garage has a Gross External Area of approximately 620 ft<sup>2</sup> (57.5m<sup>2</sup>) and is constructed of breeze block and timber with corrugated cladding and roof.

In addition to the house, yard and buildings there are approximately 0.93 hectares (2.30 acres) of arable land included in the Lot, as identified on the plan herewith.

**Lot 2:** Approximately 9.31 hectares (23 acres) of high quality versatile arable silt land suitable for growing a range of root, vegetable and cereal crops, in a single parcel with direct access off Padgett's Road. The soils belong to the Wisbech Soil Association and the land has not grown potatoes since 2014.

**N.B.** If the land is sold in separate Lots, a Buyer/s of Lot 1 will be responsible for fencing between Lot 1 and 2.

### TENURE AND POSSESSION

The property is offered for sale Freehold with Vacant Possession available on Completion, subject to Holdover requirements to be agreed and arranged.

## EXCHANGE OF CONTRACTS AND COMPLETION

Following the acceptance of any offer/s, Exchange of Contracts will take place within 28 days after receipt by the Buyer/s solicitor of a draft Contract with Completion no later than 28 days thereafter.

### SERVICES

Holme Farmhouse: mains electricity and water with an oil-fired heating system and private sewage system.

Holme Farm Barn: mains electricity and water.

### OUTGOINGS

Drainage Rates for the land are payable to the Upwell District Internal Drainage Board.

Holme Farmhouse Council Tax Band: B

### OVERAGE

The property is being sold subject to an Overage Agreement, whereby the Sellers will retain 50% of the uplift in value from the apportioned sale value (at the date of Completion) in the event that Planning Permission/Permitted Development for a change of use for development is achieved during a period of 20 years from the date of completion of the sale.

### BACK CROPPING

2021 Wheat, 2020 Sugar Beet, 2019 Wheat, 2018 Onions, 2017 Wheat, 2016 Pumpkins, 2015 Wheat, 2014 Potatoes.

### DRAINAGE

The land is under-drained from the southwest to the northeast, into an Internal Drainage Board drain.

### BASIC PAYMENT SCHEME

The land is being sold with Entitlements (10.1391 in all) available to an eligible claimant for 2022 and thereafter.

### HOLDOVER

Subject to timescales of agreeing a Sale, the Sellers may reserve the right to Holdover on the land for a reasonable time period to allow for crops be removed.

### WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The farm is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light support, drainage, water and electricity supplies and other rights, easements, quasi-easements and all wayleaves whether or not referred to in these Particulars.

Along the north-eastern boundary of Lot 2 there is an Anglian Water mains sewage pipeline with an overground inspection chamber close to the easternmost field corner.

## TOWN & COUNTRY PLANNING

A Buyer/s will be deemed to have full knowledge of and satisfaction upon any Town and Country Planning matters that may affect the property.

## SPORTING, MINERALS AND TIMBER

All sporting rights, timber or timber like trees, and mineral rights (except as reserved by statute or to The Crown) are included in the sale.

## FIXTURES & FITTINGS

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

## PLANS, AREAS AND SCHEDULES

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

## DISPUTES

Should any disputes arise as to the boundaries or any points concerning the Particulars, schedules and plans, or the interpretation of any of them, the question will be referred to an Arbitrator appointed by the Selling Agents, whose decision acting as Expert shall be final. The Buyer/s shall be deemed to have full knowledge of all boundaries and neither the Sellers nor the Selling Agents will be responsible for defining the boundaries or the ownership thereof.

## VIEWING

Strictly By Appointment Only, through the Selling Agents.

## ENERGY PERFORMANCE CERTIFICATES

Holme Farmhouse: E. (The certificate is available online or from the Selling Agents).

## VAT

Should any sale of the property or any right attached to it become a chargeable supply for the purpose of VAT, such tax shall be payable by the Buyer/s in addition to the Contract price. It is understood that none of the land is elected for VAT.

## ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, the Buyer/s will be required to provide proof of identity and address to the Selling Agents once an offer is submitted and prior to Solicitors being instructed.

## HEALTH & SAFETY

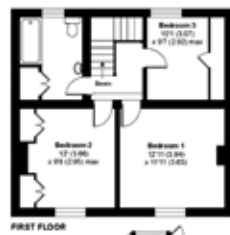
The property is part of a working farm and therefore viewers should be careful and vigilant whilst on the holding. Neither the Sellers nor the Selling Agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.





### Holme Farm, Padgetts Road, Christchurch, Wisbech, PE14

Approximate Area = 1438 sq ft / 133.6 sq m  
 Outbuildings = 2110 sq ft / 196 sq m  
 Total = 3548 sq ft / 329.6 sq m  
 For identification only - Not to scale



**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © Holbeckson 2021. Produced for Brown & Co. REP: 741987

#### 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 others 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 or 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 Basic 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 July 2021. Brochure by wordperfectprint.com.

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