

Manor Farm

Woodhurst
Cambridgeshire



A well-maintained arable farm with a spacious Georgian style farmhouse, and a range of farm buildings

Manor Farm, Church Street, Woodhurst, Huntingdon, Cambridgeshire, PE28 3BN

Huntingdon 6 miles (London Kings Cross 54 mins), Cambridge 21 miles, Peterborough 21 miles

Features:

Grade II listed farmhouse, grass paddock adjoining farmhouse, Grade 2 arable land, large field sizes, farm buildings including grain stores, roof mounted solar panels

About 398 acres (161 ha)

For sale as a whole or in up to four lots

Lot 1 – Manor Farmhouse

Grade II listed characterful farmhouse, 4 bedrooms, paddock, garage, granary, outbuildings

Lot 2 – Land at Manor Farm

Arable land, woodland, farm buildings, roof mounted solar panels, road frontage

Lot 3 – Land north of Oldhurst Road, Pidley

Arable Land, road frontage, adjoins village

Lot 4 – Land south of Oldhurst Road, Pidley

Arable land, road frontage, adjoins village of Pidley



Situation

Manor Farm is situated north of Church Street, Woodhurst. Woodhurst is a popular village in north-west Cambridgeshire, which has a village hall and church. The village is close to the popular commuter town of Huntingdon and the pretty market town of St Ives. Huntingdon is well connected both by road (A14 & A1) and rail (London Kings Cross 54 minutes). Both

St Ives and Huntingdon offer a variety of schools, shopping and leisure facilities. The cities of Cambridge and Peterborough are both within 40 minutes' drive of Woodhurst.

Two parcels of additional land (Lot 3 & 4) are situated to the west of Pidley Village. By road these additional parcels are just 3 miles north from the main farmstead.

Manor Farm

Manor Farm has come to the market for the first time since 1957, when the family purchased the farm from a property auction held in St Ives. In this time the farmhouse has been renovated, and the farm buildings have been extended to offer additional grain storage.

Manor Farmhouse is a Georgian style farmhouse, spread across

two floors with the option to reinstate the attic rooms to provide further bedrooms. The farmhouse seamlessly blends a character property into family living with well laid out accommodation such as the large open plan kitchen-diner living space, and four double bedrooms.

The farm is a predominately arable farm, interspersed with small

parcels of woodland, and a grass paddock which adjoins the house. The Grade 2 farmland has been well farmed, and the farms large field sizes are well suited to modern farm machinery. There is a game shoot run for personal use across the farm utilising the woodland, arable land and ponds on the land.

Lot 1 – Manor Farmhouse

About 7.01 acres (2.83 ha)

Guide price: £1,200,000

This characterful farmhouse offers spacious living accommodation in the setting of a Grade II listed house. The farmhouse is set back from the road, and accessed by the tree-lined private tarmacked driveway. The views from the farmhouse are of the farmland and wider countryside that surrounds Manor Farm.

Manor Farm is in total 4,436 sq ft of living accommodation. Through the front door, there is a hallway with two large reception rooms on either side being the sitting room and dining room. Going through the hallway you enter into a cloakroom & wc. Beyond this is the open plan kitchen-diner living space, the focal point of this home. The kitchen space is in what is believed to be the oldest part of the house, featuring sash windows, an Aga and exposed beams on the ceiling. To the rear of the kitchen is a door into the large utility room that is fitted with full units for storage and butlers sink. The utility room has a door opening out into the garden which is used as a rear entrance to the house. At the far end of the house is a large reception room currently used as study, which could be used as a guest bedroom if desired.





Upstairs the first landing opens up to two large double bedrooms, one of which is used as the principal bedroom, benefitting from an en-suite bathroom. The main staircase then leads up to two attic rooms which are currently not used, but with conversion could offer a further two large bedrooms. A smaller set of steps takes you through to the back of the house where there are two double bedrooms and a family bathroom. The bedrooms at the back of the house have views over the garden and surrounding farmland.

The rear garden is largely laid to lawn with mature and well-established borders. Adjoining the house is a paved patio area, and to the far side of the garden is a swimming pool, which is not currently in use. The garden sits within a brick wall which shelters the garden from the farm.

Behind the garden wall is an open fronted mono-pitched building constructed of concrete frame, block walls and corrugated fibre cement sheets on the roof. The building has four open bays, and in front of it is a small area of farmyard.

Garden & outbuildings

Outside, Manor Farmhouse has a tarmacked area for parking and also a Grade II listed granary building, and a more modern red brick garage which has been built in keeping with the traditional granary. To the front of the house is a pretty oval shaped lawn within a path leading to the front door. The front lawn is bordered by a small brick wall that is planted with a variety of flowering plants.

Land

In front of Manor Farmhouse is a grass paddock of 1.39 acres that the driveway cuts through. Adjoining the farmhouse to the west is a paddock of 2.32 acres, bordered by trees and mature hedgerows. Closer to the house is another area of grass covering 1.64 acres and mature trees including a variety of fruit trees occupy 0.36 acres around the house.





*Floorplans for Manor Farmhouse,
Church Street, Woodhurst, Huntingdon, Cambridgeshire, PE28 3BN*

Approximate Gross Internal Area*:

Main House: 4,436 sq ft / 412 sq m

Garage: 398 sq ft / 37 sq m

Granary: 368 sq ft / 34 sq m

Total: 5,202 sq ft / 483 sq m

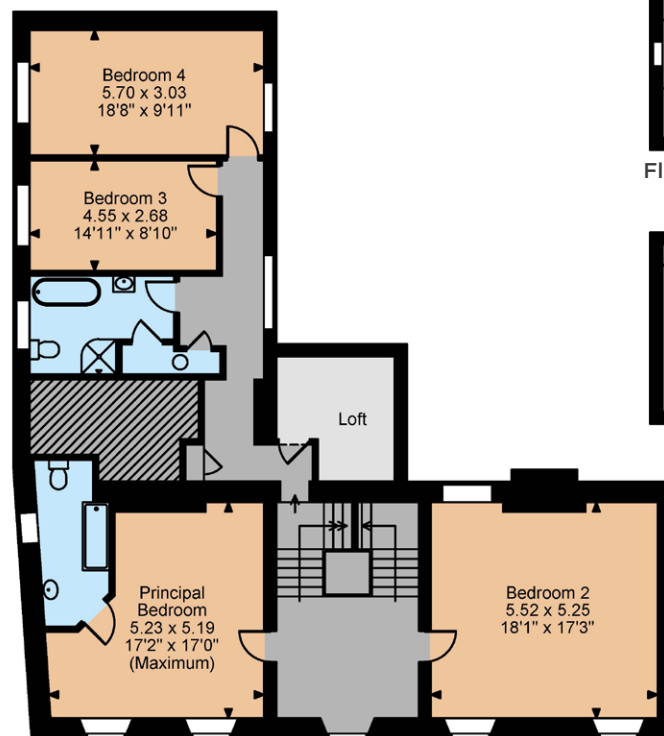
Illustration for identification purposes only.

Not to scale.

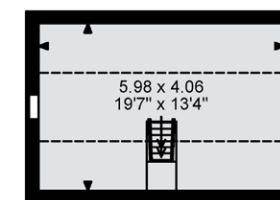
*As defined by RICS - Code of Measuring Practice.



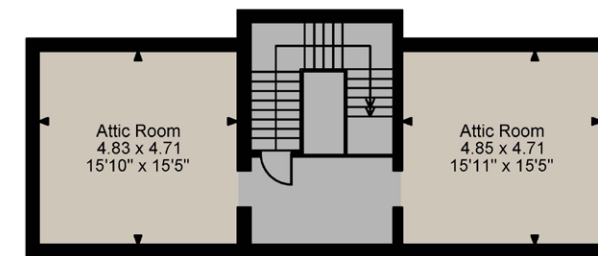
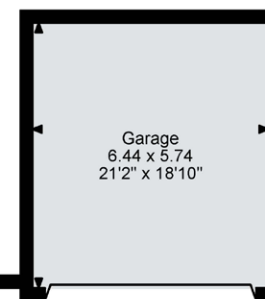
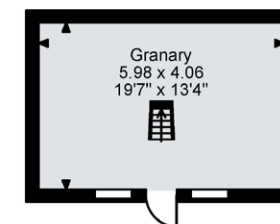
Ground Floor



First Floor



Floor Above Granary



Second Floor



Lot 2 – Land at Manor Farm

279.33 acres (113.05 ha)

Guide price: £2,700,000

Lot 2 is 279.33 acres (113.05 ha) in total and is predominately arable along with some permanent pasture, woodland, and ponds. Lot 2 also benefits from a farmyard with grain storage and additional general purpose storage.

Land

The land comprises 268.19 acres (108.54 ha) of arable land, 4.01 acres (1.62 ha) permanent pasture and 3.05 acres (1.23 ha) of woodland. The farmyard, tracks and ponds total 4.08 acres (1.65 ha). The land is accessed from Wheatsheaf Road, Woodhurst and also from Oldhurst Road, Pidley. A number of internal tracks link the fields and farm yard.

The arable land is generally level and divided into large field sizes. The land is mostly classed as Grade 2, with part of the land classed as Grade 3 according to the Agricultural Land Classification of England. The soil is a combination of Evesham 3 and Cannamore soil series, according to the Soil Survey of England and Wales. Evesham 3

is described as a slowly permeable calcareous clayey and fine loam over clayey soils, suitable for winter cereals and grassland. Cannamore soil series is described as a deep calcareous and non-calcareous fine loamy and clayey soil, suitable for cereals and field vegetables.

Cropping has been a combination of malting barley, milling wheat, oilseed rape and beans in recent years with other crops such as sugar beet having been grown on the farm historically. A full schedule of cropping is available from the vendor's agent.



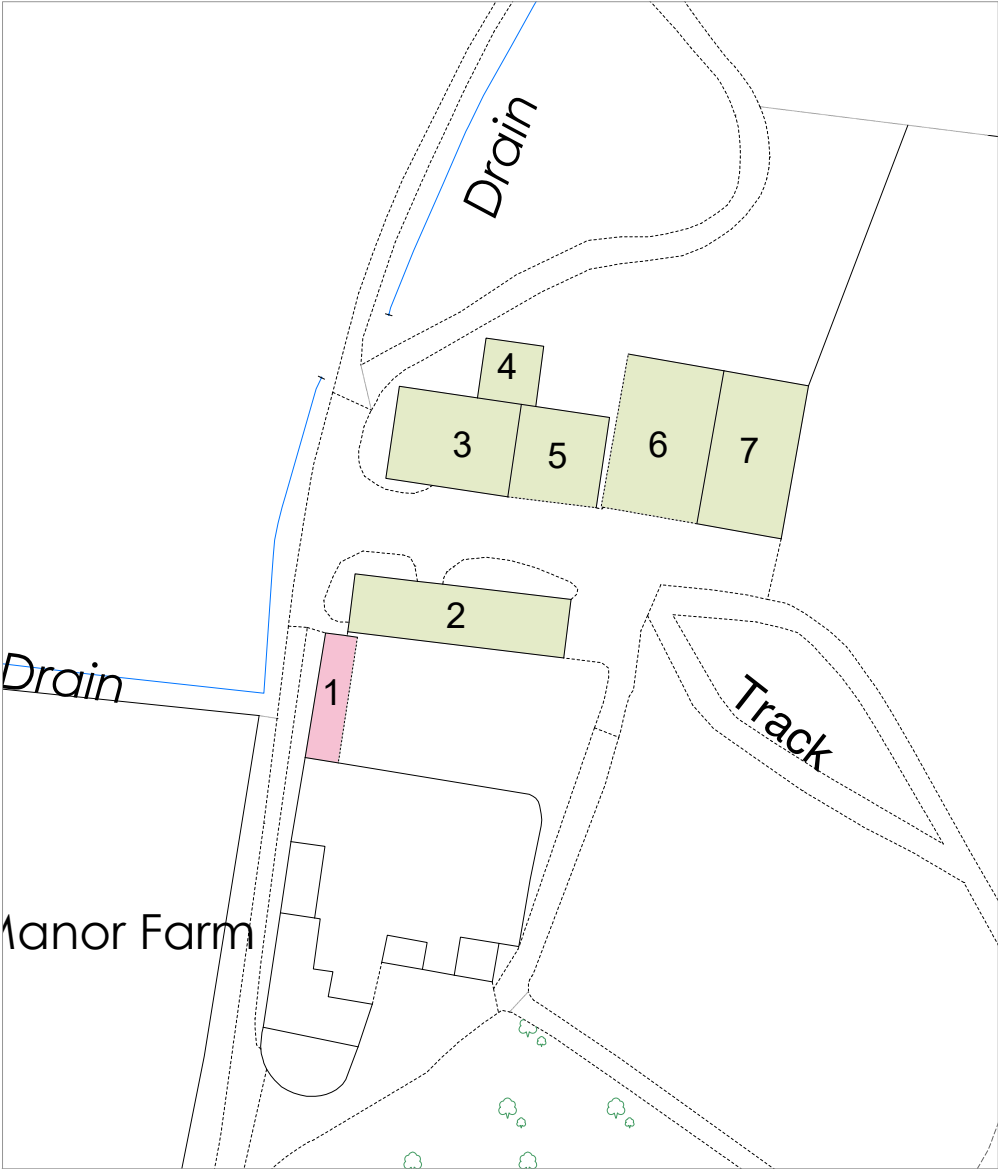
Farm buildings

The farmyard is made up of five portal framed buildings with a concrete apron connecting the purpose built farm buildings. The farm buildings extend to approximately 1,403.76 sq ft.

Solar panels

There is a 28kw solar panel array on the rooves of the two grain stores (building 6 & 7). Further detail is available from the vendor’s agent.

Block Plan Reference	Description	Approximate GEA
2	Portal framed building constructed of concrete blocks, corrugated sheeting and fibre cement roof panels. Double sliding doors.	278.06 sq m
3 & 4	30 tonne batch drying bins with conveyor belt to move grain. Portal framed with corrugated sheet sides, and fibre cement roof panels. Double sliding doors.	250.52 sq m & 77.14 sq m
5	Portal framed lean-to with corrugated sheet sides, and fibre cement roof panels.	179.0 sq m
6	Portal framed grainstore with corrugated sheet sides, and a fibre cement sheet roof. Roller shutter door.	328.72 sq m
7	Portal framed grainstore with concrete floor, corrugated sheet sides, and fibre cement sheet roof panels. Built by Shufflebottom. Double sliding doors.	290.32 sq m



Manor Farm

1. 90.68m sq
2. 278.06m sq
3. 250.52 m sq
4. 77.14 m sq
5. 179.00 m sq
6. 328.72 m sq
7. 290.32 m sq

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

Based on Ordnance Survey 1:2,500 mapping with the permission of the Controller of HMSO Crown Copyright Licence No ES 100018525

Scale 1:750@A4 | Drawing No. Y23841-04 | Date 13.05.25



***Lot 3 – Land north of
Oldhurst Road, Pidley***

70.83 acres (28.66ha)

Guide price: £625,000

Lot 3 is a single parcel of 70.83 acres of arable land. The land adjoins Oldhurst Road, and is bordered by hedgerows, ditches and residential properties on the edge of Pidley.

The land is mostly classed as Grade 2, with part of the land classed as Grade 3 according to the Agricultural Land Classification of England. The soil is a combination of Evesham 3 and Cannamore soil series, according to the Soil Survey of England and Wales. Evesham 3

is described as a slowly permeable calcareous clayey and fine loam over clayey soils, suitable for winter cereals and grassland. Cannamore soil series is described as a deep calcareous and non-calcareous fine loamy and clayey soil, suitable for cereals and field vegetables.

Cropping has been a combination of malting barley, milling wheat, oilseed rape and beans in recent years with other crops such as sugar beet having been grown on the farm historically. A full schedule of cropping is available from the vendor's agent.



***Lot 4 – Land south of
Oldhurst Road, Pidley***

41.59 acres (16.83 ha)

Guide price: £350,000

Lot 4 is a single parcel of 41.49 acres of arable land. The land adjoins Oldhurst Road, and is bordered by hedgerows, ditches and a stock proof fence.

The land is mostly classed as Grade 2, with part of the land classed as Grade 3 according to the Agricultural Land Classification of England. The soil is a combination of Evesham 3 and Cannamore soil series, according to the Soil Survey of England and Wales. Evesham 3

is described as a slowly permeable calcareous clayey and fine loam over clayey soils, suitable for winter cereals and grassland. Cannamore soil series is described as a deep calcareous and non-calcareous fine loamy and clayey soil, suitable for cereals and field vegetables.

Cropping has been a combination of malting barley, milling wheat, oilseed rape and beans in recent years with other crops such as sugar beet having been grown on the farm historically. A full schedule of cropping is available from the vendor's agent.





General

Method of sale: Manor Farm is offered for sale as a whole, or in up to 4 lots by private treaty. Subject to the holdover provisions outlined below. Further details are available from the vendor's agent.

Holdover: In Lot 1 holdover will be required of the whole Lot until 15th September 2025. In Lot 2, 3 & 4 holdover is reserved to permit the harvesting of all growing crops, storage and disposal of the crops and farm machinery. Further information is available from the vendor's agent.

Services: Manor Farm has mains water and electricity to the farmhouse. The farmhouse is also connected to mains sewerage.

There is a separately metered three phase mains electricity supply to the farm buildings.

EPC Rating: Manor Farmhouse - Band F

Council tax: Manor Farmhouse - Band G

Wayleaves, easements and rights of way: The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

There are two public footpaths over the land, one across Lot 2 and one across Lot 3. Further details are available from the vendor's agent.

A permissive footpath runs along Lot 2 from Wheatsheaf Road to connect to the public footpath. Further details are available from the vendor's agent.

Environmental Schemes: The vendor reserves the right to all future de-linked payments associated with the Basic Payment Scheme. The land is not entered into any environmental schemes.

Designations: Manor Farmhouse & The Granary Building are Grade II listed. The Farm is in a Nitrate Vulnerable Zone (NVZ).

Ingoing valuation: In addition to the purchase price the purchaser will be required to pay for: Growing crops and all beneficial cultivations, sub soiling, mowing and acts of husbandry since the last harvest at current CAAV rates or contract rates where applicable; Seed, fertilisers, manures and sprays applied to the growing crops since the last harvest at invoice cost; All seeds, sprays, fertilisers, fuel, oil and other consumables in store at invoice cost. Enhancement of £30/ acre/ month from the date of establishment to completion. Lime and chalk applied since the last harvest at invoice cost of the materials and spreading.

Early Entry: Early Entry may be permitted on to fields that have been harvested at the purchasers own risk following exchange of contracts. Further details

are available from the vendor's agent(s).

Sporting, timber and mineral rights: All sporting timber and mineral rights are included in the freehold sale, in so far as they are owned.

Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

Overage: Lots 1,2,3 & 4 are sold subject to an overage on future non-agricultural development. The overage will not apply to any planning permissions granted or development or use in connection with agriculture, equestrian and forestry activities. If development takes place under the Town and Country Planning (General Permitted Development) (England) Order 2015 Class or any subsequent act or change to the regulations, then this will be a trigger event for overage. This overage will be effective for 40 years from the date of completion of the sale and will be payable on the implementation of planning permission (or disposal with planning permission) for such uses (excluding agriculture, forestry or equine use). The amount payable will be 30% of the increase in value resulting from that consent.

The overage is not intended to apply to the farmhouse. An Overage Plan is available from the vendor's agent.

Fixtures and fittings: All items usually regarded as tenant's fixtures and fittings and equipment, including fitted carpets and curtains, together with farm machinery are specifically

excluded from the sale. These may be available to the purchaser by separate negotiation.

Drainage Rates: These are charged by Environment Agency at a rate of £2.19/ha on the farmland.

Local authority: Huntingdonshire District Council and Cambridgeshire County Council.

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 right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Health and 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 machinery.

Solicitors: Mills & Reeve, Botanic House, Hills Road, CB2 1PH

Postcode: PE28 3BN

what3words:

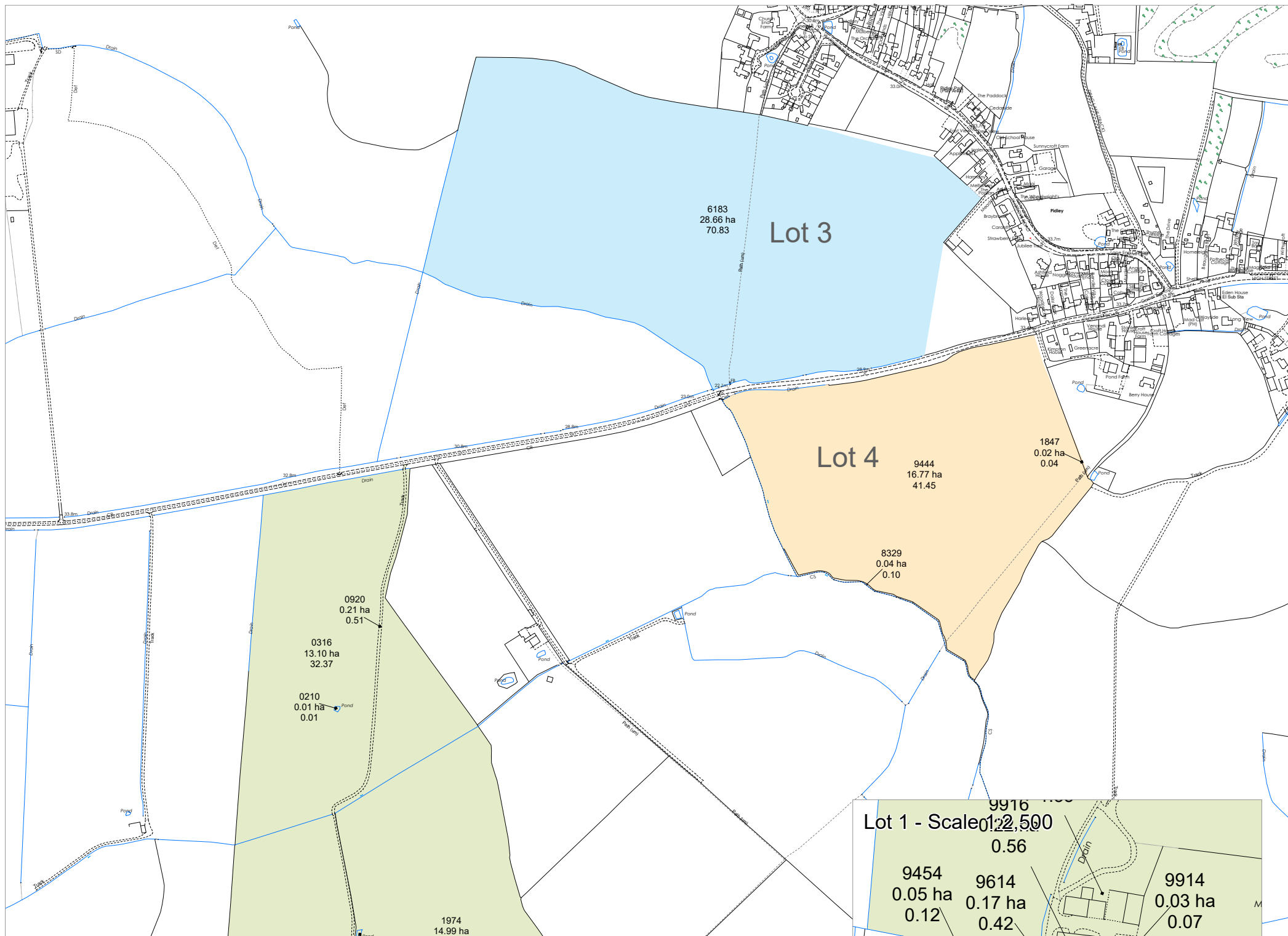
Lot 1: ///comfort.willpower.luring
Lot 2: ///shuttling.plotted.mailings
Lot 3: ///raking.ultra.method
Lot 4: ///brothers.awaiting.crouching

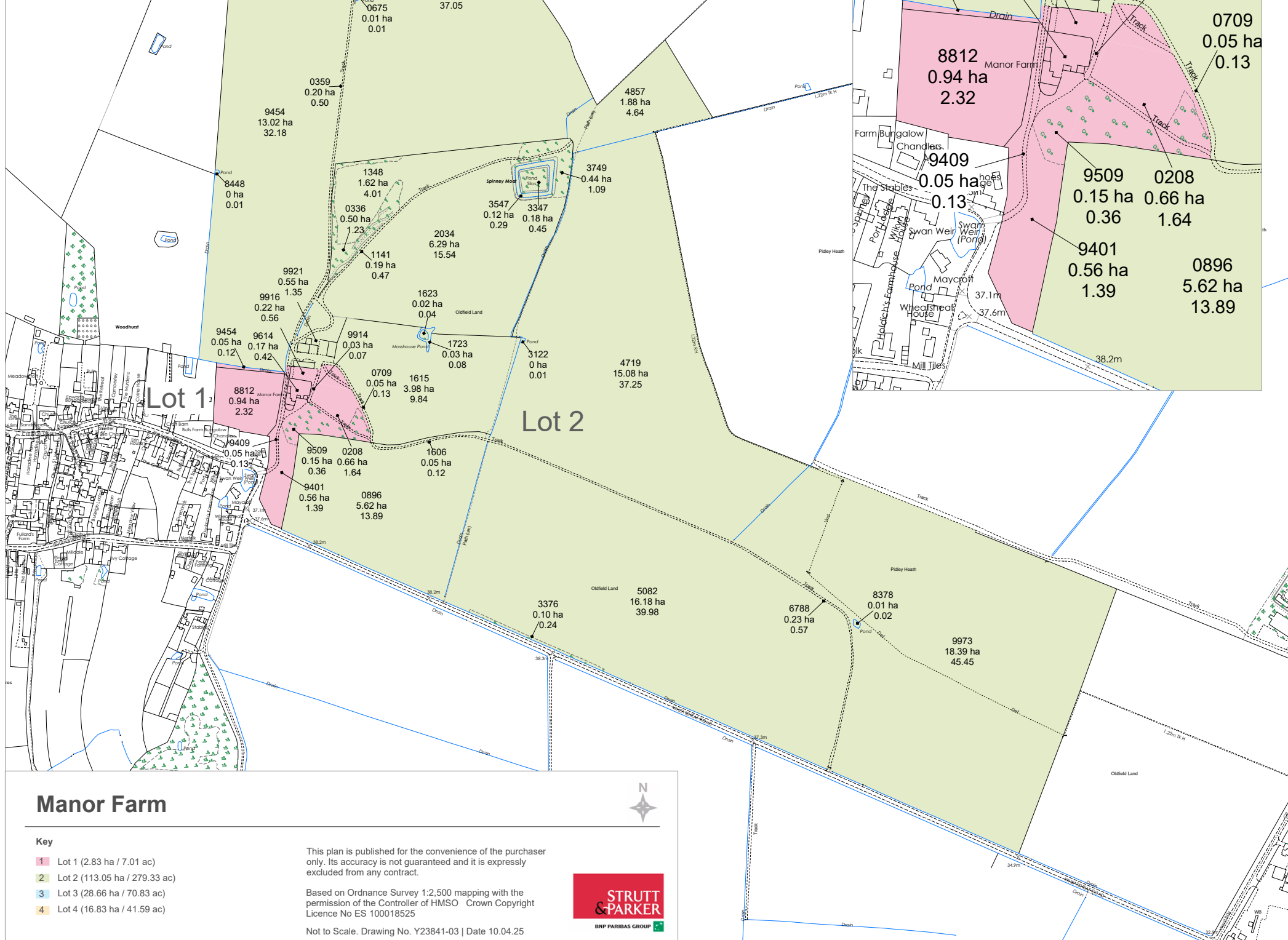
Viewing: Strictly by confirmed appointment with the vendor's agents, Strutt & Parker in Stamford.

Agents note: The vendor of this property is a relative of an employee of Strutt & Parker.

Guide price: £4,875,000 for the whole.







Manor Farm

Key

- 1 Lot 1 (2.83 ha / 7.01 ac)
- 2 Lot 2 (113.05 ha / 279.33 ac)
- 3 Lot 3 (28.66 ha / 70.83 ac)
- 4 Lot 4 (16.83 ha / 41.59 ac)

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

Based on Ordnance Survey 1:2,500 mapping with the permission of the Controller of HMSO Crown Copyright Licence No ES 100018525

Not to Scale. Drawing No. Y23841-03 | Date 10.04.25

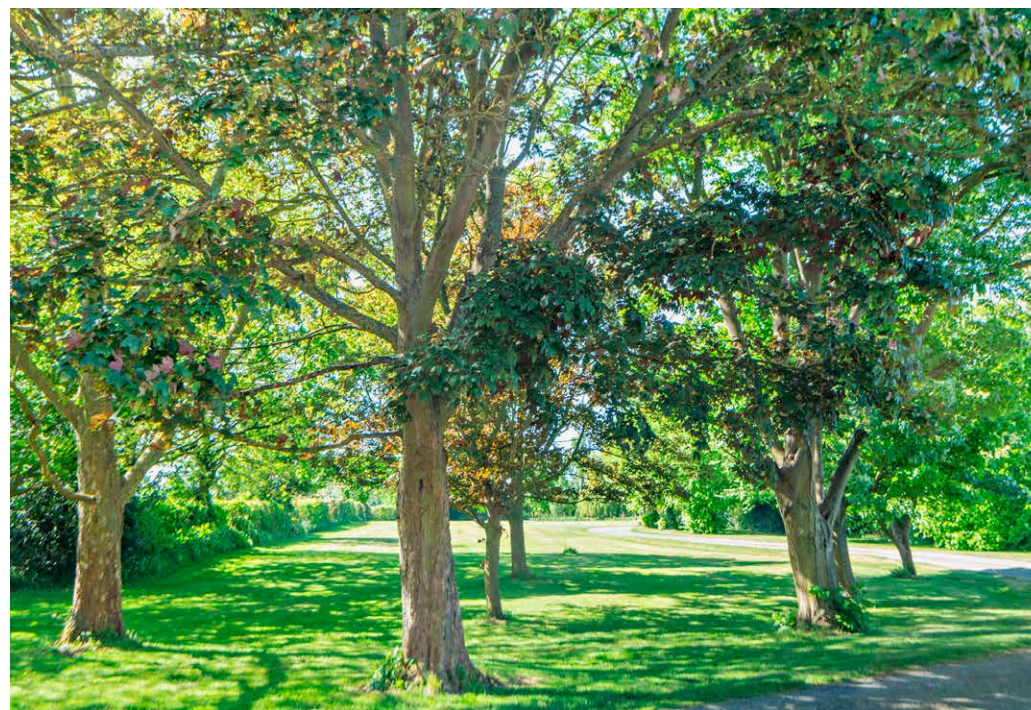


Strutt & Parker Stamford
5 South View, Tinwell Road, Stamford, Lincolnshire PE9 2JL

+44 (0)1780 484040
sam.holt@struttandparker.com
grace.millbank@struttandparker.com
struttandparker.com

Over 50 offices across England and Scotland,
including Prime Central London

IMPORTANT NOTICE Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken May 2025. Particulars prepared May 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.



For the finer things in property.



BNP PARIBAS GROUP

