



Land at Manor Farm

Woodhurst, Huntingdon, Cambridgeshire

A block of Grade 2 & 3 arable land with grain stores and further farm buildings.



**GRADE 2 & 3
ARABLE LAND**



**279.33 ACRES
(113 HA)**



**GUIDE PRICE:
£2,700,000
(WHOLE)**

Key Features

- Arable land
- Farm buildings
- Roof mounted solar panels
- Extensive road frontage

Distances

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

The Land at Manor Farm was previously marketed as part of the wider sale of Manor Farm, Woodhurst, and the remaining land is now offered as Lot 2a & Lot 2b.

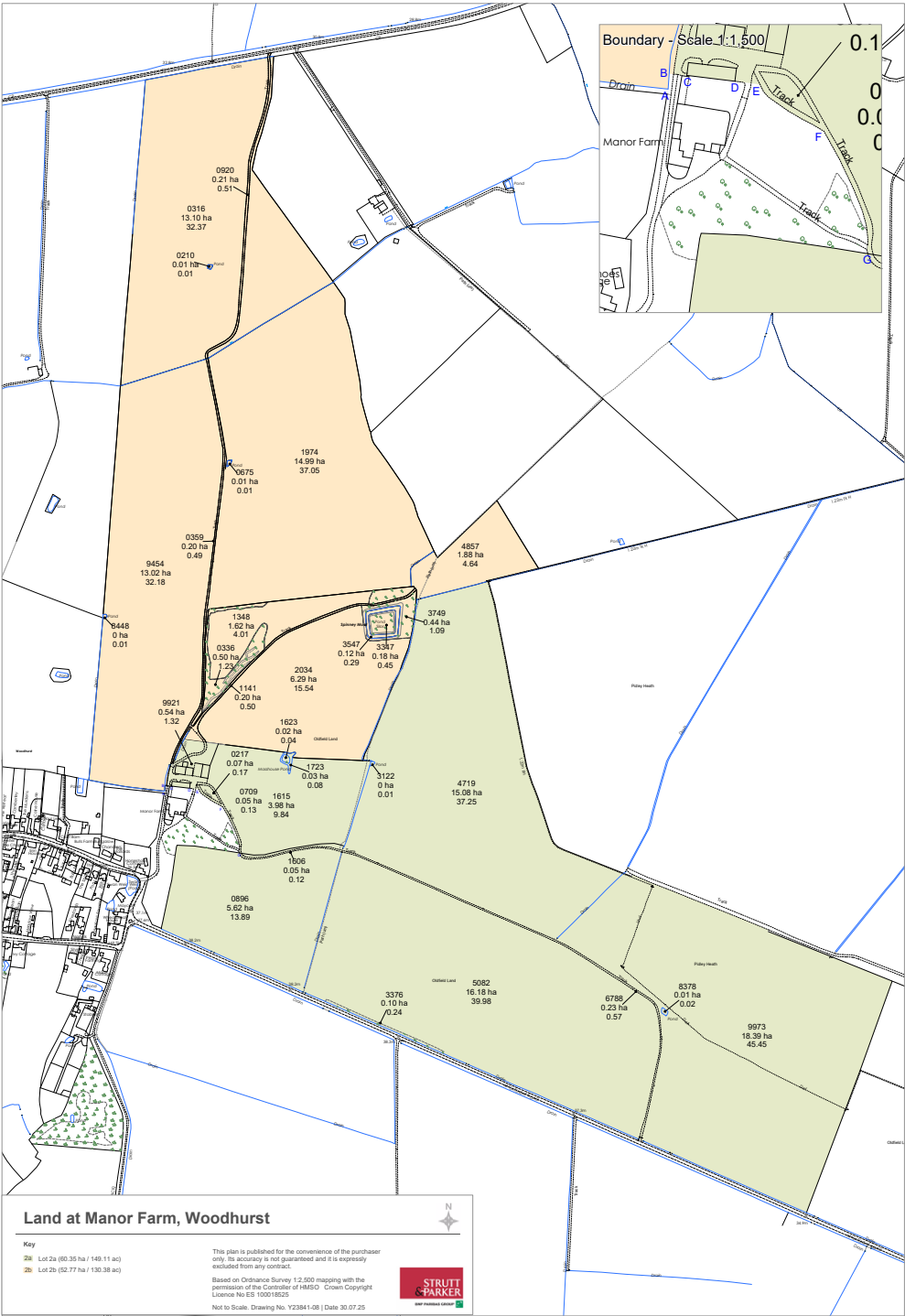
Situation

The land at Manor Farm is situated north of Wheatsheaf Road, Woodhurst. The land also benefits from an access off Oldhurst Road to the west of Pidley Village. 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.

Land at Manor Farm

The Farmland 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 farm buildings have been extended to offer additional grain storage. The farm is a predominately arable farm, interspersed with small parcels of woodland and pasture. 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.

The land is 279.33 acres in total and is available as a whole or in up to two lots.



Lot 2a – Land & Buildings
off Wheatsheaf Road

149.11 acres (60.35 ha)
Guide Price £1,600,000

Lot 2a comprises 149.11 acres of predominately arable land alongside a farmyard with grain storage and general purpose agricultural buildings. Lot 2a is accessed from Wheatsheaf Road, between Woodhurst and B1040, Bluntisham.

The arable land covers 146.41 acres, with approximately 2.65 acres of ponds, tracks and the farmyard. The arable land is 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.

The land has been under drained with a recent scheme updating the drainage to part of the farm. Further details are available from the vendors agent.

Farm buildings

The farmyard is made up of five portal framed buildings with a concrete apron connecting the farm buildings. The farm buildings extend to approximately 1,403.76 sq ft and provide up to 800T of grain storage across the two grain stores (building 5&6).

Block Plan Reference	Description	Approximate GEA
1	Portal framed building constructed of concrete blocks, corrugated sheeting and fibre cement roof panels. Double sliding doors.	278.06 sq m
2 & 3	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
4	Portal framed lean-to with corrugated sheet sides, and fibre cement roof panels.	179.0 sq m
5	Portal framed grainstore with corrugated sheet sides, and a fibre cement sheet roof. Roller shutter door.	328.72 sq m
6	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

Solar panels

There is a 28kw solar panel array on the rooves of building 5 & 6. Further detail is available from the vendor’s agent.

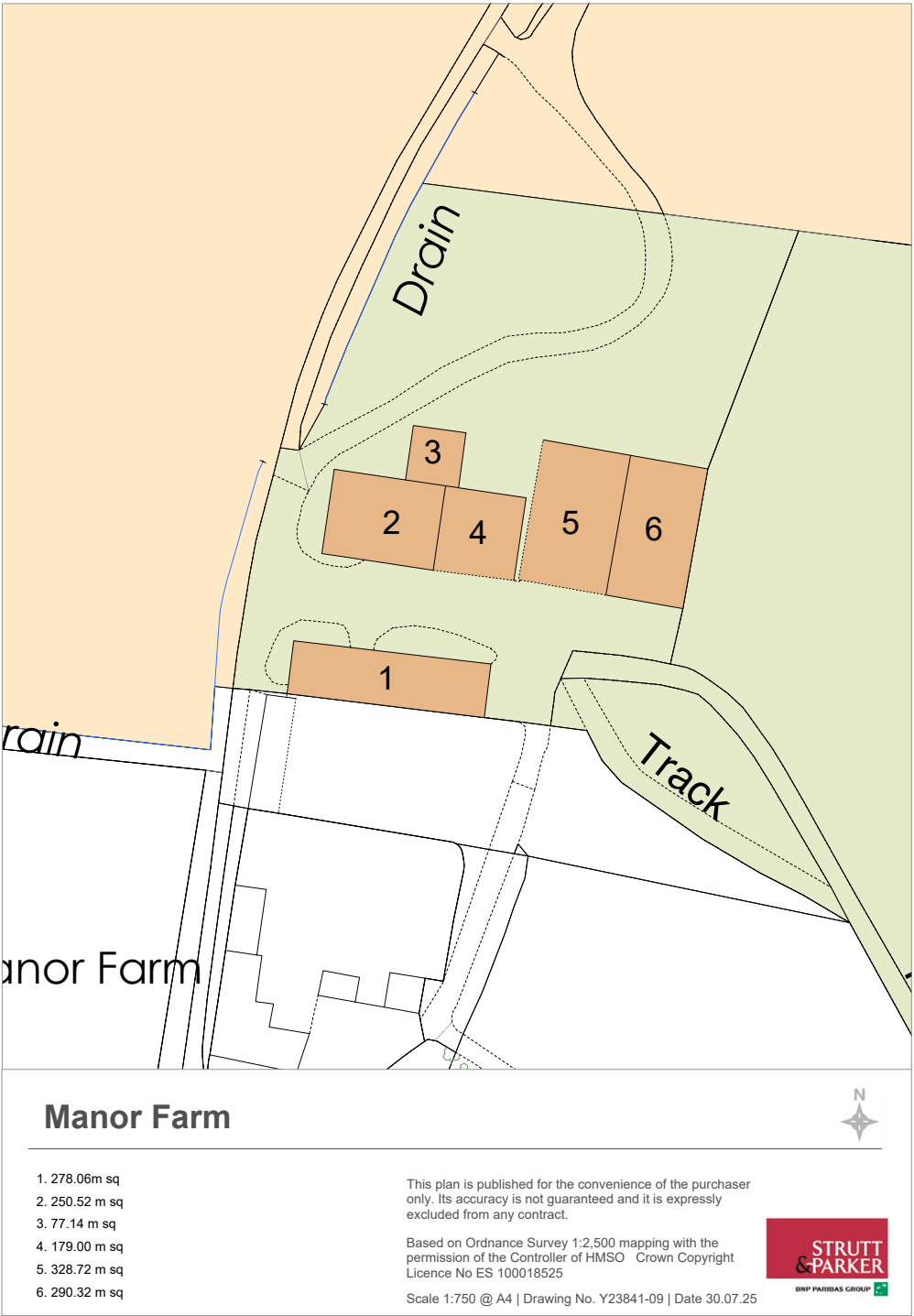
Lot 2b – Land off Oldhurst Road

130.38 acres (52.77 ha)
Guide Price £1,100,000

Lot 2b comprises 130.38 acres in total and is accessed from Pidley Road, which runs between Pidley and Old Hurst.

The arable land comprises approximately 117.14 acres, with a further 8.65 acres grassland, 2.77 acres woodland and 1.88 acres covered by ponds and tracks. The arable land is 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.

The land has been under drained with a recent scheme updating the drainage to part of the farm. Further details are available from the vendors agent.





General

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

Holdover: Holdover may be required on Lots 2a and Lot 2b 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: Lot 2a has a three phase mains electricity supply to the farm buildings. Lot 2a also benefits from a mains water supply. Lot 2b is not sold with any mains services.

EPC & Council tax: Not Applicable

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 is a public footpath which crosses Lot 2a & Lot 2b. Further details are available from the vendor's agent.

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

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.

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: The land 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, moling 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.

Overage: Lot 2a & Lot2b 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.

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 excluded from the sale.

Fixtures and fittings: All items usually regarded as tenant's fixtures and fittings and equipment, including 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:

Lot2a: ///shuttling.plotted.mailings

Lot2b: ///fatherly.race.quench

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.

Stamford

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