



# Tithe Barn & Wood Farm

Chatteris, Cambridgeshire



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# Commercial arable farm with significant acreage of consented development land

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Tithe Barn & Wood Farm, London Road, Chatteris, Cambridgeshire PE16 6SQ

Ely 11 miles, Huntingdon 15 miles, Peterborough 20 miles, Cambridge 25 miles

*Features:*

*Lot 1 – Tithe Barn Farm*

Pair of semi-detached 3 bedroom houses  
Timber framed tithe barn  
Farm buildings

Planning consent for 500+ houses & 2.80 acres of employment use  
97 acres (39.35 Ha) of arable land  
About 101.43 acres (41.05 Ha)

*Lot 2 – Wood Farm*

Modern farmhouse  
Pair of 3 bedroom cottages  
Farm buildings

174 acres of commercial arable land  
About 184.29 acres (74.58 Ha)

*In all about 285.60 acres (115.66 Ha)*

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**Tithe Barn and Wood Farm**

Tithe and Wood Farm is a diverse arable farm offering development, agricultural and residential elements situated adjacent to the town of Chatteris.

The farm predominately comprises open agricultural land with farm house, two pairs of cottages and two ranges of farm buildings.

Tithe Barn Farm (Lot 1) extending to 101.48 acres (41.07 ha) has planning consent for Mixed Use Development and has been promoted by Hallam Land Management Ltd in conjunction with adjoining land.

Wood Farm (Lot 2) extends to 184.31 acres (74.59 Ha), and part has been promoted through the emerging Local Plan review for a further phase of development.

**Situation**

Tithe Barn and Wood Farm is situated on the south-eastern edge of the market town of Chatteris, between London Road (B1050) and Ireton’s Way (A142) adjoining the built-up area of the town and approximately 1¼ miles from the main town centre.

Chatteris had a population of 10,453 at the time of the 2011 census and is located within the

Fenland District of Cambridgeshire, about 18 miles south-east of Peterborough and 24 miles north of Cambridge. The A14/A1 Brampton Hut interchange is about 18 miles away to the south-west.

The nearest train services located in Manea (9¼ miles) and March (9¼ miles) provide branch line connections to Cambridge and Peterborough both of which have

mainline services to London (Liverpool Street and Kings Cross).

Chatteris has a range of local services and amenities and there are three primary schools and one secondary school.

**Lot 1 Tithe Barn Farm**

*About 101.43 acres (41.05 Ha)*

Tithe Barn Farm is located adjacent to Chatteris and can be accessed via either A142 Ireton Way and Horsley Drove. The farm lies in a solid parcel and is level or slightly sloping in a south westerly direction.

The farm has a pair of period three bedroom cottages that are not currently occupied.

Adjacent to these is a Grade 2 Listed Tithe Barn (3,340 sq ft) and two agricultural storage buildings totalling 9,820 sq ft.

The farm land is well laid out in large regular shaped enclosures. It is Classified Grade 2 with soil belonging to the Peacock, Waterstock, Downholland and Ireton Series, these are a mix of loamy, clay and sandier soils capable of supporting a wide variety of crops such as cereals, field vegetables, sugar beet and potatoes.

The land forms Phases 3 & 4 of Outline Planning Permission Consent (F/YR23/0349/VOC) for: Mixed Use Development comprising residential development up to 1000 dwellings, employment (B1, B2 & B8), Local Centre (A1, A2, A3, A4 & D1), Primary School, playing fields, landscaping and open space, new highways an associated ancillary development.

Up to 508 units are permitted under Phases 3 & 4 as well as 2.80 Ha of employment land. This land is subject to a Planning Promotion Agreement.







**Lot 2 Wood Farm**  
**About 184.31 acres (74.59)**  
Wood Farm forms the southern portion of the farm and is located a short distance to the south of Chatteris and is accessed primarily from the B1050 London Road as well as from Stocking Grove.

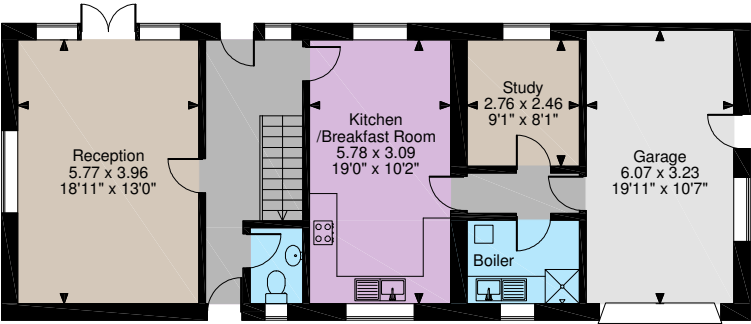
**Residential**  
Wood Farmhouse is located at the western end of the farm and sits alongside the principal farm drive. The farm house is situated in a good sized plot with views over the surrounding farmland. It is constructed of brick with concrete tile roof and uPVC double glazed windows and has an adjoining garage of the same construction.

The accommodation comprises a reception room, study, kitchen breakfast room shower room and WC on the ground floor with 3 bedrooms and bathroom on the first floor. Outside there is a large area for parking to the south of the house and a private, lawned garden to the rear and side.

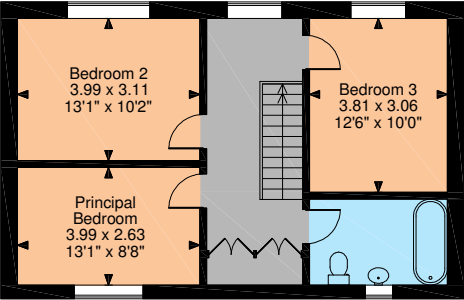
On the southern boundary of the farm is the farmstead comprising a pair of period cottages and the farm buildings.

The cottages are a pair of traditional period houses constructed of brick with slate roofs and uPVC double glazed windows. Both cottages have

a reception room, kitchen and bath/shower room on the ground floor and three bedrooms on the first floor. In addition, No. 1 also has a conservatory and utility room. Parking for both houses is at the side with an area of shared lawn to the front and private areas of garden to the rear.

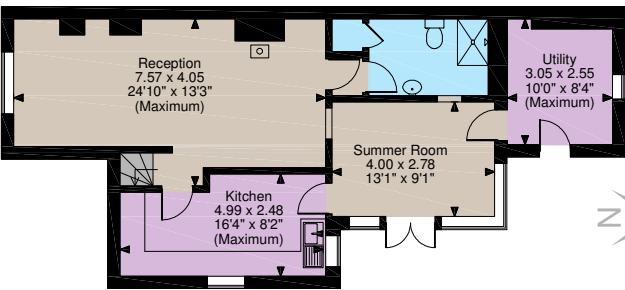


Wood Farmhouse Ground Floor

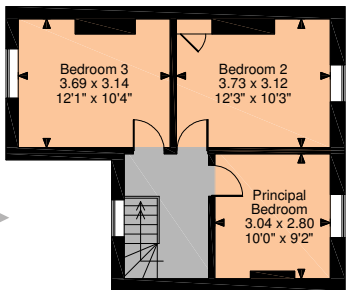


Wood Farmhouse First Floor

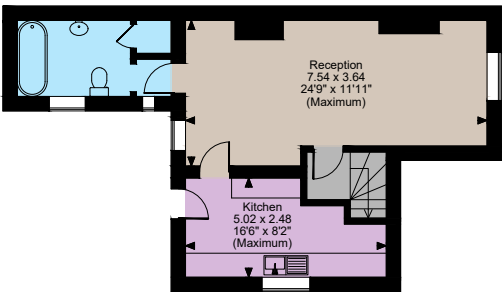
**Floorplans**  
Approximate Gross Internal Area\*:  
Wood Farmhouse 1,330 sq ft / 124 sq m  
Garage 208 sq ft / 19 sq m  
1 Wood Farm Cottage 1,152 sq ft / 107 sq m  
2 Wood Farm Cottage 940 sq ft / 87 sq m  
Illustration for identification purposes only.  
Not to scale.  
\*As defined by RICS - Code of Measuring Practice.



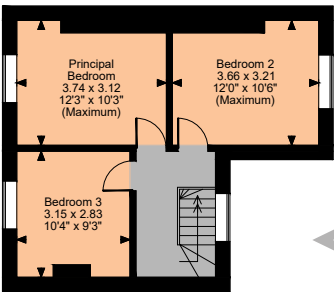
1 Wood Farm Cottage Ground Floor



1 Wood Farm Cottage First Floor



2 Wood Farm Cottage Ground Floor



2 Wood Farm Cottage First Floor





The farm buildings are a commercial range of workshop and storage buildings, comprising:

- 1. Workshop (22.79m x 15.47m). Constructed of brick walls with part corrugated iron cladding, corrugated iron roof and concrete floor, used for storage and as a workshop.
- 2. Dutch Barn (22.52m x 23.10m) A triple span Dutch barn constructed of steel frame with corrugated sheeting roof and part corrugated iron cladding, providing general machinery and equipment storage.

The land is well laid out and accessed via a network of farm tracks and droves. It is all classified Grade 2 with the soil being clay loams of varying strength with some peat content in places. The 174.70 acres (70.70 Ha) of arable land currently supports winter wheat and overwintered stubbles.

General

Method of Sale: Tithe Barn and Wood Farm is offered for sale freehold by private treaty as a whole or in 2 lots.

Farm Business Tenancies: Tithe Barn Farm - 1 year tenancy. Wood Farm - 1 year tenancy. Further information about the licences and leases is available from the Vendors’ Agent.

Hallam Land Management Agreement: Part of the farm is subject to a Planning Promotion Agreement with Hallam Land Management Ltd. A summary of the Promotion Agreement terms is included in the Data Room and redacted version of the agreements will be made available to shortlisted parties in the Legal Data Room.

Services: Mains water and electricity is supplied to all residential properties. All properties have private drainage. There is oil fired central heating and hot water system for all of the houses. The electricity supply to the farm buildings is believed to be 3-phase. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Tenure: Wood Farm is offered for sale with vacant possession subject to the licences and tenancies outlined below. Further details are available from the Vendors’ Agent.

Drainage Rates: General drainage charges for the Anglian Eastern Region of £219.69/ Ha are paid annually to the Environment Agency.

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.

Dean Drove and Horseley Fen Drove which cross the farm are both byways open to all traffic.

Designations: All of the land lies within a Nitrate Vulnerable Zones (NVZ) 2025 – 2028.

Basic Payment Scheme: The Vendor will claim and retain the 2025 Scheme Year Basic Payment.

Grant Schemes: Part of the farm is entered into an SFI Scheme, primarily where affected by the ongoing development works.

Holdover: The Vendors will take the 2025 harvest for all crops including sugar beet.

Ingoing valuation: If required and 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.

Early Entry: Early Entry may be permitted at the purchasers own risk and cost 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.

Overage: The farm is 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.

Fixtures and fittings: All fixtures and fittings and equipment, including fitted carpets and curtains, together with garden ornaments and statuary, are specifically excluded from the sale. These may be available to the purchaser by separate negotiation.

Employees: There are no farm employees who will be transferred to the purchaser under the Transfer of Undertakings (Protection of Employment) Regulations (TUPE).

Boundaries: Purchasers should satisfy themselves over the accuracy of the land’s boundaries.

Local authority: Cambridgeshire County Council – 0345 045 5200 Fenland District Council – 01354 654321

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 estate, 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.

Mobile coverage/broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solicitors: Farrer & Co LLP, 66 Lincoln’s Inn Fields, London WC2A 3LH. For the attention of Rose Gurney - Tel: 020 3375 7257. Mob: 07500 843776. Email: [Rose.Gurney@farrer.co.uk](mailto:Rose.Gurney@farrer.co.uk)

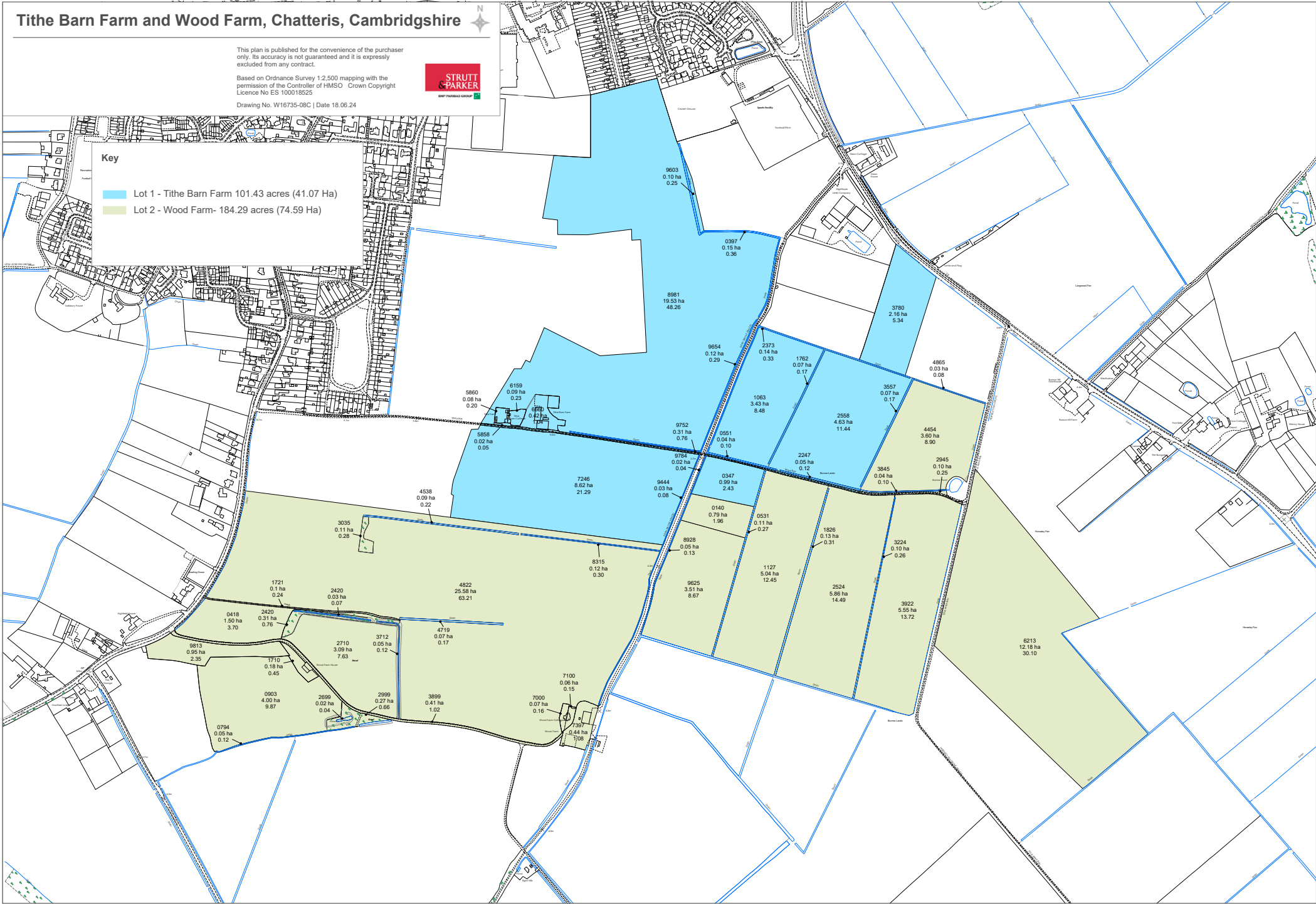
Guide price: Lot 1 - £2,425,000, Lot 2 - £2,400,000, Whole - £4,825,000

Directions Please see the location plan. what3words: ///animate.stubbed.snowmen

Viewing Strictly by appointment with the Vendors’ agents Strutt & Parker in Cambridge (Giles Allen 07702 317232) and Stamford (Sam Holt 07702 317301).

Property	Agreement	EPC Rating	Council Tax	Heating
1 Tithe Barn Farm Cottage	Vacant	E	A	Oil
2 Tithe Barn Farm Cottage	Vacant	F	B	Oil
Wood Farm House	Assured Shorthold Tenancy	D	D	Oil
1 Wood Farm Cottage	Assured Shorthold Tenancy	E	B	Log burner
2 Wood Farm Cottage	Assured Shorthold Tenancy	E	B	Open fire





**Strutt & Parker Cambridge**  
66-68 Hills Road, Cambridge, Cambridgeshire CB2 1LA

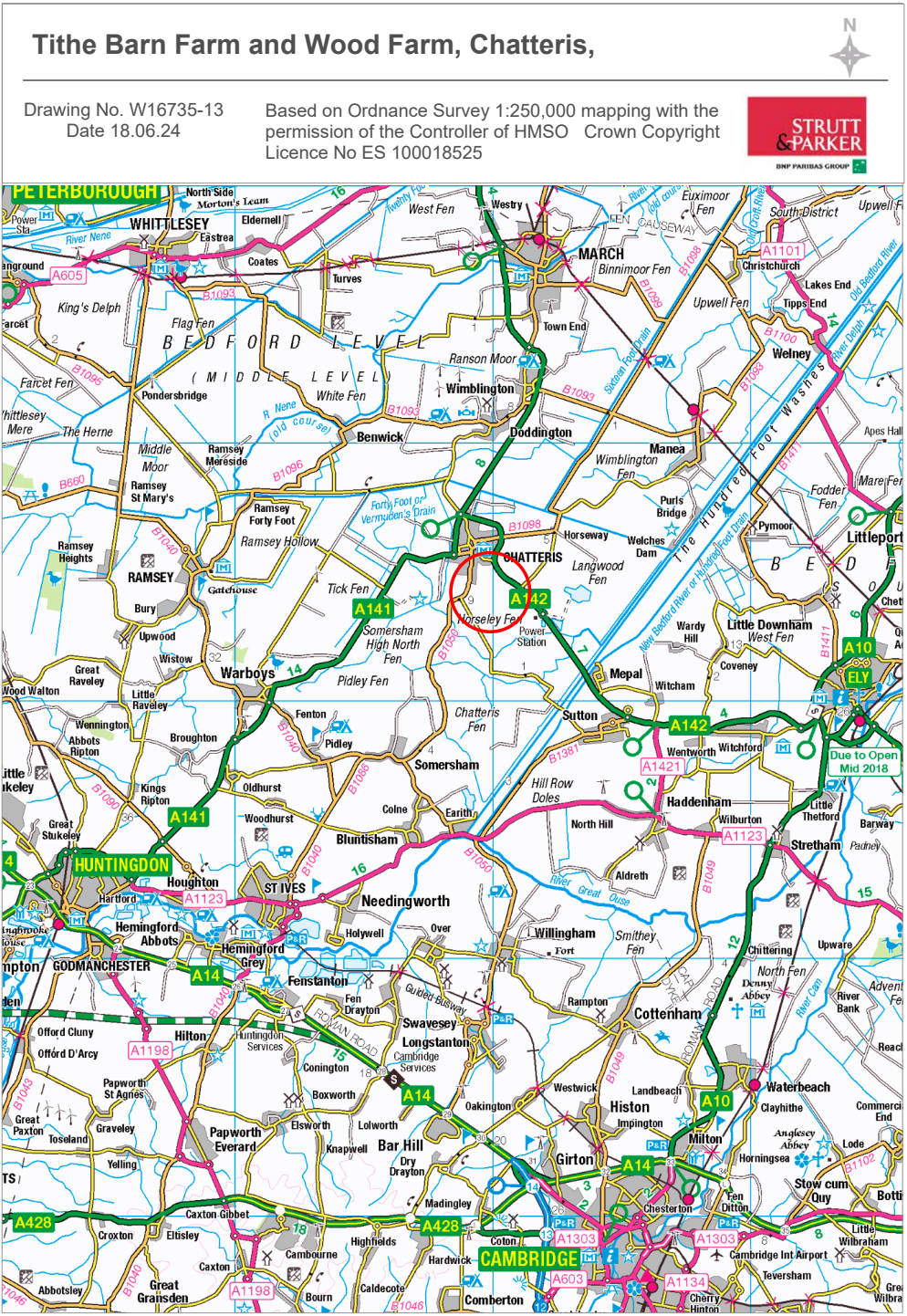
+44 (0)1223 459500  
+44 (0)7702 317232  
giles.allen@struttandparker.com

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

+44 (0)1780 484040  
+44 (0)7702 317301  
sam.holt@struttandparker.com  
struttandparker.com

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