

Church Farm

Potton Road, Wrestlingworth, Sandy, Bedfordshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP



An attractive and varied investment opportunity with diversified income streams in a well connected area with considerable development potential.

Potton 2½ miles, Biggleswade 6 miles (London Kings Cross 31 minutes), A1 (Biggleswade South Junction) 5½ miles, St Neots 12 miles, Bedford 15 miles, Cambridge 16 miles. Luton Airport 27 miles. London 49 miles

Lot 1a Church Farmhouse- Four-bedroom farmhouse | Commercial storage buildings | Pair of traditional timber - framed barns | Further period buildings with development potential. **About 1.92 acres (0.78 Ha)**

Lot 1b Pegtile Bungalow- Two-bedroom bungalow. **About 0.26 acres (0.11 Ha)**

Lot 2 Church Farm Commercial Buildings- Nine commercially let buildings (c. £84,000 p.a.) | Container and Caravan storage (c.£9,736 p.a.) | 5 acres of grass paddocks. **About 6.40 acres (2.59 Ha)**

Lot 3 Grassland About 13.65 acres (5.53 Ha)

Lot 4 Strategic Paddock About 1.51 acres (0.61 Ha)

In all about 24 acres (10 ha) in total

For sale as a whole or in upto 4 lots

Situation

Church Farm is located to the west of Wrestlingworth village and is believed to date from 12th Century. Today Wrestlingworth is a vibrant village with a popular pub (The Chequers), Church of England Lower School, Memorial Hall used for various community events throughout the year, and St Peter's Church.

Wrestlingworth is near to the local towns of Potton & Biggleswade, which both offer a range of shops, amenity and leisure facilities. The cities of Bedford (15 miles) & Cambridge (16 miles) offer a regional level of retail, leisure, restaurants, commercial and healthcare services.

The property is very accessible with the A1 being 5½ miles and the M11 motorway 17 miles. There are regular mainline train services from Biggleswade to London Kings Cross taking about 31 minutes.

General

Church Farm sits outside of the village of Wrestlingworth, and offers an interesting and unusual mix of residential, commercial & equestrian property in an accessible location within close proximity of Bedford, Cambridge & London.

In brief the property comprises, a four-bedroom farmhouse, two-bedroom bungalow, 20.79 acres (8.41 acres) of paddocks, range of commercial workshops and stores, traditional wooden farm buildings and a range of equestrian facilities. The total rent roll is £93,000.

The two residential properties have a separate access from the farm yard, affording greater privacy to the houses, as well as ensuring there is sufficient access for larger vehicles into the yard.



Lot 1a Church Farmhouse About 1.92 acres (0.78 Ha)

The attractive traditional farmhouse sits at the front of the property and presents brick elevations under a plain tile roof with Upvc double glazed windows. There is 2,622 sq. ft of living space which incorporates features such as wooden beams, bay windows and an inglenook fireplace.

Downstairs there is a large kitchen-breakfast room with an aga and larder. The adjoining living room boasts a log burner, as does the games room. The utility room leads into both the farm office as well as a shower room with the conservatory opening onto the mainly lawned garden.

Upstairs there are three double bedrooms and two bathrooms and a WC on the first floor with a fourth bedroom with an ensuite shower room in the attic.

Outside is a large, tarmacked parking area shared with Pegtile Bungalow. The mainly lawned garden lies to the west with mature trees, shrubs and hedges offering privacy from the road and nearby farm yard.

Alongside the farmhouse is a modern storage building (about 3,070 ft²) which is let and provides a useful level of income or could be used for a purpose ancillary to the farm house. Adjacent to this building are a pair of timber framed traditional farm buildings (about 1,200ft² and 740ft²) which could be converted into a variety of purposes, residential or commercial, subject to obtaining the necessary planning consent.

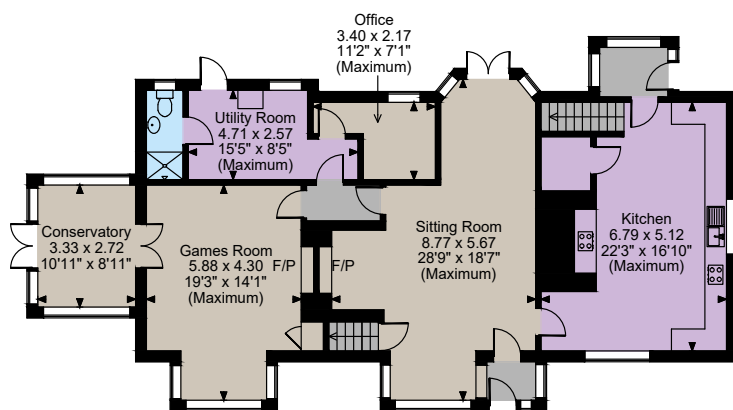
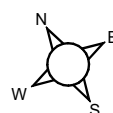
A little further away is a traditional storage building (about 1,480ft²) and 'the Old Kennels' (about 970ft²) which have further development potential.



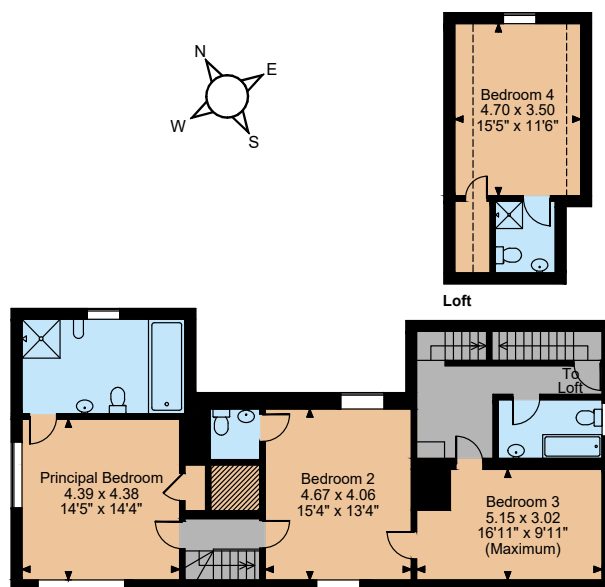
Floorplans

Internal area 2,622 sq ft (244 sq m)

For identification purposes only.



Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Lot 1b Pegtile Bungalow About 0.26 acres (0.11 Ha)

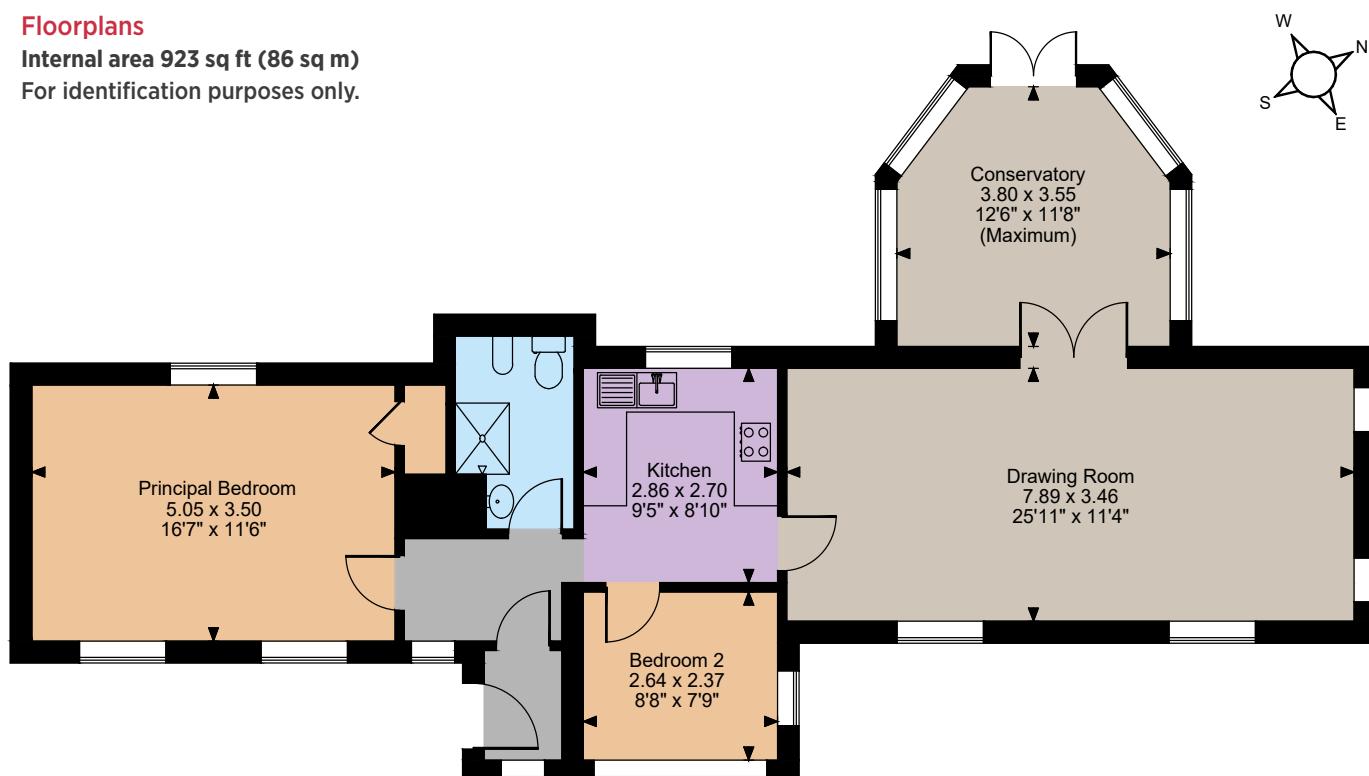
Pegtile Bungalow sits behind Church Farmhouse and is of a brick construction with some timber cladding under a tile roof. The front porch leads into the kitchen and living room. Beyond this there is a large bathroom and two double bedrooms. The bungalow requires refurbishment.

The parking to the front of the house is shared with the farmhouse and there are private gardens to the rear.



Floorplans

Internal area 923 sq ft (86 sq m)
For identification purposes only.



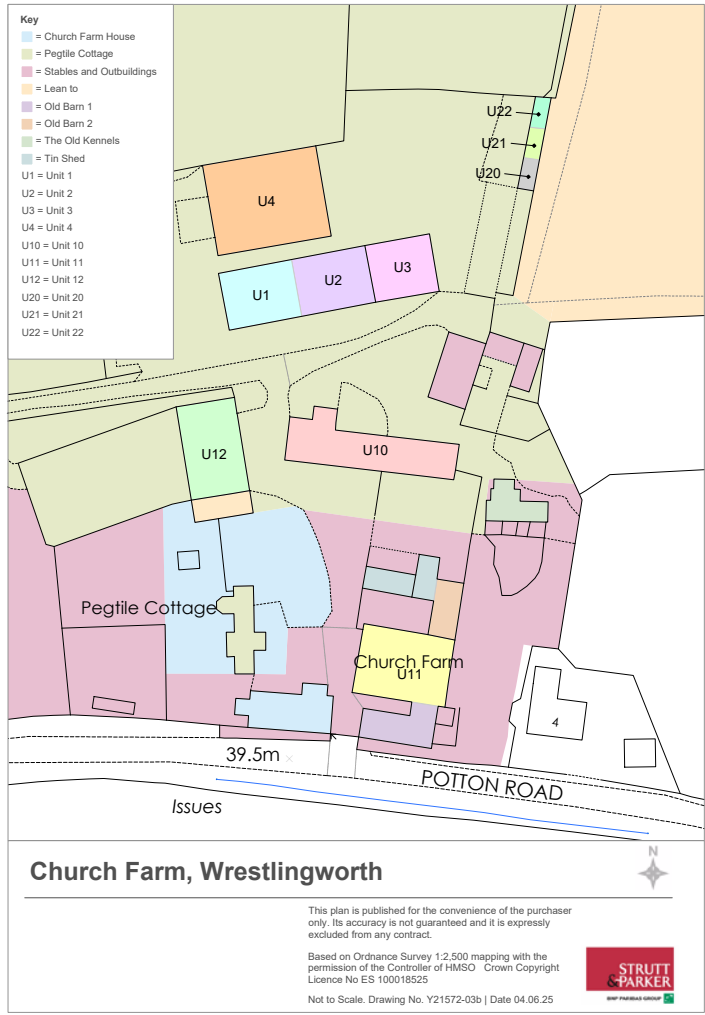
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**Lot 2 Church Farm Commercial and Equestrian Buildings-
 About 6.40 acres (2.59 Ha)**

Church Farm buildings have been adapted and extended to provide varied and flexible storage and workshop premises all of which are fully let, with many of the tenants having been in occupation for a number of years. The buildings currently realise an annual rent of over £78,000.

The equestrian facilities that are let include American barn style stables and a floodlit sand based manège (Approx. 33m x 29m). In addition to there are about 5 acres of paddocks that can be used in conjunction with the stables or as additional storage and parking as the site develops further, subject to planning.

Building	Approx. Size	Tenure	Commencement date	Rent Payment
Unit 1	1,771ft ² (164m ²)	Commercial Lease	18th Dec 2020	Monthly
Unit 2	2,365ft ² (220m ²)	Commercial Lease	1st July 2017	Monthly
Unit 3	1,800ft ² (167m ²)	Vacant Possession	-	-
Unit 4	5,035ft ² (468m ²)	Commercial Lease	18th December 2020	
Unit 10	3,240ft ² (301m ²)	Commercial Lease	18th December 2020	
Unit 12	2,670ft ² (248m ²)	4 Licences	-	-
Unit 20	564ft ² (52m ²)	Commercial Lease	1st July 2017	Monthly
Unit 21	564ft ² (52m ²)	Commercial Lease	1st July 2021	Monthly
Unit 22	564ft ² (52m ²)	Commercial Lease	1st July 2017	Monthly
Stables & Outbuildings	2,120ft ² (197m ²)	Licence	21st January 2015	Weekly
4 Shipping Containers		Annual licence		Annually
Caravan & Vehicle Storage		16 Annual Licences		Annually



Lot 3 Grassland
About 13.65 acres (5.53 Ha)

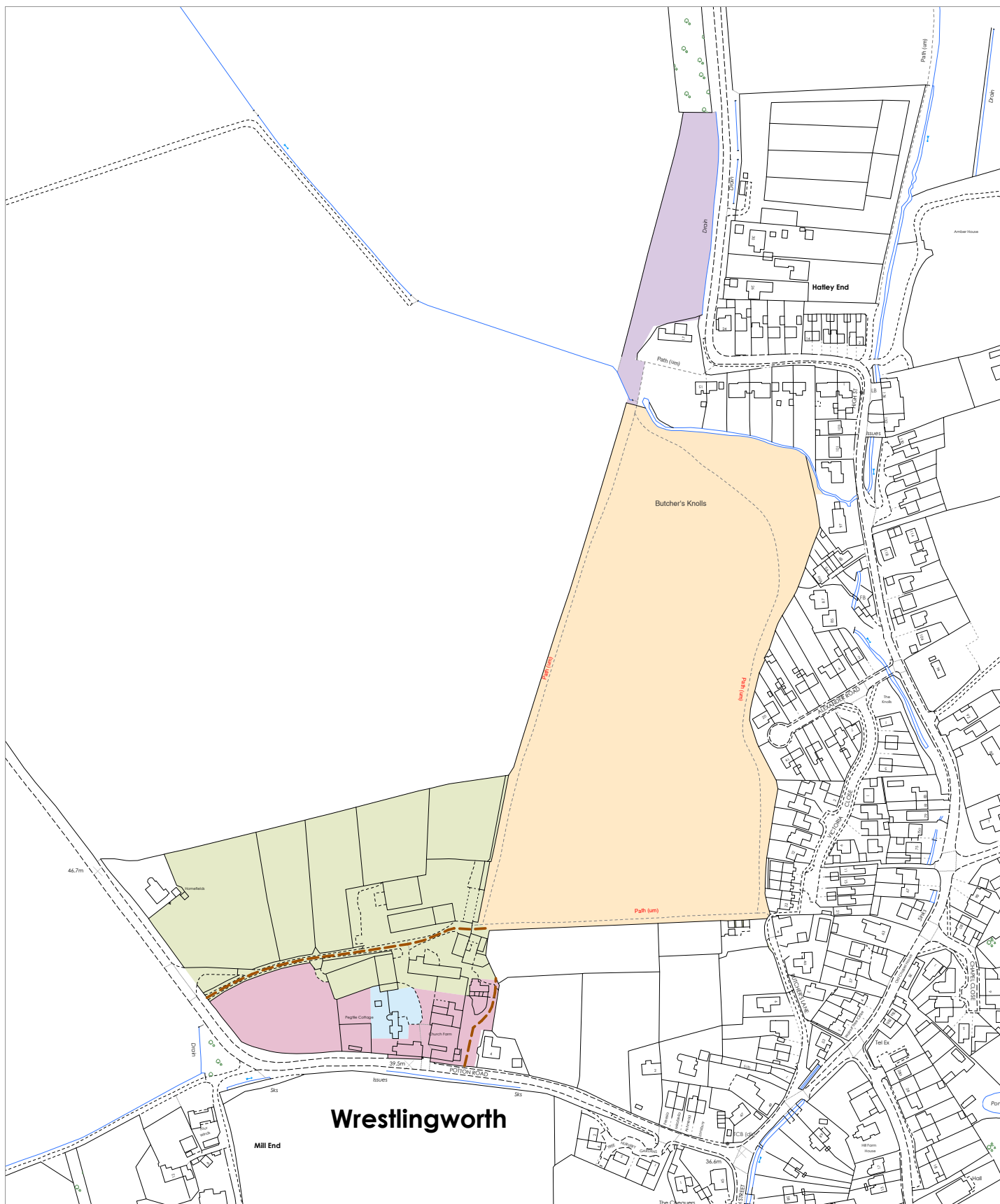
A fenced and level parcel of well established grassland that can be used for environmental, amenity or equestrian purposes which backs onto housing.



Lot 4 Strategic Paddock land
About 1.51 acres (0.61 Ha)

A strategically located paddock at the northern end of the village.





Church Farm, Wrestlingworth

Key

- Lot 1a - Farmhouse, unit 11 & adjoining building (0.78 ha / 1.92 ac)
- Lot 1b - Pegtile Bungalow & garden (0.11 ha / 0.26 ac)
- Lot 2 - Commerical yard & paddocks (2.59 ha / 6.40 ac)
- Lot 3 - Flexible parcel of grassland (5.53 ha / 13.65 ac)
- Lot 4 - Strategic paddock land (0.61 ha / 1.51 ac)
- Right of Way

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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. Y21572-02 | Date 19.05.25



General

Method of sale

Church Farm is offered for sale as a whole or in upto 4 lots, by private treaty. Subject to the leases, licenses and agreements outlined in these sales particulars. Further details are available from the vendor's agent.

Tenure

The farm is sold with vacant possession subject to the leases and licences outlined above and the following:

Pegtile Bungalow - Common Law tenancy

Services

Church Farm has mains water, electricity, sewerage to both of the residential properties. Church Farmhouse has an oil fired hot water and heating, and Pegtile Bungalow uses an electric combi boiler heating system.

All of the farm buildings have either single phase or three phase electricity. Mains water and drainage serves the yard and buildings.

Outgoings

EPC

Church Farmhouse: F Pegtile Cottage: G

Council Tax

Church Farmhouse: Band E Pegtile Cottage: Band D

Non Domestic Rates

Non Domestic Rates are paid on part of the property. Further detail is available from the vendor's agent.

Overage

Church Farm land and buildings 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 or any subsequent act or change to the regulations then this will be a trigger event for overage. This overage will be effective for 20 years from the date of completion of the sale and will be payable upon the implementation of planning permission (or disposal with planning permission) for such uses (excluding agriculture, forestry or equine use). The amount payable will be 25% of the increase in value resulting from that consent.

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 several public footpaths over the land. Further details are available from the vendor's agent. A vehicular right of way will be retained by the vendors to access retained land for all reasonable purposes. This route is shown by a dashed brown line on the sale plan. Further detail is available for the vendor's agent.

Local authority

Central Bedfordshire Council.

Designations

The Farm is in a Nitrate Vulnerable Zone (NVZ).

Schemes

There are no environmental schemes on the farmland and the vendor will retain the right to claim all future de-linked payments from the historic Basic Payment Scheme.

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 Central Bedfordshire Council's Local Planning Authority.

Fixtures and fittings

All items usually regarded as tenant's 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.

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

Birketts, 22 Station Rd, Cambridge CB1 2JD

Postcode

SG19 2EY

What3words

For the Farm: ///remaining.chairs.dude

For the House: ///community.bound.regret

Directions

From Potton, take the Bury Road/B1042 east towards Wrestlingworth.

Church Farm is on the left hand side before the B1042 merges with Potton Road, Wrestlingworth.

Viewing

Strictly by appointment with the vendor's agents, Strutt & Parker.

Guide Prices

Lot 1a	£1,100,000
Lot 1b	£400,000
Lot 2	£925,000
Lot 3	£275,000
Lot 4	£50,000
Whole	£2,750,000

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

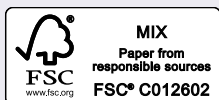
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