

# The Firs Farm, Newborough, Peterborough, Cambridgeshire, PE6 7SA



**FOR SALE - Guide Price £1,550,000**



## THE FIRS FARM

**Newborough, Peterborough, Cambridgeshire, PE6 7SA**

**Guide Price £1,550,000**

**For Sale**

Extensive Caravan Storage Facility with Substantial Four Bedroom Property  
and Large Range of Traditional and Modern Buildings, suitable for Redevelopment  
set in approximately 9.84 Hectares (24.31 Acres)  
of Arable and Grass Land incorporating Popular Equestrian Enterprise

**EA**

**Elizabeth Allen**

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## Location

The Firs Farm is located approximately one mile south of the sought after village of Newborough. With approximately 1,700 inhabitants, it boasts a Primary School, Church, Convenience Shop, Pharmacy, Hairdressers, Dentist and Play Parks. The fast-growing new township of Roman Fields is located approximately one mile south of the Farm.

The farm has good transport links with the A47 being one mile to the south of the property that leads to the A1 in the west and Kings Lynn in the east, while the A16 lies one mile to the north. Peterborough train station lies six miles from the farm where there are regular trains from Peterborough to London with the fastest trains taking approximately 50 minutes.

The postcode is PE6 7SA. What3words: compiler.banana.flight.

## Caravan Storage Facility

Approximately 2.03 Hectares (5.02 Acres) of The Firs Farm is used as a secure caravan storage site. The site has space for up to 388 caravans, of which 40 are hardstanding holdings and 348 are grass holdings. The site is surrounded by chain link fence and hedging. A water tap is on site.



Access is via a private hard cored driveway directly from Bridgehill Road. Entry to the site is via electric double motorised gates with personalised key card. CCTV is in operation across the whole site and at the access gate. A caravan wash is in the main yard.

Storage Contracts are in place with all Caravans and the site is almost at full capacity currently and has a strong loyal cliental. A three-month termination notice period can be given by either party to end the Storage Contract. Caravan Storage Facility Turnover:

1<sup>st</sup> April 2022 to 31<sup>st</sup> March 2023 = £86,000

1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2022 = £83,000

1<sup>st</sup> April 2020 to 31<sup>st</sup> March 2021 = £85,000

## The Firs Farmhouse

The attractive residential property was built in 1971 is of brick construction beneath a tile roof. The property has uPVC double glazing and oil central heating. The Firs Farmhouse is situated behind trees and is approached via a gated gravel and tarmac driveway. To the front is a generous parking area and lawned garden populated with attractive Lime trees. To the south, is a patio and lawned garden with Summer House.



Accommodation comprises:

Ground Floor:

Front Door to Entrance Hall.

Entrance Hall, stairs to first floor, doors to:

Living Room, 3.93m x 5.86m stone open fire, two radiators, dual aspect south and north facing windows, carpet floor. Double doors to Garden.

Kitchen, 4.49m x 3.63m wall and base units, breakfast bar, integrated oven with hob, integrated dishwasher, sink and drainer, AGA, Oil Boiler, radiator, south facing window, tiled floor. Archway through to Dining Room.

Dining Room, 3.56m x 3.32m, radiator, south facing window, carpet floor.

Shower Room, 1.43m x 2.52m, walk in shower, wash hand basin, low level WC, towel rail, north facing window, tiled floor.

Shelved Walk in Pantry.

Utility, 7.20m x 3.35m wall and base units, sink and drainer, south facing window, tiled floor. Door to Storeroom with plumbing for washing machine and tumble dryer. Door to Storeroom. Door to Rear Garden.

Office, 3.39m x 2.69m radiator, north facing window, tiled floor. Door to:

Office, 3.03m x 2.71m door to front drive, radiator, north facing window, tiled floor.



First Floor:

Landing with loft access, airing cupboard with water emersion tank. Doors to Bedrooms and Bathroom.

Bedroom 3.58m x 3.96m radiator, dual aspect windows facing south and east, carpet floor.

Bedroom, 3.36m x 3.55m radiator, south facing window, carpet.

Bedroom, 2.92m x 3.65m (max) radiator, south facing window, carpet.

Bedroom, 3.03m x 2.12m radiator, north facing window, carpet.

Bathroom 2.74m x 2.38m bath with shower over, wash hand basin, low level WC, radiator and laminate floor.

### **Range of Traditional and Modern Buildings**

To the east of The Firs Farmhouse lies the large hardstanding yard and a variety of traditional and modern buildings and a Caravan Wash. The buildings lend themselves to redevelopment for alternative use, subject to gaining the necessary Planning Permission.

Traditional single storey brick construction building beneath a tile roof and concrete floor, currently used as storage (2.78 x 1.84m), tack room (3.55m x 2.94m) and stabling (2.79m x 5.15m).



Open bay tractor hovel, workshop and stables of brick construction beneath a slate roof. East facing four bay open hovels facing (6.66m x 12.50m) with concrete floor. Workshop (4.53m x 6.33m) double door to the south. Two Stables (6.40m x 6.66m).



Substantial traditional two storey brick construction building beneath a tile roof, with concrete ground floor and timber first floor. The ground floor is divided into an Office (3.40m x 6.83m), WC and wash hand basin (3.42m x 1.62m), Storage Room (6.69m x 7.98m), Chemical Store (3.15m x 1.80m), Storage Room (2.99m x 3.20m). Internal Grain Silos to the west end (7.12m x 13.53m). Storage area to the first floor. External measurement 33.80m x 6.83m.



North Grain Store with electric shutter roller door and concrete floor. South Grain Store with manual sliding doors and wooden drying floor. Central drying tunnel, main air duct and laterals. A fan house is located on the north side of the building. 800 tonnes storage, 200 tonnes either side of central drying tunnel, each side. External measurement 18.29m x 27.43m.



Dutch Barn, 18.46m x 7.72m, of steel frame construction, with corrugated tin walls and roof, soil floor. Lean to extension (18.46m x 7.74m) to the south, soil floor.



### **Equestrian Facilities**

The property has approximately 2.60 Hectares (5.29 Acres) of fenced grass paddocks, accessible off the main gravel track, with water supply. There is a large rubber base menage situated next to the stables. An additional private paddock is situated next to the Caravan Facility, with a hedge boundary it is an attractive setting and suitable for a variety of uses.

In addition to the traditional building stabling there are six stables comprising:

Three of brick construction beneath a slate roof, 9.49m x 4.34m.

Three of timber frame, timber clad construction beneath a profile clad roof, 10.97m x 3.66m.

Occupation is via a licence and a termination notice period of one month can be given by either party.



### **Agricultural Land**

The arable land extends to approximately 4.44 Hectares (10.96 Acres) and is classified as being Grade 1 agricultural land by the former Ministry of Agriculture Fisheries and Food Classification Maps of England and Wales. The land borders the caravan storage site and adjoins the grass paddocks.

The land is registered with the Rural Land Registry and in the past has been used by the outgoing owner to claim the Basic Farm Payment Scheme. The land is not entered into any environmental land management schemes.



### **Planning**

The occupation of The Firs Farmhouse shall be limited to a person solely or mainly employed, or last employed, locally in agriculture as defined in Section 290(l) of the Town and Country Planning Act 1971, or a dependent of such a person residing with him, or a widow or widower of such a person.

The following planning permissions are in place at the property:

P.176.69 – Planning Permission granted for the erection of Farmhouse on 8<sup>th</sup> January 1970

P0747/83 – Planning Permission granted for the Open fronted lean-to extension to existing Machinery Storage Building on 27<sup>th</sup> October 1983  
P1419/88 – Planning Permission granted for the Creation of Caravan Storage Area on 13<sup>th</sup> April 1989  
98/00709/FUL – Planning Permission granted for the use of secure storage of caravans revised site plan on 8<sup>th</sup> March 1999

Further planning information is available from Peterborough City Council  
Telephone: 01733 453410, Email: [planningcontrol@peterborough.gov.uk](mailto:planningcontrol@peterborough.gov.uk)  
website: [www.peterborough.gov.uk](http://www.peterborough.gov.uk)

### **Services**

The Caravan and Equestrian Facilities are connected to mains water. The Firs Farmhouse is connected to mains water, single-phase electricity, oil fired central heating and foul drainage is to a private septic tank. The buildings are connected to mains water, single and three phase electricity and foul drainage is to a private septic tank.

### **Covenant**

The Firs Farm shall be sold subject to development uplift/an overage deed confirming that a payment of 35% of the uplift in value of the Property arising as a result of any planning permission granted for residential development beyond that of a single dwelling which currently forms part of the Property shall be due and payable to the Seller upon the earlier of implementation of that planning permission or sale with the benefit of the planning permission.

### **Minerals, Sporting and Timber**

The minerals and right to work them are included across the property. The sporting and timber rights are included in the sale insofar as they are owned.

### **Easements, Rights of Way and Wayleaves**

The land is sold subject to and with the benefit of all existing rights whether public or private, whether or not they are referred to in these details.

### **Holdover**

Holdover is in place on the whole of the property until 30<sup>th</sup> September 2024.

### **Outgoings**

Council Tax Band C. Drainage rates are payable to North Level District Internal Drainage Board.

### **Tenure**

The freehold of the farm is offered for sale with vacant possession, subject to holdover.

### **Method of Sale and Guide Price**

The property is offered for sale by private treaty as a whole. Any prospective buyer is encouraged to register their interest with Elizabeth Allen Land Agents Limited as soon as possible. Offers for parts of the property maybe considered.

### **Exchange and Completion**

Exchange of Contracts is expected within 30 working days of the Buyer's Solicitors receiving the draft Contract from the Seller's Solicitor with completion by agreement thereafter. A 10% deposit is payable on exchange of Contracts.

### **VAT**

VAT is not payable on The Firs Farmhouse. VAT is payable on the rest of the property.

### **Boundaries**

The Buyer shall be deemed to have full knowledge of all the boundaries and neither the Seller nor the Sellers' Agent will be responsible for defining either the boundaries or their ownership. The boundary to the west and south is to be maintained and retained by the Seller.

### **Viewings**

Viewings will be permitted only by appointment with the Sellers' Agent, as detailed below.

### **Health and Safety**

Given the potential hazards of a working farm we would ask you to be as vigilant as possible when inspecting the farm for your own personal safety, in particular around the farm buildings.

## Anti-Money Laundering

The Buyer will be required to provide proof of identity and address to the Sellers' Agent once an offer is submitted and prior to Solicitors being instructed, in accordance with the Proceeds of Crime Act 2002 and The Money Laundering and Terrorist (Amendment) Regulations 2019.

## Sellers' Solicitor

Alice Lees, Roythornes Solicitors, Enterprise Way, Pinchbeck, Spalding, Lincolnshire, PE11 3YR.

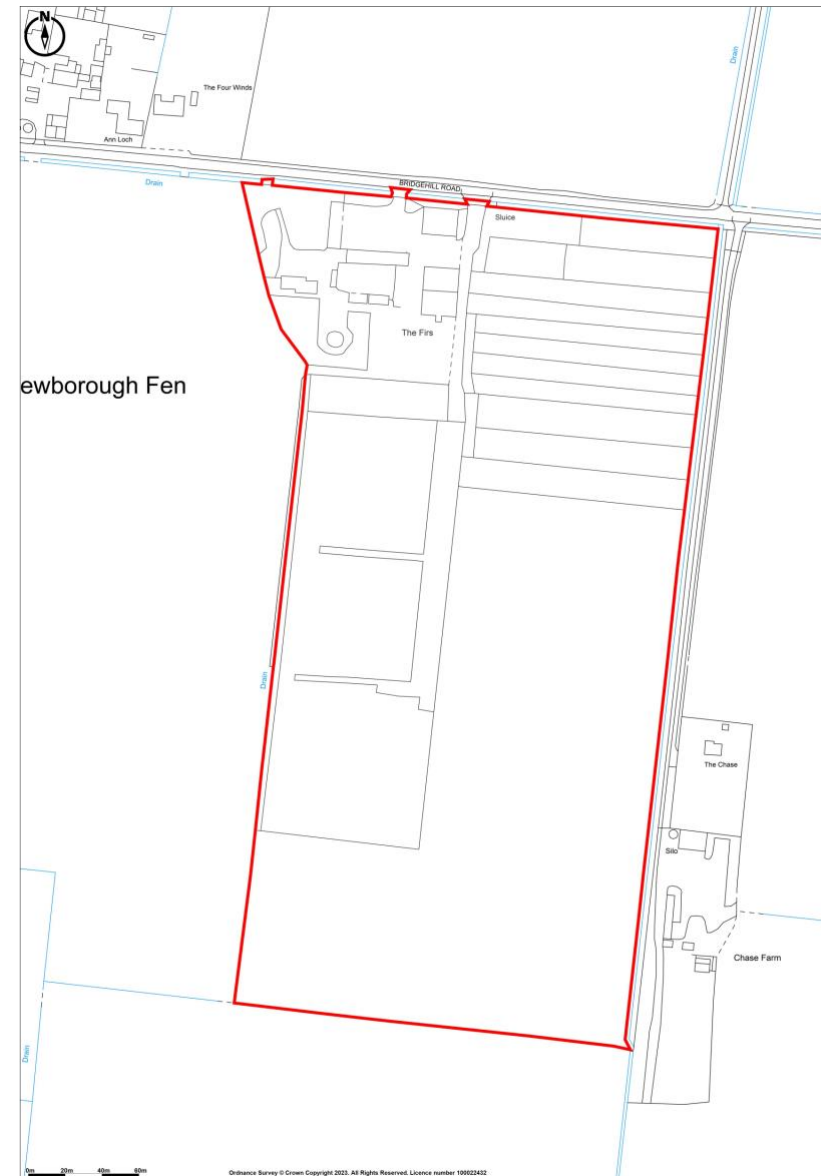
## Sellers' Agent

Elizabeth Allen, Elizabeth Allen Land Agents Limited, Cradge Farm, Langtoft Fen, Lincolnshire, PE6 9QB Tel: 01778 700194 Email: [elizabeth@ealandagents.co.uk](mailto:elizabeth@ealandagents.co.uk)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		70   <b>C</b>
55-68	<b>D</b>		
39-54	<b>E</b>	51   <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

The graph shows this property's current and potential energy efficiency.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. These Particulars are Subject to Contract. These particulars were prepared in April and May 2024. The areas and plans included in these sales particulars have been produced in good faith. They are for illustrative purposes only and their accuracy is not guaranteed.



**Promap**  
LANDMARK INFORMATION

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