A commercial root cropping and arable farm within easy reach of Cambridge and Ely

In all about 156.952 hectares (387.83 acres)

- Wilburton 3 miles
- Cambridge 15 miles
- Ely 6 miles

For sale by private treaty as a whole or in two lots.

Please read Important Notice on the last page of text.
The sale of Fairview Farm, Wilburton offers an excellent opportunity to purchase a productive farm located to the north of Cambridge in an area renowned for its peaty fen soils. The land has excellent access, the benefit of an abstraction licence and is currently farmed under a Contract Farming Arrangement by a well-known, local, farming company.

The farm is likely to appeal to both farmers and investors alike, and is offered for sale as a whole or in two lots.

**Situation and Access**
The property is located directly south of the village of Wilburton and can be found using the sale and location plans contained within these particulars. The land has direct access from Twenty Pence Road, with Lot 1 internally accessed along a farm track as shown coloured brown on the sale plan.

**The Farmland**
Fairview Farm comprises a total of 156.952 hectares (387.83 acres). The land is classified as Grade 1 and Grade 2 on the former MAFF Agricultural Land Classification Plans. The majority of the soils are of the Clayhythe series being a deep humose fine loam peat soil over clay suitable for the growing of cereals, sugar beet and potatoes.

Past cropping has included a rotation of root crops, vegetables, sugar beet and cereals. A cropping record for the past five years is included in these particulars.

The farm has the benefit of a summer abstraction licence which totals 45,460 m³ per annum. Abstraction is by means of a mobile pump with water taken directly from well-managed ditches located around the farmland. The abstraction licence will be transferred to the Purchaser of Lot 1. A copy of the abstraction licence, along with previous abstraction returns, is available from the selling agent.

The land is available as a whole or in two lots:

**Lot 1**
(shown shaded pink on the sale plan) : comprising 149.909 hectares (370.43 acres) mainly arable land with a small area of permanent pasture.

**Lot 2**
(shown shaded blue on the sale plan) : comprising 7.043 hectares (17.40 acres) arable land.

**Farm Buildings**
A range of currently redundant farm buildings consisting of:

- Two bay timber cart shed with steel clad roof;
- Atcost steel portal frame with sliding lockable door, grain walls and cement clad roof with four bay lean-to to the side;
- Series of disused grain bins

It is understood that the buildings have in the past had water and electricity connected.

### Cropping Schedule

<table>
<thead>
<tr>
<th>Field ID</th>
<th>Field Area (Hectares)</th>
<th>Field Area (Acres)</th>
<th>2012</th>
<th>2013</th>
<th>2014</th>
<th>2015</th>
<th>2016</th>
</tr>
</thead>
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<tr>
<td>Lot 1</td>
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<td>56.51</td>
<td>Sugar Beet</td>
<td>Leeks</td>
<td>Potatoes</td>
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<td>Potatoes</td>
<td>Sugar Beet (energy)</td>
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<td>73.36</td>
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<td>Permanent Pasture</td>
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<td>Lot 2</td>
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<td>368.90</td>
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</table>
Additional Information

Method of Sale
The freehold interest is offered for sale by Private Treaty as a whole or in two lots

Tenure
The property is currently farmed under a Contract Farming Agreement and Notice has been served to terminate the agreement on 1st September 2016. A copy of the Contract Farming Agreement as well as the signed Notice is available from the selling agent.

Mineral, Sporting and Timber Rights
Insofar as they are owned, the mineral and timber rights are included in the sale. The Sporting Rights are also included however an element of these is reserved to the Lord of the Manor of Wilburton. Further details are available from the selling agent.

Chancel Repair
Detailed in the Title, and shown hatched red on the sale plan, is a reference to Chancel Repair Liability to the effect that the Purchaser will be responsible for 16.33% for the cost of repair of the Chancel of St Peter’s Church, Wilburton.

TUPE
It is not anticipated that any staff will transfer to the Purchaser with the sale but in the event that they do, any contractual employees will benefit from protection under the transfer of undertakings (Protection of Employment) Regulations 2006.

Basic Payment Scheme
The Vendor will retain the Basic Farm Payment for 2016. The 155.11 entitlements for the 2017 claim year onwards will be included in the final sale price and the Vendor will make best endeavours to transfer these to the Purchaser on completion. The in-going Purchaser will indemnify the Vendor against any non-compliance from the date of completion until the 2017 claim.

Contracts and Quotas
The sale includes 623 tonnes of sugar beet quota. Further details from the selling agent. Please note the full tonnage will not be taken this year (i.e there will be a ‘holiday’ for the 2016 campaign)

Drainage
The land benefits from land drainage across the majority of the farm, marked clearly by white wooden outfall posts. Drainage rates are payable to Haddenham Level District Drainage Commissioners with the charge for the year ending 31 March 2016 being £6,124.61.

Wayleaves, Easements, Covenants and Rights of Way
The property will be sold subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way whether or not disclosed. The Purchaser(s) will be deemed to have full knowledge and will have satisfied themselves as to the provisions of any such matters affecting the property.

Local Authorities
East Cambridgeshire District Council, The Grange, Nutholt Lane, Ely, Cambridgeshire, CB7 4EE. t 01353 665555

Planning
The property is located within the boundary of East Cambridgeshire District Council. The Council is currently preparing a new local plan for 2016 to 2036.

Boundaries
The Vendor and the Vendor’s Agent will do their best to specify the ownership of the boundary hedges, fences and ditches but will not be bound to determine these. The Purchaser(s) will have to satisfy themselves as to the ownership of any boundaries.

Plans, Areas and Schedules
Plans attached to the particulars are based upon the Ordnance Survey National Grid and are for reference only. The Purchaser(s) will be deemed to have satisfied themselves of the land as scheduled.
**Important notice**

These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Bidwells LLP has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. The above plans are not to scale and are provided for identification purposes only. OS licence NO. ES100017734. © Copyright Bidwells LLP 12/07/16. We may hold your name on our database unless you instruct us otherwise. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD.

**Value Added Tax (VAT)**

Any guide prices quoted or discussed are exclusive of VAT. In the event of a sale of the property or any right attached to it becoming a chargeable supply for the purposes of VAT, such tax will be paid for in addition to the purchase price.

**Photographs**

The photographs in these particulars were taken in April 2016. Any fixtures and fittings, or equipment, shown in the photographs are not necessarily included in the sale.

**Health and Safety**

Given the potential hazards of a working farm and its associated machinery we would ask you to be as vigilant as possible for your own personal safety when making an inspection of this property, particularly around the farm buildings.

**Viewing**

Viewing to be strictly by prior appointment with Bidwells. Please call 01223 559352 to arrange a viewing.

**Enquiries**

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07881 516564  
james.brooke@bidwells.co.uk

Ben Taylor  
01223 559352  
btaylor@bidwells.co.uk

Trumpington Road, Cambridge, CB2 9LD

**Postcode**

The postcode for a nearby residential property is CB6 3PX

**Solicitors**

Taylor Vinters, Merlin Place, Milton Road, Cambridge CB4 0DP.

Ref: Rupert Melville Ross

[01223 559352](tel:01223559352)  
[bidwells.co.uk](http://bidwells.co.uk)