

Church Farm, Potton Road, Wrestlingworth, Sandy, Bedfordshire

For the finer things in property.



Church Farm, Potton Road, Wrestlingworth, Sandy, Bedfordshire, SG19 2EY

An attractive investment opportunity with diversified income streams in a well connected area.

Potton 3 miles, Biggleswade 6 miles (London Kings Cross 31 minutes), Royston 11 miles, St Neots 12 miles, Bedford 15 miles, Cambridge 16 miles. London Luton Airport 27 miles.

Four-bedroom farmhouse | Two-bedroom bungalow | Successful storage lettings Paddocks

About 24 acres (10 ha) in total For sale as a whole

Situation

Church Farm is located to the west of Wrestlingworth village, which is believed to have been formed in the 12th Century. Today Wrestlingworth boasts 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 nearby to the rural towns of Potton & Biggleswade, which both offer a range of shops, amenity and leisure facilities. Trains run directly from Biggleswade to London Kings Cross in 31 minutes.

The cities of Bedford (15 miles) & Cambridge (16 miles) offer a wide variety of employment, restuarants and healthcare.

Church Farm, Wrestlingworth

Church Farm sits outside of the village of Wrestlingworth, and offers an interesting mix of residential, commercial & equestrian property 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, modern portal framed buildings, traditional wooden farm buildings and a range of equestrian facilities.

The proximity of Pegtile Bungalow to Church Farmhouse offers great convenience for multigenerational living or holiday lettings. Subject to seeking planning approval, the farmhouse could be extended into the bungalow.

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

Many of the buildings have been let in recent years to a variety of local businesses. There are also 24 short term storage arrangements across the farmyard. This yields a significant income to the property. Further detail is available from the vendor's agent.

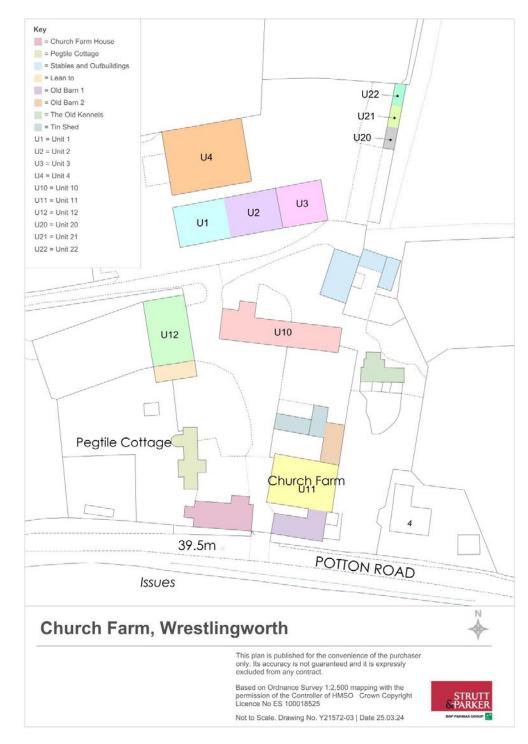




Tenure

The property is sold freehold and subject to the occupations set out in these particulars.

Property	Occupancy
Unit 1	Commercial lease
Unit 2	Commercial lease
Unit 3	Vacant possession
Unit 4	Commercial lease
Unit 10	Commercial lease
Unit 11	Commercial lease
Unit 12	Four short-term licences
Unit 20	Commercial lease
Unit 21	Commercial lease
Unit 22	Commercial lease
Church Farmhouse	Vacant possession
Pegtile Bungalow	Common Law tenancy
Stables	Two individual short-term licences
Old Barn 1 & 2	Vacant possession
The Old Kennels	Vacant possession
Tin Shed	Vacant possession
Lean-to	Vacant possession
Farm yard	Sixteen short-term licences for storage



Church Farmhouse

The large four-bedroom farmhouse sits at the front of the property, adjoining Potton Road. Church Farmhouse has approximately 2,622 sq. ft of living space.

The property is of a brick construction under a tile roof. Character features throughout the property include wooden beams, bay windows and a delightful inglenook fireplace in the living room.

Downstairs there is a large kitchen-diner with an aga and walk in pantry. 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 downstairs shower room. The conservatory opens up onto decking in the garden.

Upstairs there are three double bedrooms, with a further fourth ensuite double bedroom in the attic. The principal bedroom benefits from a large en-suite with free standing shower and jacuzzi bath. The second bedroom has a small en-suite loo attached.

Outside is a large tarmacked parking area shared with Pegtile Bungalow. The garden wraps around the two residential properties with mature trees and shrubs offering privacy from the road and surrouding farm yard. The traditional wooden agricultural buildings surrounding the house could be used to provide ancillary storage and garaging.

Pegtile Bungalow

Pegtile Bungalow sits behind Church Farmhouse and is of a brick construction under a tile roof, and the far wing of the property is covered in wooden cladding.

The front porch leads into the kitchen and living room. Beyond this there is a large bathroom and two double bedrooms. The bungalow requires modernisation.

Equestrian Property

Church Farm's equestrain facilities include american barn style stables, post and rail fenced paddocks of approximately 20.79 acres (8.41 ha) and a floodlit 29m by 33m sand manège.

General Method of sale

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

Services

Church Farm has mains water, electricity, sewerage to both of the residential properties. Church Farmhouse uses an oil based heating system, 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.

EPC

Church Farmhouse: F Pegtile Cottage: To follow

Council Tax

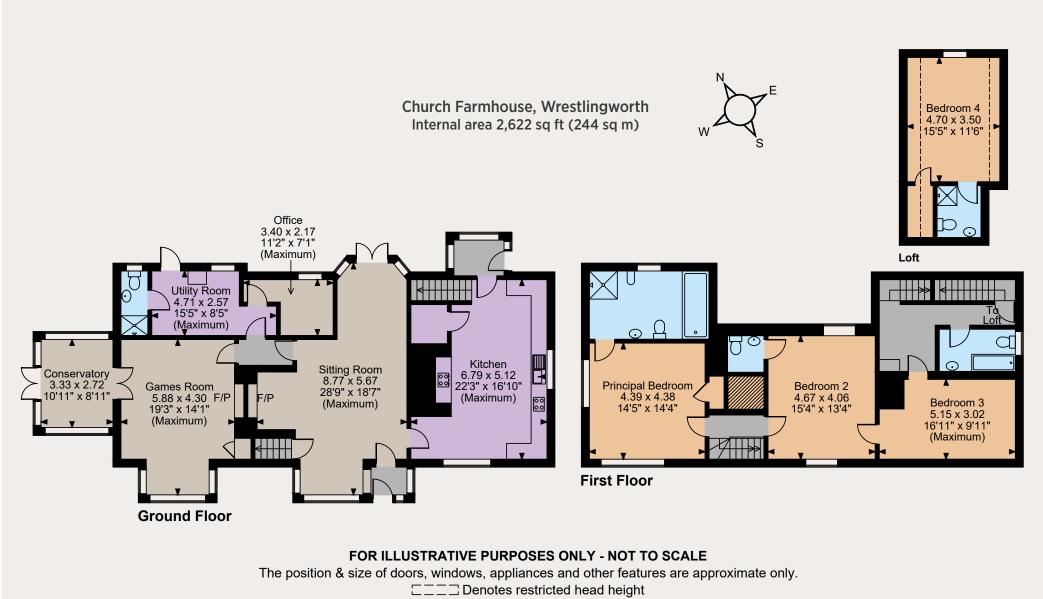
Church Farmhouse: Band E Pegtile Cottage: Band D

Non Domestic Rates

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







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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 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 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 guasi-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 vendor's 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, the 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



Church Farm, Wrestlingworth

Key

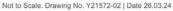
Total Area (1.20 ha / 2.95 ac)

Total Area (8.41 ha / 20.79 ac)

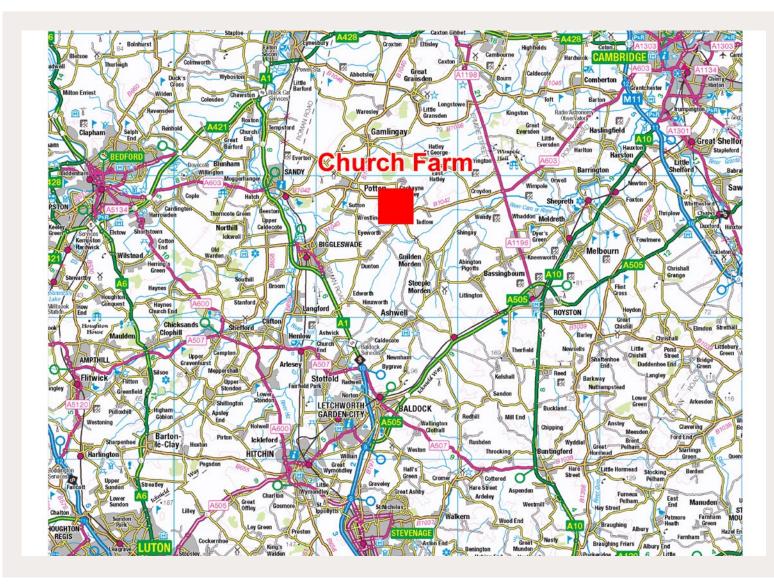
- Retained Access Route

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

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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 handside before the B1042 merges with Potton Road, Wrestlingworth.

Viewing

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

Guide Price

£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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