

TIBBITTS FARM, WILLINGHAM,  
CAMBRIDGESHIRE







# Tibbitts Farm

Meadow Lane, Willingham  
Cambridgeshire. CB24 5JL  
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Richard Baker Surveyors are pleased to offer this prime Cambridgeshire Farm on the edge of the fens.

- **405 Acres (164 ha) of Good Quality Agricultural Land**
- **Central Yard**
- **1000 Tonne Grain Store with Drying Facility**
- **Large Machinery Store**
- **Additional Storage Barns and Ancillary Buildings**
- **4 Bedroom Farmhouse**





**Location** Tibbitts Farm is situated on the outskirts of the village of Willingham bordering the Fens. It is approximately 10 miles west of the city of Cambridge and with easy access to the A14 & M11.

**Land** Tibbitts Farm offers approximately 405 acres (164 ha) of productive arable land. The majority is classified as Grade 2 under the DEFRA land classification plan. The land comprises silt clay loam (Skirt land) which is ideally suited to both cereal and vegetable cropping.

The land has been subject to a good farming rotation primarily wheat, barley and beans with regular soil analysis ensuring good nutrient and trace elements are maintained. The southern end of the farm benefits from a comprehensive underdrainage scheme with a mix of 4" clay and plastic pipework. The northern side is naturally self draining. The farm also benefits from a small established woodland copse extending to approximately 0.25 acres (0.10 ha).



### Farm Buildings and Yard

The yard and buildings are accessed through electric security gates which leads to the concrete yard and a range of buildings. The yard and machinery store have additional security measures including intruder alarm and CCTV cameras.

### Building 1: Grain store (1000 tonne)

This measures 27.43m deep x 18.29m wide (90' x 60') with 3.66m eaves (12').

It is of steel frame construction with 2.6m (8'6") grain walling. The external walls are clad with fibre cement to the upper level and roof. The store benefits from a electric roller door to the front of the building and further sliding doors to side.

To the rear of the grain store is an Alvan Blanche DF115 continuous flow grain dryer. This is fitted with carrier elevators feeding both the main grain store and also a 25 tonne circular grain silo located behind the store. The grain dryer is powered by three phase electricity and an oil burner. The dryer is housed within an independent steel frame building measuring 5.6m x 15.85m (18'4 x 51'5) clad with corrugated steel sheeting.

### Building 2: Machinery/General Store

This general purpose store measures 15.24m deep x 13.72m wide (50' x 45') with 3.66m (12') eaves. It is of

a steel frame construction with fibre cement external cladding to walls and roof. There is additional grain walling to the lower level. Within the front right corner of the building is an area of mezzanine flooring with internal access via wooden stairs. This store benefits from an electric roller door and with a personal access door within. This building is protected by security alarms and CCTV cameras.

### Building 3: Dutch Barn

The traditional dutch barn is 13.70m deep x 7.62m wide (45' x 25'). It is of steel frame construction with corrugated cladding to two sides and the roof.

**Chemical Store:** A purpose built block building used for the secure storage of farm chemicals. This is located to the side of the yard alongside a 3000 gallon water storage tank.

### Former piggery and stores

A range of redundant agricultural buildings.



Tibbitts Farmhouse

A traditional four bedroom detached farmhouse of brick and tile construction with partial uPVC double glazing. Built in 1968. The accommodation comprises:

On the Ground Floor

- Kitchen: 3.38m x 4.29m included a range of base units and traditional Rayburn cooker
- Dining Room: 3.17m x 2.69m
- Office: 2.85m x 1.81m
- Utility
- Lounge: 3.62m x 5.47m
- Shower Room including w/c

On the First Floor

- Bedroom 1: 3.40m x 3.65m
- Bedroom 2: 3.18m x 3.65m
- Bedroom 3: 3.18m x 3.07m
- Bedroom 4: 2.38m x 2.17m
- Bathroom: 2.4m x 2.14m with 3 piece suite.

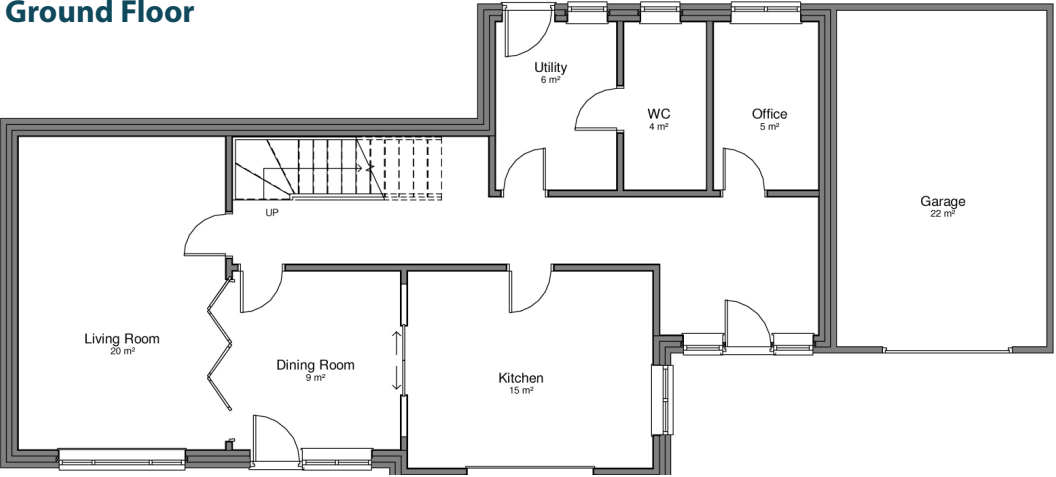
Outside

A single attached garage with concrete driveway. Garden to front and rear. Tibbitts farmhouse is in good serviceable condition but some general updating would be desirable.

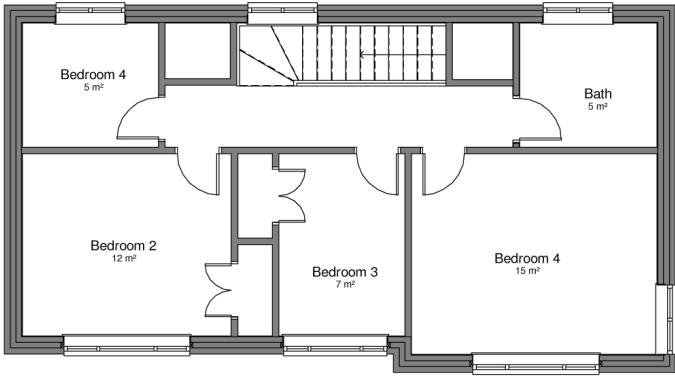
The farmhouse has private septic tank drainage. Central heating is via an oil fired boiler supplied from an independent tank within the garden.

The farmhouse is currently let on a Assured Shorthold Tenancy but can be terminated prior to the conclusion of a sale. The farmhouse is currently subject to an Agricultural Occupancy Restriction although it is believed there is potential for this to be removed, enabling greater flexibility of occupancy.

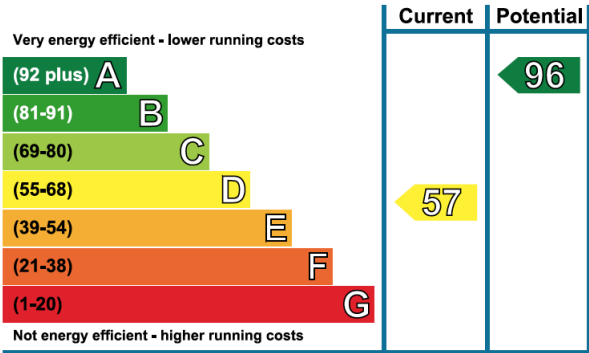
Ground Floor



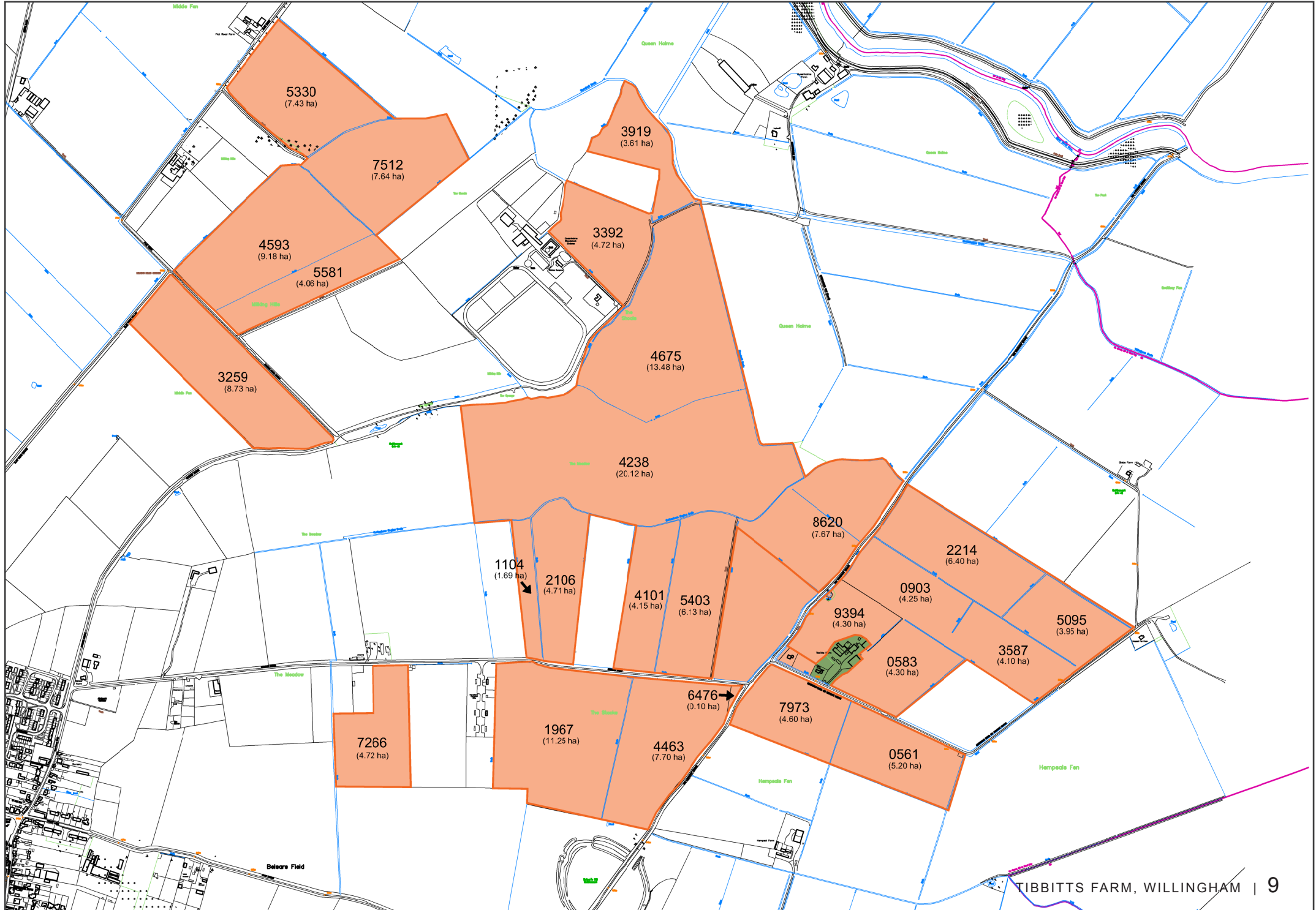
First Floor



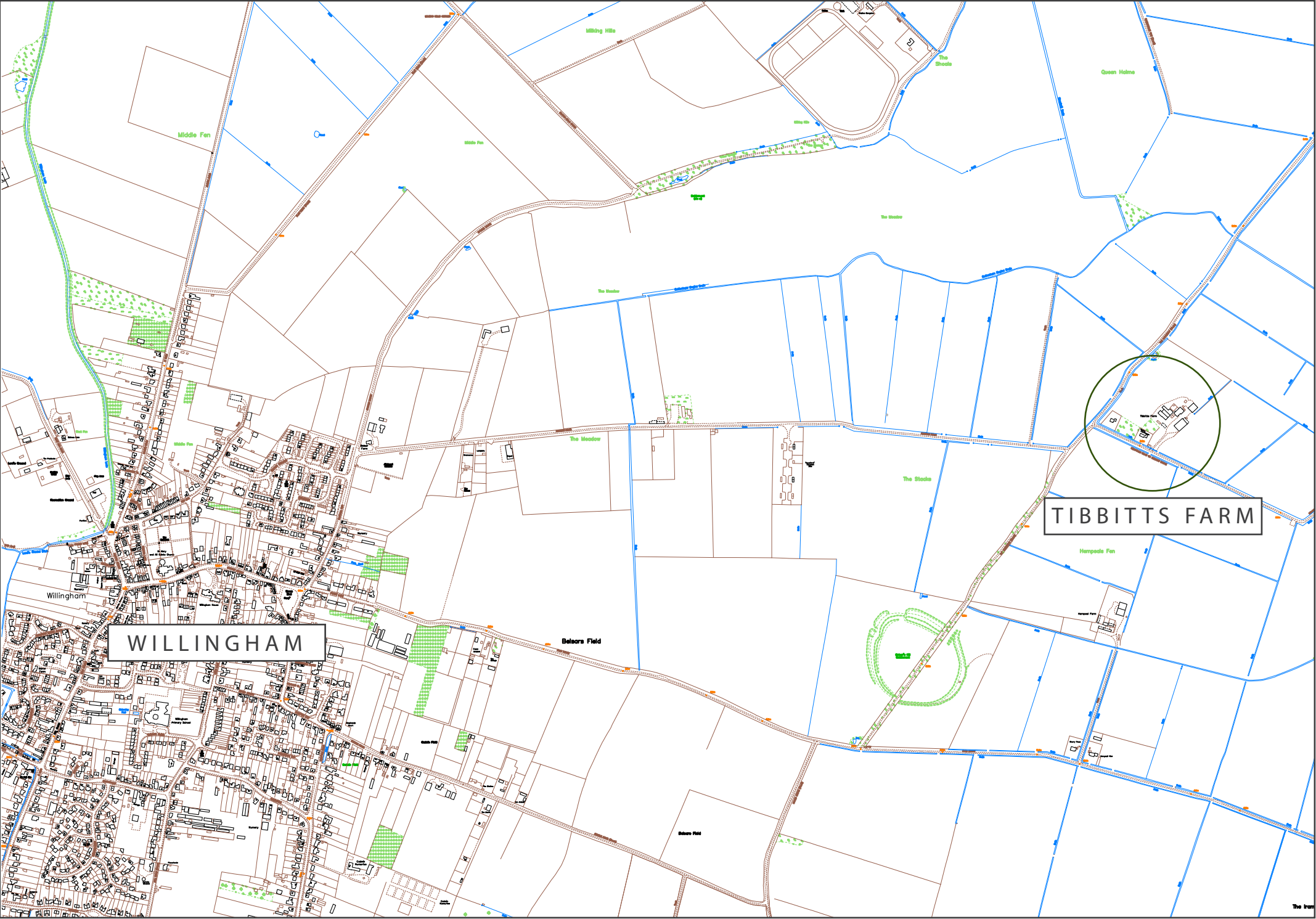
Energy Efficiency Rating











**GENERAL REMARKS & STIPULATIONS**

**Method of Sale**

The property is offered for sale by private treaty.

**Terms and Conditions**

The property is being sold freehold with vacant possession following the conclusion of the 2018 harvest.

Holdover:

The use of the main grain store may be required for a short period following harvest.

A small parcel of land adjacent to the farmyard may also be required for a short period after the conclusion of harvest to enable a farm machinery dispersal sale.

The farmhouse is currently let on a short term Assured Shorthold Tenancy but this can terminate prior to the conclusion of a sale.

**Basic Payment Scheme**

The land is registered with the RPA for the Basic Payment Scheme (BPS) and the current owners hold entitlements for all their eligible land and these may be available to purchase by separate negotiation if required. The current owners will be claiming for the 2018 payment.

**Easements, Wayleaves and Rights of Way**

The property is sold subject to and with the benefit of all rights including rights of way whether public or private, light, support, drainage, water, electricity supplies and other rights, obligations, easements quasi easements and restrictions, 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.

It is understood there is an easement for overhead power lines together with poles over part of the land although all within field boundaries for which an annual payment ending in April 2017 was £202.79.

There is also a private underground water pipe within the verge alongside TL4271-3392 for the benefit of Bloodstock Stables.

2 Tibbitts Farm reserves the benefit of electricity and water easements passing over or under part of Tibbitts Farm

**Outgoings**

The farmland is subject to Drainage Rates by Old West Internal Drainage Board which amounts to approximately £12.40 per acre.

The farmhouse is within Council Tax Band C

**Services**

Single and 3 phase electricity are connected to the farmyard together with mains water supply which then supplies the farmhouse via a sub-meter.

The farmhouse has private septic drainage, central heating is via an oil fired boiler supplied from an independent tank within the garden.

**Sporting and Mineral Rights**

Sporting and Mineral rights and timber are included within the freehold sale as far as they are owned.

**Areas and Schedules**

Areas and schedules on the plans attached to these particulars are based upon Ordnance Survey National Grid and the RPA. The plans are for illustrative purposes and whilst believed to be correct, their accuracy is not guaranteed.

**Planning**

The farmhouse was built in 1968 and is currently subject to an Agricultural Occupancy Restriction although it is believed there is potential for this to be removed, enabling greater flexibility of occupancy.

**Health and Safety**

Tibbitts Farm is still an active working farm and therefore viewers should be careful and vigilant whilst making an inspection. Neither the Vendor nor the Vendor's Agent are responsible for the safety of those viewing the property and accordingly those viewing or undertaking an inspection do so at their own risk.

**Viewing**

Viewings are strictly by prior appointment through the selling agents: Richard Baker 01480 830063 or 07973 505770.

**Local Authorities**

South Cambridgeshire District Council , South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge CB23 6EA 03450 450500





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