

# Stephen Knipe & Co

## **FOR SALE**

Church Farm

**BRINGTON**

Brington, Cambridgeshire



**172.36 acres (approx) (69.75 ha)**

of predominantly arable land including  
woodland and a small traditional building

For sale as a whole

**Guide price £ 1,800,000**

### **Land Agents, Valuers & Surveyors**

Stephen Knipe & Co is a trading name of Richardson Thompson Leech LLP  
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## **Introduction**

An interesting and comparatively rare opportunity to acquire a single block of predominantly arable land including a small area of woodland, a traditional agricultural building and a pond.

## **Location**

The land is located to the north and west of the village of Brington which is approximately 12 miles west of Huntingdon and 6 miles east of Thrapston. It lies within the parishes of Molesworth and Brington, RAF Molesworth adjoining the northern boundary. The land is very close to the A14 and the A1 is only some 8 miles to the east.

There are four means of access to the land only two of which are currently useable. The main access is at the northern end directly off the public highway (the Brington to Old Weston road). There is a second access off Church Lane, Brington next to the traditional building.

## **Description**

The land comprises four main blocks (excluding the woodland).

The current land use is as follows:

Arable	165.93 acres (approx)
Woodland	5.34 acres (approx)
Buildings and waste	1.09 acres (approx)

The woodland comprises mainly oak and ash with some maple and crab apple.

The land slopes predominantly from north to south and lies between the 30m and 60m contours. It is classified Grade 3 on the former MAFF Land Classification map. The Soil Survey of England and Wales shows the soils to be of the Evesham 3 and Hanslope series which are slowly permeable clay and loam soils suitable for winter cereals and grassland.

The building is of traditional construction and may have residential conversion potential. It has a gross external area of 150 m<sup>2</sup> (approx) over two floors and has a mains electricity connection.

## **Cropping**

The arable land currently lies fallow with the exception of approximately 10 acres of miscanthus at the northern end which has been down for many years. The land was also in fallow in 2023. Prior to that it grew wheat for many years.

## **Tenure**

Freehold with vacant possession upon completion.

## **Registered Title**

The land is included under Title No CB272319.

### **Agricultural subsidies**

The land is registered with the Rural Payments Agency and was subject of an annual BPS claim. It is not included in any environmental scheme.

### **Plan**

1:10,000 scale Ordnance Survey plan is attached showing the land edged green. It is for identification purposes only. The woodland is coloured yellow.

### **Wayleaves, easements and rights of way**

The land is sold subject to and with the benefit of all rights, easements and wayleaves whether mentioned or not in these particulars.

In particular there is a water main, a sewer and an overhead electricity line crossing the land near the centre from east to west. There is also a public bridleway and two public footpaths crossing the land, again near the centre.

The southern boundary of the land lies adjacent to the Ellington Brook.

The owner/occupier of the former piggeries buildings adjacent the access from Church Lane has a right of access over the roadway adjacent the traditional building

### **Sporting, timber and mineral rights**

These are included in the sale in so far as they are owned.

### **Tenantright**

There will be no claim made for tenantright, neither will any be entertained for dilapidations.

### **Outgoings**

An annual drainage charge amounting to just under £1 per acre is payable to the Environment Agency.

### **Viewing**

Viewing on foot may be without appointment by those in possession of a set of these particulars.

Please be aware of any potential hazards.

### **Method of sale**

The land is for sale as a whole with offers being invited. Prospective buyers are advised to let the selling agents know of their interest as soon as reasonably possible.





Airfield

Old Weston Grove

BRINGTON AND MOLESWORTH CP

Molesworth

Brington

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Based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office

SCALE 1:10000

CAMBRIDGE AND BEDFORDSHIRE NORTH-EURO CONST 25' 08 (b) (b) LONG 09 0' 24" W

