



Cocksedge Farm

Cambridgeshire

Carter Jonas

CHEFFINS

Cocksedge Farm
Church Road
Carlton
Newmarket
CB8 9JZ

Prime arable farm
complete with farm
buildings and farmhouse.

Ringfenced block of Grade 2 arable land with farmhouse and a range of farm buildings with conversion opportunities (STPP).

In all extending to approximately 140.44 acres (56.83 ha).

For sale by private treaty as a whole or in up to 3 Lots.



Introduction

Cocksedge Farm is being offered for sale for the first time in almost 70 years and provides an opportunity to purchase a mixed-use residential farm on the South Cambs/Suffolk border, rarely available in this location. The Property is contained within a ring-fenced block and is situated in a quiet rural location with superb views over open countryside.

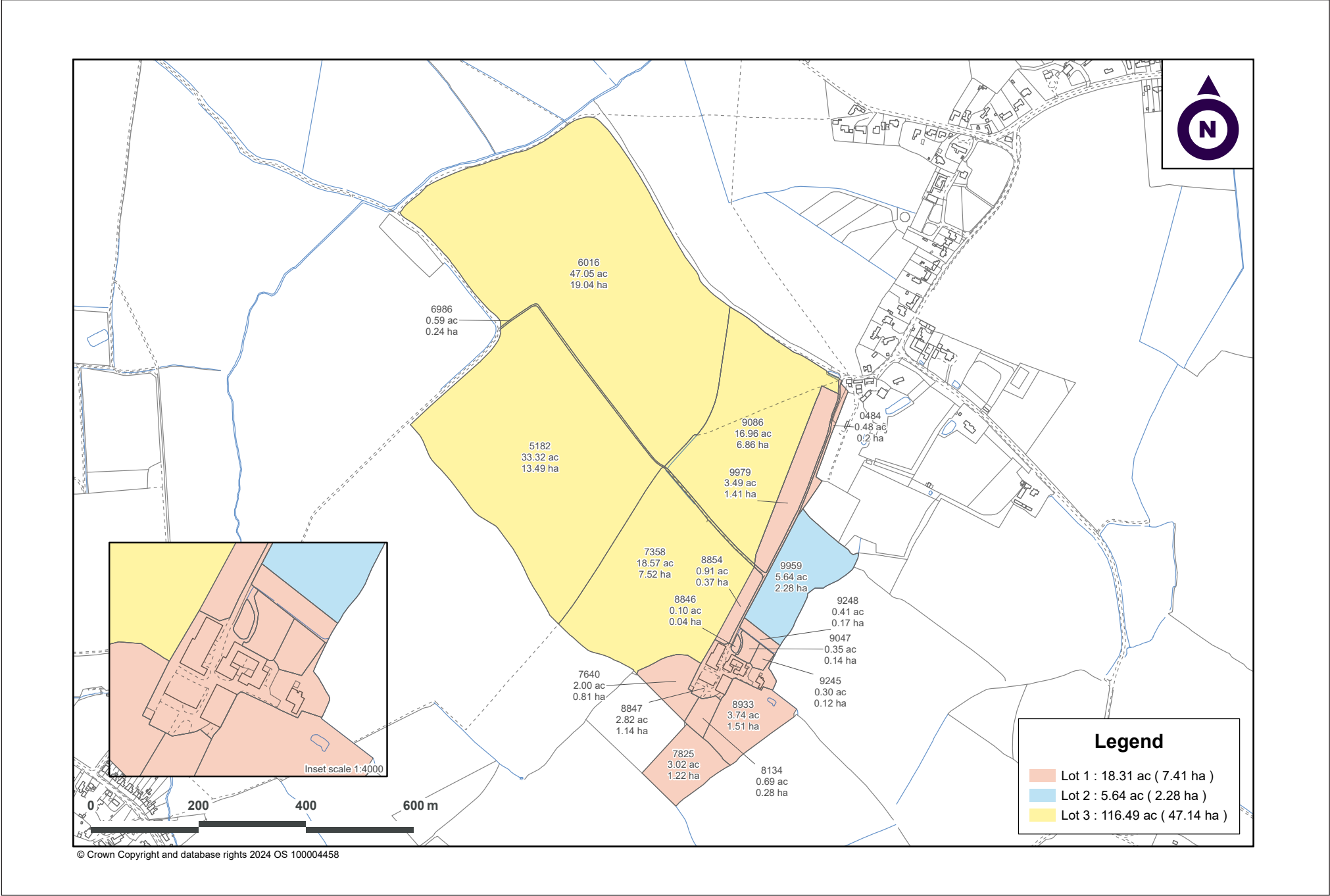
- Property**
- The Property is being offered for sale as a whole or in the following Lots:
- **Lot 1:** Cocksedge Farmhouse, a range of traditional and modern farm buildings and 4 principal grassland field enclosures, extending to 18.31 acres (7.41 ha).
 - **Lot 2:** Meadow extending to 5.64 acres (2.28 ha).
 - **Lot 3:** 116.49 acres (47.14 ha) of prime Grade 2 arable land.

Location

Cocksedge Farm is located 4.1 miles north of Haverhill, 6.3 miles south of Newmarket and 10.4 miles east of Cambridge city. The farm is situated on one of the highest points in Cambridgeshire and therefore benefits from outstanding views.

The A11 (4.9 miles) provides a direct link to the M11 leading to London (40 miles) as well as the A14 which provides links to the east and west of the country.

The closest train station is located at Dullingham (4.1 miles) which offers a railway connection to central London (via Cambridge), with a journey time of approximately 90 minutes.



Farmhouse

Cocksedge Farmhouse – Lot 1

The Property is approached via a private roadway off Church Road providing direct access to the farmhouse, buildings and land.

Cocksedge Farmhouse presents an unlisted early Victorian two-storey house of brick construction under a pitched tiled roof. The principal accommodation includes farmhouse kitchen with solid fuel Rayburn and walk-in pantry, two reception rooms, utility, cloakroom and four bedrooms. Additionally, there is a single-storey extension constructed in the mid-1970’s comprising a 2-bedroom self-contained annexe. The Property would benefit from some upgrading and modernisation to suit the purchaser’s requirements.

Cocksedge Farm Buildings

A range of period and later buildings set around an open courtyard including:

Traditional Buildings - Lot 1
(see Buildings Floor Plan)

Garages: a range of 5 garages of brick construction with a mono-pitch asbestos sheet roof.

Calf Sheds: brick with corrugated iron roof divided into 3 calf sheds with stable doors and 2 further pens.

Former Milking Parlour and Calf Pens: brick with pitched asbestos sheet and pantile roof.

Traditional Cattle Yard: brick and timber construction with a pantile roof and concrete floor.

Timber Pole Barn: timber frame with double span asbestos sheet roof and part concrete floor, plus mono-pitch lean-to of steel framed construction with profile sheet roof, brick and block walls and solid concrete floor.

Garage & Workshop: brick construction with profile sheet roofing and double timber doors.

General Purpose Store: brick elevations with asbestos sheet roof, concrete floor and sliding doors.

Period Timber Barn: timber frame and weatherboard with pantile roof, concrete floor plus red brick and slate lean-to store.

Modern Buildings - Lot 1

Dutch Barn (22.5m x 7.75m) 5-bay steel frame with 2 enclosed bays, asbestos sheet roof and hardcore floor, together with timber frame and profile sheet lean-to (13.5m x 7.75m).

Machinery Store: (17.75m x 5.77m) brick walls, corrugated sheet roof and earth floor.

Workshop: (17.7m x 10.7m) part brick and corrugated sheet, solid floor with timber doors and steel frame lean-to (5.63m x 23.78m) with concrete floor and corrugated sheet roof.

Straw/Cattle Shed: (30m x 12m) 5-bay steel frame with earth floor and partially enclosed with sliding doors, cattle pens with galvanised gates and feeders; steel frame lean-to (30m x 9.5m) earth floor and corrugated sheet roof and sides.

Straw Shed: (18m x 12m) 3-bay steel frame, hardcore floor with corrugated sheet roof and walls and lean-to (18m x 9.5m) steel frame with mono pitch roof and translucent roof tiles, with corrugated sheets on a hardcore floor.

Cattle Barn: (18.11m x 31.94m) 7-bay steel frame with concrete block and timber boarding, double span asbestos sheet roof, part concrete floor, central feed passage with cattle pens, feeders and galvanised gates.

Telecom Mast: 25m lattice tower mast with site compound.

Land

Lot 1 - Pasture Land

Extending to 14.61 acres (5.91 ha) divided into four principal paddocks with a mixture of fenced and mature hedgerow boundaries, and water troughs. There are two smaller paddocks and a farm pond, plus an area of unfenced grassland adjacent to the main farm drive.

Lot 2 - Pasture Land

A single parcel of grassland accessed off the main farm drive, extending to 5.64 acres (2.28 ha) with mature hedgerow boundaries and water trough.

| Field No. | | | |
|-----------|---------------|---------------|---------------|
| Year | 6016 | 5182 & 7358 | 9086 |
| 2024 | Spring Barley | Spring Barley | Spring Barley |
| 2023 | Winter Wheat | Winter Wheat | Winter Wheat |
| 2022 | Winter Wheat | Winter Wheat | Oil Seed Rape |
| 2021 | Spring Barley | Oil Seed Rape | Winter Barley |
| 2020 | Oil Seed Rape | Winter Barley | Winter Wheat |

Lot 3 – Arable Land

Extending to 116.49 acres (47.14 ha), the arable land is divided into 4 primary fields, the entirety of which benefits from Grade 2 soils, comprising Soilscape 18 & Soilscape 9, loamy and clayey soils.

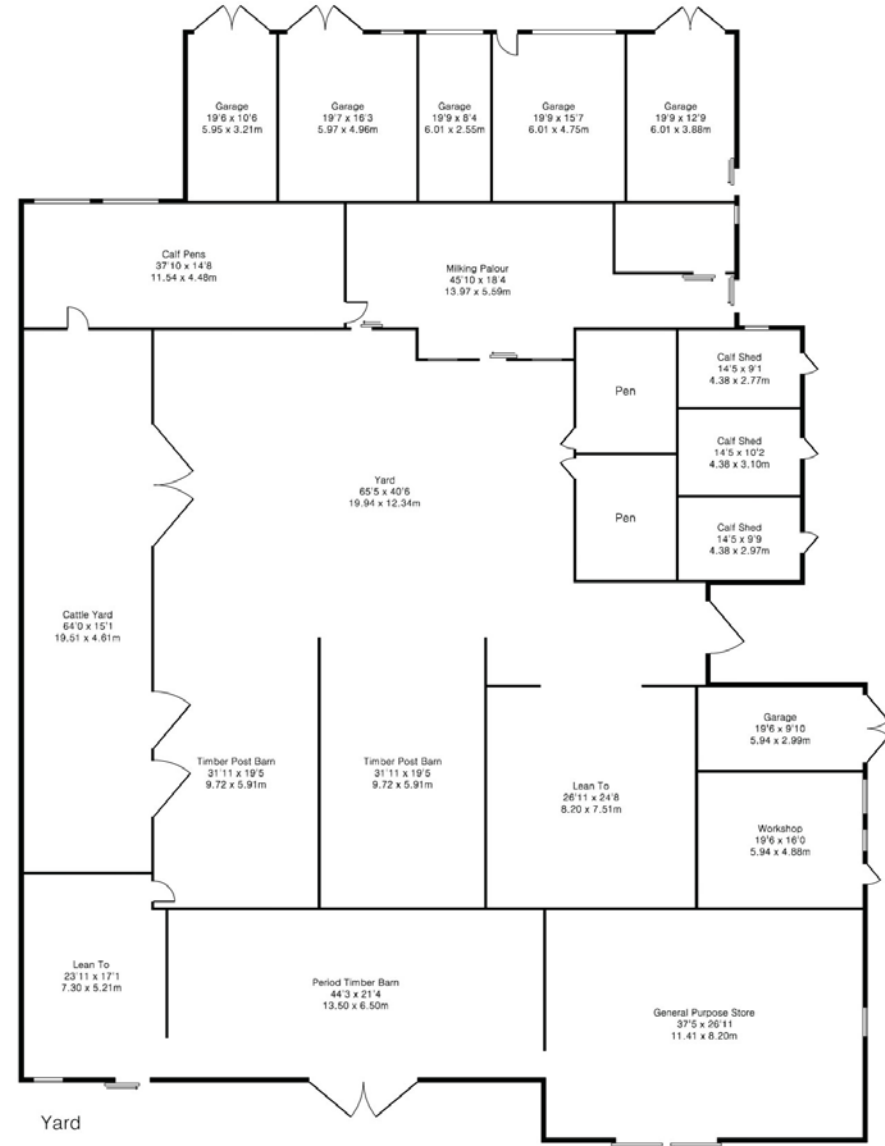
The arable land is currently farmed on a contract basis with a traditional cropping rotation. The fencing, ditches and tracks and are in good order and well-maintained.

Floor plans

Cocksedge Farm
Church Road
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CB8 9JZ

Approximate Area:
9618 sq ft / 894 sq m (excludes void)

Garage Area:
1465 sq ft / 136 sq m



For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.





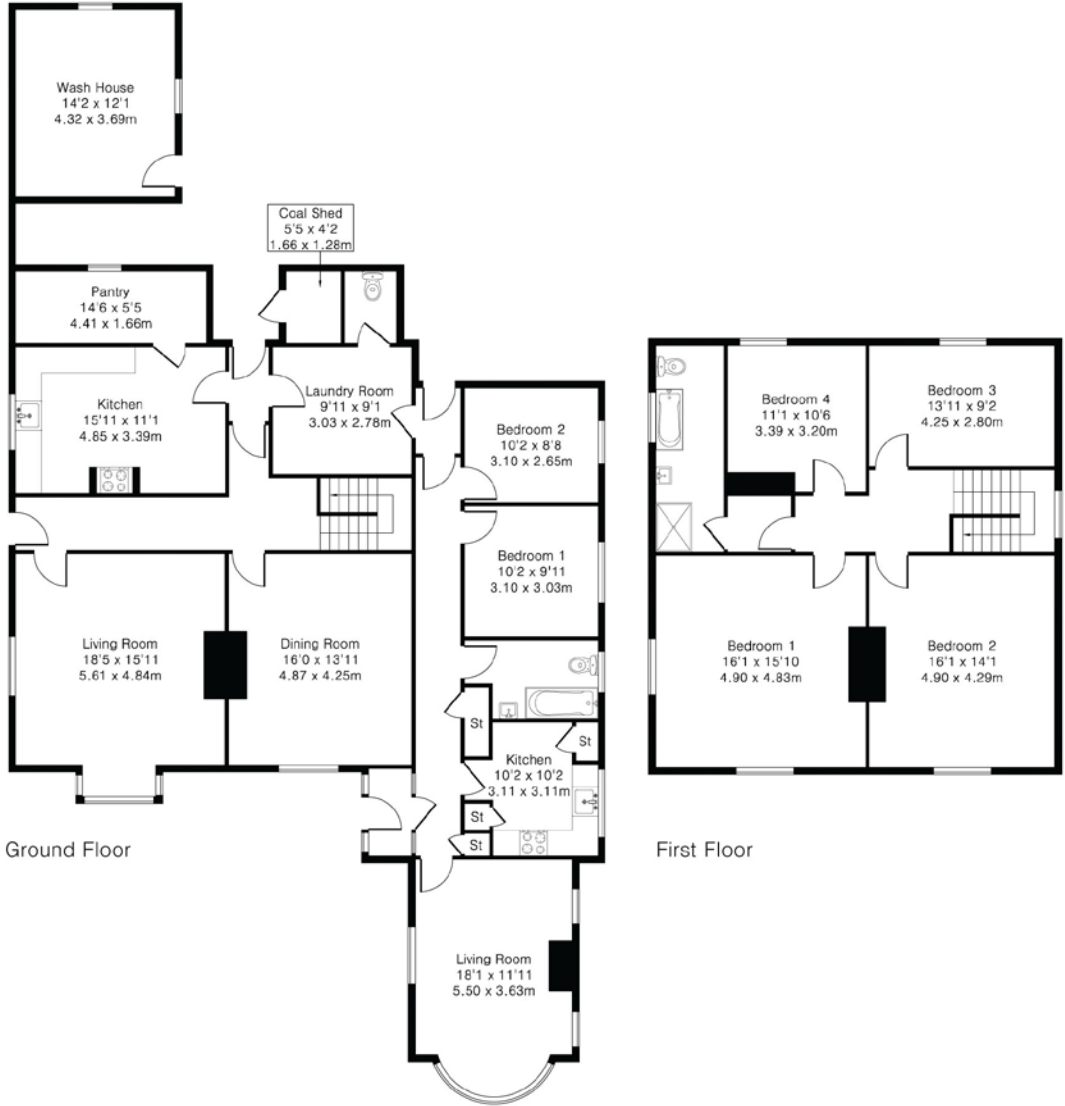
Floor plans

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Approximate Area:
2964 sq ft / 275 sq m (excludes void)

Ground Floor:
994 sq ft / 185 sq m

First Floor:
970 sq ft / 90 sq m



For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.



Method of Sale

For sale by private treaty as a whole or in up to 3 lots.

Tenure & Possession

Lots 1 & 2: Vacant possession on completion (subject to the telecoms lease).

Lot 3: Vacant possession to be granted following the 2024 harvest.

Environmental Schemes

The Property is not entered into any Environmental Schemes.

Basic Payment Scheme

The land is registered on the Rural Land Register and land parcels will be transferred to the purchaser(s) on completion of the sale subject to the purchaser(s) providing appropriate RPA business details.

The outgoing tenant will retain the historic delinked payments.

Planning

Alternative uses or future development of the Property will be subject to achieving the necessary planning consents.

Overage

Lots 1 & 2 are being sold subject to a 30% overage for a term of 35 years, to be triggered by the implementation of planning permission (or deemed planning permission) or permitted development rights (e.g. Class Q) for any development other than agricultural or private equestrian use, payable within 1 month of the implementation of such relevant permission.

Ingoing Valuation

There will be no ingoing valuation and the purchaser(s) shall not claim for dilapidations, if any, in relation to the Property.

The arable land will be left in stubble with straw either baled and removed, or chopped and spread.

Drainage

The arable land and pasture is under-drained, with drainage plans available in the Data Room.

Data Room

Please contact Simon Gooderham or Jack French of Cheffins to gain access to the data room (contact details overleaf).

Solicitors

Roythornes
Claire Hindmarsh: 01480 423827
clairehindmarsh@roythornes.co.uk

Services

Cocksedge Farmhouse and farm buildings: mains water; mains electricity; private drainage.

Grassland: mains water.

EPC Rating

Cocksedge Farmhouse: G.

Wayleaves, Easements, Covenants & Rights of Way

The Property is to be sold subject to, and with the benefit of, all existing wayleaves, easements, covenants and rights of way, whether or not disclosed.

There is a public footpath across the arable land and also through the farmyard.

In the event that Lot 1 and 2 are sold

separately the purchaser of Lot 2 will be granted a right of access along the farm drive. The purchaser of Lot 1 will install and thereafter maintain a stockproof fence along the south-west boundary of Lot 2.

Plans, Areas & Schedules

Plans attached to these particulars are based on the Ordnance Survey and are for identification purposes only.

Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the selling agents nor the Vendor take responsibility.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that the sale of the Property becomes a chargeable supply for the purposes of VAT, such tax will be payable (or become payable by the purchaser) in addition to the purchase price.

Boundaries

The vendors and vendors' agents will do their best to specify the ownership of any boundary hedges, fences and ditches but will not be bound to determine these. The Property is available for inspection and the purchaser(s) will be deemed to have satisfied themselves as to the ownership and location of boundaries.

Sporting, Timber & Mineral Rights

To be included in the sale insofar as they are owned.

Local Authority

South Cambridgeshire District Council
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA
01954 713 000

Viewings

Viewings are to be by appointment only, arranged through the joint selling agents.

Directions

Cocksedge Farmhouse and Farm Buildings:
Traveling north-east along Carlton Green Road towards Carlton: upon reaching the War Memorial in the center of the village, turn left onto Church Road. Continue ahead for 125 yards, where Church Road adjoins the gravel farm track to Cocksedge Farm.



Lot 1: ///switch.petulant.froze

Lot 2: ///coil.meals.advising

Lot 3: ///motels.brain.villager



Cambridge Rural Agency

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One Station Square, Cambridge, CB1 2GA

Cheffins - Cambridge Rural Agency

01223 213777 | simon.gooderham@cheffins.co.uk
Clifton House, 1-2 Clifton Road, Cambridge CB1 7EA

National Rural Agency

07880 084633 | andrew.chandler@carterjonas.co.uk
One Chapel Place, London W1G 0BG

carterjonas.co.uk

Offices throughout the UK

Important Information

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