Noon Folly Farm
Bar Road, Lolworth,
Cambridgeshire CB23 8DS

A block of commercial arable land with long term strategic opportunities

Cambridge 6 miles, Huntingdon 11 miles, Stansted 33 miles

Prime arable land | Three bedroom cottage | A range of farm buildings | Farm office building

About 147.83 acres (59.82ha)

For sale as a whole

Situation
The farm lies on the northwest of Cambridge adjoining the A14. The sale offers an opportunity to acquire a productive parcel of arable land with long term development potential.

Noon Folly Farm
Extending to about 147.83 acres (59.82 hectares) Noon Folly Farm is an outstanding block of arable land within close proximity to Cambridge. The farm benefits from a three bedroom cottage and a range of traditional and more modern farm buildings, as well as a farm office building which was previously used as a laboratory. The B1050 borders the southern boundary and provides access to the A14 at junction 29, which abuts the western border.

Noon Folly Farmhouse
The three bedroom cottage is located in the centre of the land and adjoining the farm buildings creating a traditional courtyard. The cottage is of brick construction under a blue slate roof and benefits from ample car parking, a garden to the rear and outbuildings. The ground floor comprises a porch, kitchen, hallway and two reception rooms with the first floor having three bedrooms and a family bathroom.

Farm Buildings
Farm office building – Brick under concrete tiles – 15m x 7.5m
Traditional single storey building – Brick under sheet roof – 10m x 6m
Dutch barn – Portal frame with sheet roof and metal side cladding – 13.8m x 7.6m
General purpose store – Portal framed building with sheet roof – 18.5m x 7.7m
Single storey traditional buildings – ‘L’ shape with wooden frame, brick rear wall and metal sheet roof – 14.2m x 5.1m and 10.2m x 5.1m

The Farmland
The farmland extends to about 145.47 acres and is classified as Grade 2. The soil is Evesham series being calcareous clay soils. The site is well serviced by internal tarmac and concrete tracks which provide two access points onto the B1050. The land is well drained by field drains and internal ditches which have been well maintained by the vendors. The land is currently used as a trials site for cereal crops. As a result of a trials contract, the vendor will retain an FBT over about 21.17 acres (8.57 ha) until September 2016 and a further 20.73 acres (8.39 ha) until September 2017. Early entry may be available after the respective harvests.

Planning
The Highways Agency has been drawing up an improvement scheme to the A14 between Cambridge and Huntingdon. The scheme currently has been submitted for planning approval under a direct consent order. These plans include the creation of a new junction between the A14 and the B1050 together with widening of the existing A14 and formation of a parallel local highway. There is likelihood that the scheme will be consented within the next two years and constructed within the next ten years.

The current scheme will involve the compulsory purchase by the Highways Agency of about 24 acres (9.71 hectares) of Noon Folly Farm. This could provide considerable development potential for the farm in the future.
General

Method of sale: The property is offered for sale by private treaty as a whole.

Tenure and possession: The property is offered for sale with vacant possession on completion subject to the leases outlined below. Further details are available from the vendor’s agent.

Agricultural:

<table>
<thead>
<tr>
<th>Property</th>
<th>Agreement</th>
<th>Termination</th>
<th>Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>21.17 acres (8.57 ha)</td>
<td>Farm Business Tenancy</td>
<td>September 2016</td>
<td>£200/ac</td>
</tr>
<tr>
<td>20.73 acres (8.39 ha)</td>
<td>Farm Business Tenancy</td>
<td>September 2017</td>
<td>£200/ac</td>
</tr>
</tbody>
</table>

Residential:

<table>
<thead>
<tr>
<th>Property</th>
<th>Agreement</th>
<th>Termination</th>
<th>Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Noon Folly Farmhouse</td>
<td>Assured Shorthold Tenancy</td>
<td>29th November 2015</td>
<td>£9,540 per annum</td>
</tr>
</tbody>
</table>

Services: There is mains water and electric supplied to the cottage and farm buildings. The drainage is private and the cottage has oil fired central heating.

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 quasi-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 no rights of ways over the land.

Basic Payment Scheme: Entitlements to claim the Basic Payment Scheme are included in the sale. The vendor has submitted a claim for the 2015 scheme year and will retain the 2015 payment. The vendor will use reasonable endeavours to transfer the entitlements to the purchaser as soon after completion as the transfer rules allow.

Environmental Stewardship Agreement: The land is entered into an Environmental Stewardship Agreement which is due to terminate in September 2015. The purchaser will be deemed to have full knowledge of the scheme(s) and will take it on and comply with the scheme from completion if necessary. The vendor will retain any ELS/HLS payments payable up to completion. Further details are available from the vendor’s agent.

Designations: The land is in a Nitrate Vulnerable Zone (NVZ).

Ingoing valuation: In addition to the purchase price the purchaser will be required to pay for: Growing crops and all beneficial cultivations, sub soiling, moling and acts of husbandry since the last harvest at current CAAV rates or contract rates where applicable; Seed, fertilisers, manures and sprays applied to the growing crops since the last harvest at invoice cost; All seeds, sprays, fertilisers, fuel, oil and other consumables in store at invoice cost. Enhancement of £30/acre/month from the date of establishment to completion. Lime and chalk applied since the last harvest at invoice cost of the materials and spreading.

Early Entry: Early Entry may be permitted on to fields that have been harvested at the purchasers own risk following exchange of contracts. Further details are available from the vendor’s agent(s).

Sporting, timber and mineral rights: All sporting timber and mineral rights are included in the freehold sale, in so far as they are owned.

Overage: Overage will be payable to the vendor upon implementation of planning permission calculated at 35% of the uplift in value following the grant of such planning permission. The overage period shall be 50 years from the date of completion.

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.

EPCs and Council Tax:

<table>
<thead>
<tr>
<th>Property</th>
<th>EPC Band</th>
<th>Council Tax Band</th>
<th>2015/16 Payment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Noon Folly Farmhouse</td>
<td>G</td>
<td>C</td>
<td>£1,405.36</td>
</tr>
</tbody>
</table>

Local Authority: South Cambridgeshire Council, South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA (03450 450 500)

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.
IMPORTANT NOTICE
Strutt & Parker LLP gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker LLP does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker LLP does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken May 2015. Particulars prepared June 2015.

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: Ashton KCJ, Chequers House, 77-81 Newmarket Road, Cambridge, Cambridgeshire, CB5 8EU

Viewing: Strictly by confirmed appointment with the vendor’s agents Strutt & Parker.

Postcode: CB23 8DS

Directions
From Cambridge, take the M11 north towards Huntingdon. Merge onto the A14 and take exit 29 at Bar Hill. At the first roundabout take the 4th exit onto the B1050 and at the second roundabout take the first exit towards Longstanton and continue along the B1090. After approximately 0.5 mile Noon Folly Farm is found on the left hand side.

Cambridge
66-68 Hills Road, Cambridge CB2 1LA
01223 459500
cambridge@struttandparker.com
struttandparker.com
50 offices across England and Scotland, including 10 offices in Central London

Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright (ES763454). NOT TO SCALE

Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright (ES763454). NOT TO SCALE