

Stephen Knipe & Co

FOR SALE

Black Lodge

BUCKWORTH

Leicestershire, PE28 5AR

**BEST AND FINAL offers by
12 noon on Wednesday 7 May 2025**



227.19 acres (approx) (91.94 ha)
of predominantly arable land with a small yard area

For sale as a whole

Guide price £2,000,000

Land Agents, Valuers & Surveyors

Stephen Knipe & Co is a trading name of Richardson Thompson Leech LLP
Registered office Sheep Market House, Stamford, Lincs, PE9 2RB Registered in England & Wales. Reg no: OC 303256

Tel: 01778 421900

email: enquiries@stephenknipe.co.uk

Introduction

A comparatively rare opportunity in this locality to acquire a single block of predominantly arable land including a small farmyard area, a single grassfield and a spinney.

Location

The land is located to the northwest of the village of Buckworth, which is approximately 9 miles west of Huntingdon and 4 miles west of the A1. Access to the farm is via a single track leading from the Buckworth to Old Weston road.

Description

The farm comprises eight fields, a small farmyard area with concrete pad (35 m x 15 m approx) and the remains of two small derelict sheds

The land slopes gently down from south to north lying between the 30 m and 50 m contours. It is classified Grade 3 on the former MAFF Land Classification Map and is referred to as being of Jurassic and Cretaceous clay geology by the Soil Survey of England and Wales.

Cropping

<u>Field number</u>	<u>Area</u>	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>
1	25.08	W Beans	S Barley	W Wheat	W Oats	S Barley
2	22.04	W Beans	W Wheat	W Wheat	W Oats	S Barley
3	25.99	W Wheat	S Oats	W Wheat	W Wheat	W Beans
4	20.73	W Wheat	S Oats	W Wheat	W Wheat	W Beans
5	55.94	S Barley	W Oats	W Wheat	W Wheat	W Beans
6	47.05	W Wheat	W Wheat	W OSR	W Barley	W Wheat
7	17.27	S Barley	S Oats	W Wheat	W Wheat	W Beans
8	10.20	Grass	Grass	Grass	Grass	Grass
Yard & Spinney	2.89 (est)					
Total	227.19 acres					

Tenure

Freehold with vacant possession upon completion.

Registered Title

The land is included under Title Number CB 226718.

Agricultural/environmental subsidies

The land is registered with the Rural Payments Agency and was the subject of an annual BPS claim. It is also included in a Mid-Tier Countryside Stewardship Scheme, the main features of which are very low input grass, winter bird food strips (x3), nectar flower mix (x5) and arable buffer strips.

The purchaser will be encouraged (but not obliged) to continue with this scheme.

Plans

A 10,000 scale plan of the farm is attached. It is for identification purposes only. A location plan is also attached.

Services

There is a mains water supply to the farm and a disconnected electricity supply.

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 sale particulars.

In particular there is a public footpath and a bridleway across parts of the farm. There is an overhead electricity line with poles crossing part of the farm but no wayleave payment is receivable as this line was originally installed to serve the farmyard the supply having since been disconnected.

Sporting, timber and mineral rights

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

Tenantright

There will be no claims for tenantright nor will any be entertained for dilapidations.

Memorial bench

There is a memorial bench at the southern(high) end of the farm (in the north east corner of field 4) erected several years ago in memory of a friend of the vendor. It will be a condition of sale that this bench is allowed to remain in place.

Outgoings

Drainage rates are payable to the Alconbury and Ellington IDB and for the year to 31 March 2025 they amounted to £1.82 per acre (approx).

Drainage

The land is partially underdrained.

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.

Viewing

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

Please be aware of any potential hazards.





