



Westley Hall Farm

Westley Waterless | Newmarket

Westley Hall Farm

Westley Waterless, Newmarket, CB8 0RL

Providing an Opportunity for Investors and Farmers

Productive Arable Land
Three Residential Dwellings
Agricultural and Commercial Buildings
DIY Livery
Sporting & Development Potential

FOR SALE BY PRIVATE TREATY AS A WHOLE OR IN UP TO 6 LOTS

Approximately 414.52 ac (167.75 ha)



INTRODUCTION

Westley Hall Farm extends to approximately 414.52 acres (167.75 hectares) in total.

With its combination of three residential dwellings, a range of modern and traditional buildings currently in agricultural use and commercially let, an established livery yard with paddocks, together with 382.06 acres (154.62 hectares) of productive arable land, Westley Hall Farm is a rare offering in the market.

The Farm is split into two main holdings being the land, buildings and properties situated at Westley Waterless and Burrough End and the land at Weston Green, near Weston Colville.

The productive arable land has been farmed “in hand” through a Contract Farming Agreement. The current Contractor is interested in continuing with this arrangement subject to agreeing terms with a Purchaser.

LOCATION & SITUATION

Westley Hall Farm is located in and around the village of Westley Waterless, with some land adjacent to the villages of Burrough End and Weston Green, in the attractive East Cambridgeshire countryside.

Westley Waterless is a small village with a village hall and the St Mary-the-less Church. Newmarket is approximately 6 miles north, which is a popular town with a range of shops, schools and other amenities. Newmarket and Dullingham also have railway stations which connect to Cambridge, Bury St Edmunds, Ipswich and Norwich via Stowmarket.

The city of Cambridge is approximately 14 miles west with a more extensive range of shops, schools and amenities. Cambridge Station has services into London (Liverpool St & Kings Cross) being approximately one hour, Stansted airport and the A11 and A14 are within easy reach.

METHOD OF SALE AND LOTTING

The property is for sale as a whole or in up to 6 lots:

LOT 1 – 326.65 ACRES (132.20 HECTARES) SHADED PINK

LAND - The arable land extends in total to 321.70 acres (130.19 hectares) split into two blocks situated on both sides of the B1052. The main block is situated on the southern side of Main Street in Westley Waterless. The eastern block is situated on the south side of Burrough End. The fields benefit from access directly off the Public Highway with a track leading off Balsham Lane to the west providing internal access to the western land and the agricultural buildings.

In addition there are two small areas of woodland extending to 0.77 acres (0.31 hectares) and some areas of scrubland/field edges and tracks extending to 3.01 acres (0.86 hectares).

There are two areas of land excluded from the Vendors Title, which are within Parcels 4951 and 2993 (approx 2.06 acres), but have been farmed by The Vendors since they have owned the farm. The Vendor will transfer any interest which they have to a Buyer and if requested will provide the appropriate statutory declarations confirming they have farmed and occupied the land for many years.

BUILDINGS - There are two agricultural buildings situated to the south of St Marys Church. These can be accessed via the track off Balsham Lane or via the access leading off Church Lane.

Two buildings and a Lean-to in the corner of field parcel 2993 are accessed off Balsham Lane and are currently let to third parties providing a total gross income of £18,600 per annum.

Please see the Building Schedule for further details.



Lot 1 - Agricultural Buildings (1 & 2)

LOT 2 – 22.39 ACRES (9.05 HECTARES) SHADED GREEN BUILDINGS - A range of modern and traditional buildings accessed off Church Lane. The Traditional Range comprises a number of units which are let to third parties along with one of the modern buildings and part of the yard. These units provide a current gross income of £30,900 per annum.

Within the traditional range are a number of stables and buildings used as a DIY livery yard. The livery yard currently has 12 stables in use providing a gross income of £24,960 per annum.

The remaining buildings are occupied by the farming enterprise but could be suitable for alternative uses, subject to planning.

LAND - The grassland extends in total to 16.91 acres (6.84 hectares) situated on either side of the yard and buildings. The land is separated into paddocks by post & rail fencing.

Adjacent to the yard is a flood lit outdoor riding school.

The access and strip of land adjacent to No. 50 Main Street (Parcel 0125) will be included with lot 2 to enable an alternative/additional access to the land to the rear to service any future development, subject to planning.

LOT 3 – 61.98 ACRES (25.08 HECTARES) SHADED BLUE
The land includes 60.35 acres (24.42 hectares) of arable land split into two blocks by a track in third party ownership. The western parcel comprises one field whilst the eastern block is split into two fields.

Although a public bridleway crosses the eastern block, in practice users are utilising the route that has been naturally created adjacent to the track. The Vendor is currently in consultation with the Council to close the existing bridleway and re-route along the edge of the field. A Memorandum of Understanding has been signed and a copy can be obtained from the Selling Agents.

We understand the surrounding land (not owned by the Vendor) has been under consideration for a solar scheme.

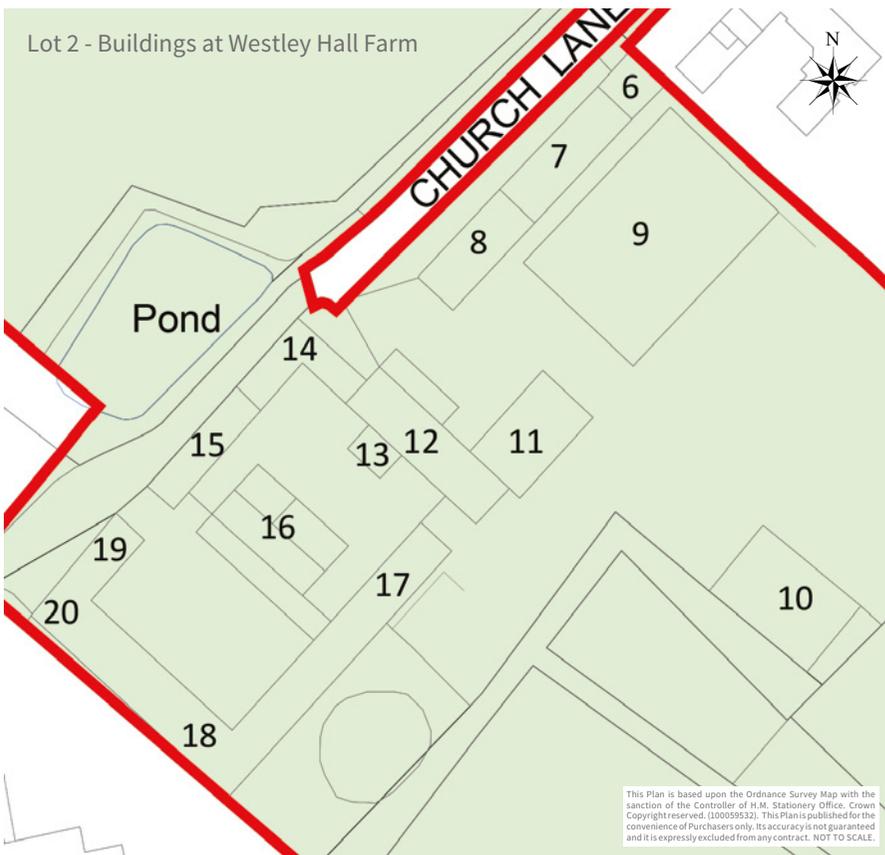
LOT 4 – 2.45 ACRES (0.99 HECTARES) SHADED PURPLE
A single grass paddock benefitting from post & rail fencing and access directly off the public highway.



Lot 1 - Eastern Block

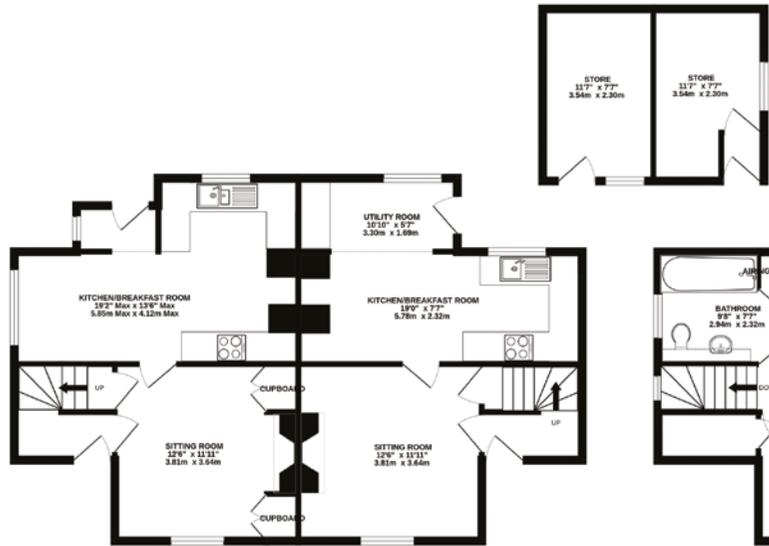
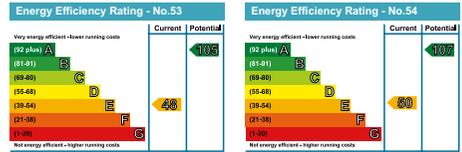


Lot 1 - Buildings at Balsham Lane (3, 4 & 5)

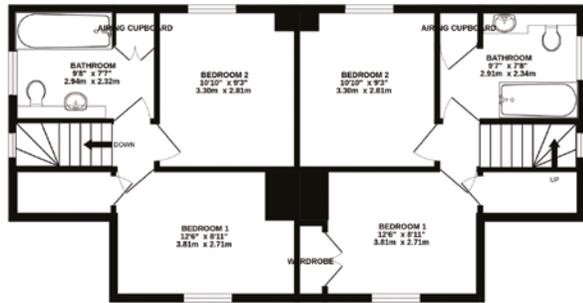


REF.	DESCRIPTION
LOT 1	
Farm Buildings at Westley Hall Farm	
1	Concrete portal frame building partly enclosed in fibre cement sheeting under a fibre cement sheet roof. Concrete Floor. Access is via four open bays in each elevation. (36.5m X 11.11m).
2	Grain Store of steel portal frame with grain retaining walling under box profile sheet walls and a fibre cement sheet roof. Concrete Floor. The building is divided into three bays by grain retaining walling with access to each bay provided by a full height roller shutter door and personnel door. The capacity of the Grain Store is circa 1,400 Tonnes. (45.48m X 21.36m).
BUILDINGS AT BALSHAM LANE	
3	Former grain store of part brick, part fibre cement sheeting under a fibre cement sheet roof. Internal grain retaining walling. Concrete Floor. The building is accessed via double sliding metal sheet doors. The building is occupied by a third party. Please contact the Selling Agent for further details.
4	Former grain store of part brick, part fibre cement sheeting under a fibre cement sheet roof. Internal grain retaining walling. Concrete Floor. The building is accessed via double sliding metal sheet doors. The building is occupied by a third party. Please contact the Selling Agent for further details.
5	Lean-to (right of building 4). Steel portal frame with a fibre cement sheet wall under a fibre cement sheet roof. The building is occupied by a third party. Please contact the Selling Agent for further details.
LOT 2 - BUILDINGS AT WESTLEY HALL FARM	
6	Forming part of a traditional timber framed "cart shed" with brick and flint walls under a slate roof. Concrete floor. Access is via a double timber door. Known as Unit S4, this unit was let for self-storage but is currently unoccupied.
7	Forming part of a traditional timber framed "cart shed" with brick and flint walls under a slate roof. 5 open fronted bays. Hardcore floor. Used as storage for the farm.
8	Forming part of a traditional timber framed "cart shed" with brick and flint walls under a slate roof, this section of the building comprises three separate units. Concrete floor. Access to each unit is via a double timber door. Known as Units S1, S2 and S3, these units are currently let for self-storage to third parties. Please contact the Selling Agent for further details.
9	Steel portal frame twin span building with part dwarf concrete part box profile sheet walls under a fibre cement sheet roof. Concrete floor. The building is accessed via roller two shutter doors and personnel doors. (30.80m X 21.70m). The building has planning permission for storage use, which was specific to the previous Tenant, but is currently occupied by the Vendor for agricultural storage.
10	Steel portal frame building with an open front, part concrete part fibre cement sheet walls under a fibre cement sheet roof. Concrete floor. (18.45m X 12.30m). The building and adjacent yard area is occupied by a third party. Please contact the Selling Agent for further details.
11	A general-purpose agricultural building comprising a metal and concrete frame with concrete block walls with windows under a fibre cement sheet roof. Concrete floor. Accessed via sliding timber doors. (10m X 15.60m). The building is used for the storage of farm machinery.
12	Traditional timber framed building with brick walls under a slate roof. Concrete floor. Mezzanine floors have been installed at each end of the building. Solar panels are installed on the southern elevation of the roof. The building is accessed via timber framed door leading into the main storage area and personnel doors leading into an entrance corridor. The majority of the building is used as a farm workshop and storage building with one room used as a feed store for the livery yard.
13	A timber stable building comprising 2 boxes on brick footings with a concrete apron.
14	L-shaped former livestock building comprising a timber frame with brick and flint walls, incorporating the original feed troughs, under a clay pantile roof. The building is open fronted and currently used for the storage of straw and hay.
15	Forming part of a timber framed brick and flint building under a slate roof. The building is used partly as a tack room, 1 stable and the toilet block for the occupiers of all the commercial units.
16	A double row of stables with part brick, concrete and timber cladding under a slate roof. Concrete floors. 4 boxes and a rug room in the northern elevation and 6 boxes in the southern elevation. Solar panels are installed on the southern elevation of the roof.
17	Traditional brick stable block comprising 5 single boxes and a double box under a slate roof. Concrete floors.
18	Traditional range of brick construction with a part slate and part slate façade concrete roof. The range has been split into 7 units which has planning permission for storage and light industrial use. Access to each unit is via a personnel door. 6 of the units are currently occupied by third parties. please contact the Selling Agent for further details.
19	Forming part of the traditional range, a brick building with windows in the western elevation, under a slate façade concrete roof. Formerly occupied as an office. Access is via a personnel door.
20	Former traditional granary of brick construction under a slate façade concrete roof. Concrete floor. Access via a personnel door in the ground level. Double timber doors provide external access to the 1st floor. The building is currently occupied by a third party. please contact the Selling Agent for further details.

NO. 53 & 54 MAIN STREET



Ground Floor



First Floor

LOT 5 – SHADED ORANGE

NO. 53 & 54 MAIN STREET - A pair of semi-detached dwellings constructed of rendered brick under a slate roof, each comprising two bedrooms, lounge, Kitchen and bathroom. The properties have been modernised and refurbished in recent years. The dwellings benefit from off road parking and gardens.

Currently the properties are occupied under Assured Shorthold Tenancies with a combined rental income of £20,400 per annum.

NORRIS BANK - Situated adjacent to No. 53, Norris Bank is a plot of land extending to 0.36 acres (0.15 hectares) which may be suitable for development either as a separate dwelling or combined with No. 53 & 54 for a complete re-development of the whole site, subject to planning.

LOT 6 – SHADED YELLOW

NO. 50 MAIN STREET - A semi-detached dwelling constructed of brick under a slate roof, comprising 3 bedrooms, lounge, kitchen and downstairs bathroom.

A strip of the existing garden will be included within Lot 2 and rights will be granted to the purchaser of Lot 6 for access at all times to the dwelling. The property will still benefit from off road parking and a garden.

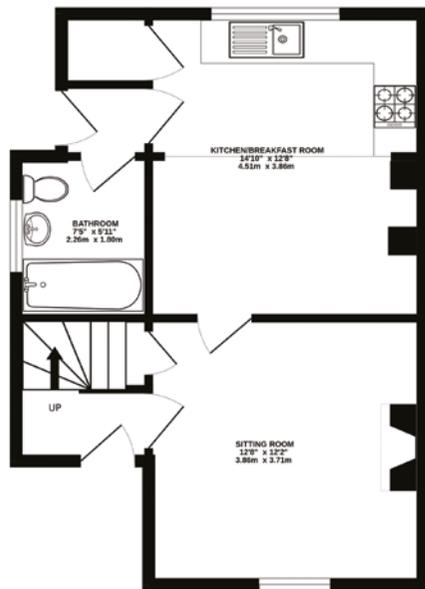
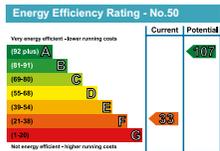
The property has been occupied under an Assured Shorthold Tenancy; however, the Tenant has served Notice and the Property will be vacant from the end of March 2025.

LAND CLASSIFICATION

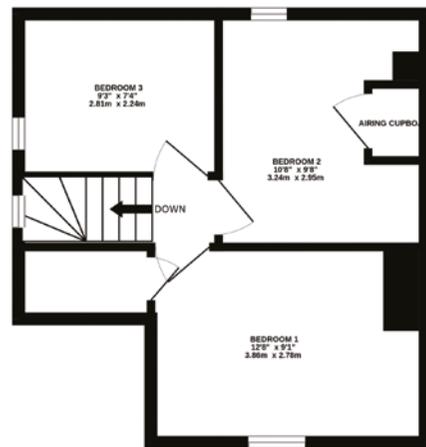
The soils are mainly of the Hanslope and Ashley Soil Associations being described as slowly permeable calcareous clayey soils and fine loamy over clayey soils with slowly permeable subsoils respectively. The land is shown as Grade 2 on the Provisional Agricultural Classification Map for the Eastern Region. Most of the land has the benefit of traditional land drainage.

The land has been farmed under an arable rotation including the growing of Winter Wheat, Spring Barley, Winter Oil Seed Rape, Peas, Borage, Triticale and Canary Seeds.

NO. 50 MAIN STREET



Ground Floor



First Floor



SERVICES

No 53 & 54 are connected to mains water and electricity and have oil central heating with sewage to a septic tank.

No 50 is connected to mains water and electricity and has oil fired central heating with sewage to a Klargestester.

The Farm buildings are connected to mains electricity. Mains water is connected to the toilet block with external water taps providing water to the livery yard. The yard is connected to a Klargestester.

The grainstore benefits from three phase electricity. The buildings at Balsham Lane benefit from mains electricity.

The paddocks have water supplies to troughs.

ENERGY PERFORMANCE CERTIFICATE

No. 50 Main Street - F

No. 53 Main Street - E

No. 54 Main Street - E

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The land is offered for sale subject to all existing rights including rights of way, whether public or private, light, support, drainage, water, gas, electricity supplies, and mineral rights, easements, quasi-easements or wayleaves whether or not referred to in these particulars.

Public Rights of Way cross Lots 1 & 3.

Westley Hall has a right of way from Church Lane subject to paying a proportionate part according to user for the maintenance. There is also a right for the supply of mains water, mains electricity and telephone services under or over the paddock situated on the western side of Church Lane.

We have been informed that the church benefits from a right of access and occasional parking has been allowed with the Vendors permission.

We have been informed that there is a right of access over the land at Burrough End, benefitting the adjacent arable land.

Anglian Water are currently in discussions with the Vendor regarding the proposed route of the Grafham (Cambridgeshire) to Rede (Suffolk) water pipeline which is due to cross under the southern parts of Lot 1. Further details can be obtained from the Selling Agents.

BOUNDARIES

The purchaser will be deemed to have full knowledge of all boundaries comprising the property. Neither the vendor nor their agents shall be responsible for defining the boundaries of the ownership thereof.

LOCAL AUTHORITY

Cambridgeshire County Council.

East Cambridgeshire District Council.

SPORTING, MINERAL AND TIMBER RIGHTS

Sporting, mineral and timber rights will be included within the freehold so far as they are owned by the Vendor.

BASIC PAYMENT SCHEME, STEWARDSHIP & SFI

The land is subject to a Sustainable Farming Incentive Scheme. The current scheme commenced on the 1st May 2024 and ends on the 30th April 2027. No BPS delinked payments are included in the sale.



**TRANSFER OF UNDERTAKINGS
(PROTECTION OF EMPLOYMENT REGULATIONS)**

There is currently one part time farm employee. Further information is available from the Selling Agent.

FIXTURES AND FITTINGS

Those items mentioned in these particulars are included in the freehold sale and the property is sold as seen.

HEALTH AND SAFETY

For your own personal safety and that of others, interested parties should be vigilant and follow instructions given by the vendor or Brown & Co when inspecting the property. Particular care should be taken when walking around areas where machinery or vehicles are operating.

WHAT 3 WORDS LOCATION SEQUENCE

- Lot 1 - ///craft.rosier.rural
- Lot 2 - ///mammals.corrode.entertainer
- Lot 3 - ///support.lunch.blink
- Lot 4 - ///former.speeches.deriving
- Lot 5 - ///songs.basically.watching
- Lot 6 - ///scale.frogs.surpassed

VIEWINGS

Viewing is strictly by appointment with Brown & Co.

Please contact:

Robert Fairey – 01284 731 450/07768 465 741
Robert.fairey@brown-co.com

Nicholas Staton – 01284 339 111/07788 362 305
Nicholas.staton@brown-co.com

DEVELOPMENT CLAWBACK

In relation to the Property, excluding the areas already subject to an overage, the Vendor reserves the right to receive 30% of any uplift in value in the event that planning permission is granted (payment on the earlier of sale or implementation) for any use other than agricultural or equine, for a period of 30 years from the date of completion.

Lot 1: Part of parcel 1259 is subject to an existing overage. In addition, Parcel 2099 is also subject to an existing overage.

Lot 3: The western land (parcels 5945, 5660, 7176) is subject to an existing overage.

Further detail relating to these overages is available from the Selling Agents.

HOLDOVER

1. To hold a machinery sale on the premises up to the 30th October 2025; and
2. To store grain in the grainstore until 1st May 2026, if required.

ANTI-MONEY LAUNDERING REGULATIONS

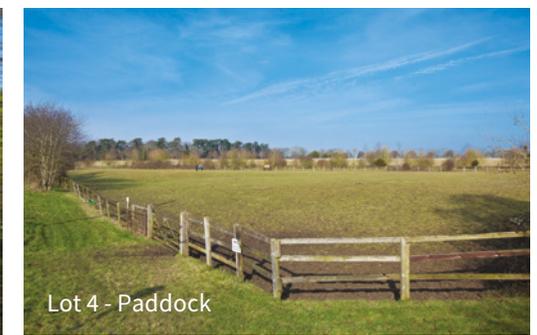
In accordance with most recent Anti-money Laundering legislation, purchasers will be required to provide proof of identity and address to the Vendor’s agents once an offer has been submitted and accepted (Subject to Contract) prior to solicitors being instructed.

PLANS, AREAS AND SCHEDULES

This has been prepared as carefully as possible and is based on the Land Registry Title Plan however, it is not to scale. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

GENERAL REMARKS AND STIPULATIONS

These particulars are subject to contract and were prepared in March 2025.



IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.

**Westley Waterless
 Land and Properties at Westley Waterless**

SCALE : 1 : 7500 @ A3 DATE : 04/02/2025

MAP FILENAME : Land and Properties at Westley Waterless v3.mpd

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	Lot 1
	Lot 2
	Lot 4
	Lot 5
	Lot 6

