GUIDE PRICE: £1,900,000

CHURCH FARM
UPWOOD
HUNTINGDON
CAMBRIDGESHIRE
PE26 2QQ

Particulars of
AN ARABLE FARM
with Woodland and Pasture

extending in total to

77.77 hectares (192.19 acres) (more or less)
(coloured pink on the attached plan)

Including Entitlements

which

MAXEY GROUNDS & CO. LLP

are favoured with instructions from

The Trustees of the Sir Ernest Shepperson Trust

TO OFFER FOR SALE BY PRIVATE TREATY
1. SITUATION AND GENERAL - Church Farm has been owned by the Shepperson family for over 70 years and was originally farmed by the late Sir Ernest Shepperson and other members of his family.

The Racey Family, who have farmed the land to a consistently high standard, were in occupation for about 40 years and the land was relet on a One Year Farm Business Tenancy, expiring 10th October 2015, pending a sale.

Church Farm comprises 3 compact blocks of land situate on the outskirts of the village of Upwood, approximately 2 miles south west of Ramsey and 7 miles north of Huntingdon.

Two blocks abut Huntingdon Road and the third block is accessed from Ramsey Road.

The Farm is being offered for sale as a whole. Members of the Shepperson Family also own a further 15 hectares (37 acres) (more or less) arable and pasture land, adjoining the smallest block and this is also being placed on the market. (It is shown for identification coloured blue on the plan).

2. METHOD OF SALE - The Farm is offered for sale by private treaty.

The Vendors are flexible in their approach and prospective purchasers may wish to acquire the Farm, subject to the existing Farm Business Tenancy, (which expires on 10th October 2015) and receive the balance of the rent, or delay completion until vacant possession is given.

3. TENANT RIGHT - All unexhausted manurial values and lime residues are included in the sale.

No claim for dilapidations, if any, shall be made by the Purchaser against the Vendor or outgoing Tenant.

4. LAND CLASSIFICATION - The majority of the land is shown as Grade 2 on the Agricultural Land Classification Map of England and Wales, a portion of the land to the west of Huntingdon Road is shown as Grade 3.

It is mostly of the Cannamore Series and the remainder of the Evesham 3 Series. The former is described as deep calcareous and non-calcareous fine loamy and clayey soils with slowly permeable subsoils, suitable for cereals and other arable crops and field vegetables and the latter as slowly permeable calcareous clayey and fine loamy over clayey soils, also suitable for cereals.

5. NITRATE VULNERABLE ZONE - The Farm lies within a Nitrate Vulnerable Zone.

6. SINGLE PAYMENT SCHEME - The arable land has been registered with the Rural Payments Agency under the Single Payment Scheme and Entitlements have been established. It is intended that Entitlements covering the arable land will be transferred to the Purchaser (or his nominee) following completion of the sale.

The Outgoing Tenant will retain all payments in respect of the 2015 claim year and the Purchaser will be required to ensure full cross compliance in order not to invalidate the current claim up to 31st December 2015.
7. **ENTRY LEVEL STEWARDSHIP** - The land is currently entered into an Entry Level Stewardship Scheme as part of a wider land holding. The scheme runs until 31st January 2016.

The Purchaser will be required to allow the relevant parties to continue with the options and management requirements under the current scheme and all monies relating to the E.L.S. Scheme will be retained by the outgoing parties.

A copy of the existing Entry Level Stewardship Options Map is available from the Agents.

Prospective Purchasers are advised to satisfy themselves relating to all Natural England requirements in regard to the transfer of the land (Natural England, Eastbrook, Shaftesbury Road, Cambridge, CB2 8DR, telephone: 0300 060 1242 or fax: 0300 060 2070).

8. **UNDERDRAINAGE** - The majority of the Farm has been underdrained in past years and some plans are available.

9. **SUGAR BEET CONTRACT** - There is no Sugar Beet Contract, although sugar beet has been grown on the land in the past.

10. **SERVICES** - There are no services connected to the land.

11. **OUTGOINGS** - Such of the outgoings as are known are mentioned in these particulars, but no guarantee is given that the amounts stated are accurate or that all outgoings appear.

The land falls within the Middle Level catchment area, but is not rated.

12. **SPORTING RIGHTS** - All sporting rights are included in the sale.

13. **MINERAL RIGHTS** - The minerals, so far as they are owned, are included in the sale.

14. **BOUNDARIES** - The Vendor will not be bound to determine the ownership of boundaries. The Purchasers must satisfy themselves as to the ownership of all boundaries.

15. **RIGHTS OF WAY AND EASEMENTS** - The land is offered for sale with the benefit of and subject to all rights of way, water and other rights and to all easements and wayleaves for electric cables, wires, pylons, stays and transformers (if any) also all telephone poles and wires at present erected on or passing over or under land and to all agreements or pending agreements in regard thereto.

The land in Ramsey Road is sold subject to a right of way from A to B serving the adjoining land as shown coloured brown on the plan. A public footpath crosses this field.

There is a public bridleway from Huntingdon Road past Cockcroft Spinney and Roults Wood.

Field TL 2583 - 6005, partly abuts Turf Fen Road, which is privately maintained by all the landowners using it, under the terms of the Upwood Enclosure Award.

16. **OVERAGE CLAUSE** - The land is sold subject to an Overage of 40% of any uplift in value above agricultural use as a consequence of development. The overage will run for 80 years from the date of completion.

Further details available upon request.

- 3 -
17. **TREE PRESERVATION ORDER** - There is a Tree Preservation Order affecting Cockcrafts Spinney.

18. **RETAINED LAND**

1. **Affordable Housing**
   The Vendors are seeking planning permission on Church Farm Yard (which is **NOT** included in the sale) and it may be a planning condition that an area of land in field TL 2582 - 8105 is offered for affordable housing. The Vendors are, therefore, retaining an area of approximately 0.4 hectare (1 acre) adjacent to the existing housing fronting Huntingdon Road (coloured red on plan). The Purchaser may be permitted to farm this land under licence, pending the outcome of the planning application.

2. **Cricket Ground**
   The Shepperson Family own the Cricket Ground and adjoining Paddock (shown coloured yellow on plan). This will be retained and leased to the Cricket Club in accordance with the wishes of the late Lady Shepperson. There will be no rights of way to the land being sold over the Cricket Ground.

19. **MISREPRESENTATION ACT** - These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up any negotiations, but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly, neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agent nor the Vendor is to be or become under any liability or claim in respect of their contents. In the event of the Agent or the Vendor's Solicitor supplying any further information or expressing any opinion to a prospective Purchasers, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

20. **PLANS, AREAS AND SCHEDULES** - These have been prepared as accurately as possible, based upon Ordnance Survey and other plans. They are published for administrative purposes only and, although believed to be correct, their accuracy is not guaranteed. A large scale plan is available upon request.

21. **VALUE ADDED TAX** - Any guide price quoted or discussed is exclusive of V.A.T. In the event that a sale of the property or part of the property becomes chargeable a supply for the purposes of V.A.T. such tax will be payable (or become payable) by the Purchasers in addition to the purchase price.

22. **PARTICULARS** - The Particulars were prepared in December 2014.

23. **VIEWING** - Interested parties may view the land at their own risk, during daylight hours, on foot only, with a set of these Particulars in hand. Use of vehicles by arrangement only, with Maxey Grounds & Co. please.

24. **FURTHER INFORMATION** - Please contact Maxey Grounds & Co., Agricultural Department, Market Place, March, PE14 9JH, tel: 01354 652502, or e-mail: fgrounds@maxeygrounds.co.uk or spollard@maxeygrounds.co.uk.
PARTICULARS

CHURCH FARM
UPWOOD

AN ARABLE FARM
with Woodland and Pasture

extending in total to

77.77 hectares (192.19 acres)

(more or less)

The land forms 3 compact blocks around the village of Upwood as shown coloured pink on the location plan attached.

SCHEDULE

<table>
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<tr>
<th>National Grid Number</th>
<th>Description</th>
<th>Total Area</th>
<th>S.P.S. Eligible Area</th>
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<td></td>
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<td>Acres</td>
<td>Hectares</td>
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<tr>
<td>TL 2583 - 6005</td>
<td>Arable</td>
<td>25.52</td>
<td>10.33</td>
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<tr>
<td>TL 2581 - 4595</td>
<td>Arable</td>
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<td>22.75</td>
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<td>TL 2582 - 8105</td>
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<td>TL 2682 - 3118</td>
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<td>TL 2682 - 3857</td>
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<td><strong>Total</strong></td>
<td>192.19 a.</td>
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The outgoing Tenant has grown potatoes, onions and sugar beet in the past, but in recent years has adopted a rotation of combinable crops, including wheat, rape and beans.

### PRESENT AND PAST CROPPING

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### VACANT POSSESSION

will be given upon completion of the purchase (subject to holdover, if required)

For further particulars apply to:-

**Agents**
Maxey Grounds & Co. LLP  
20 - 24 Market Place  
MARCH  
PE15 9JH  
Tel: 01354 652502  
Fax: 01354 658193  
E-mail: fgrounds@maxeygrounds.co.uk  
spollard@maxeygrounds.co.uk

**Solicitors**
Messrs. Serjeant & Son  
101 High Street  
RAMSEY  
HUNTINGDON  
PE26 1DA  
Tel: 01487 812325  
Fax: 01487 812119  
E-mail: waw@serjeantandson.co.uk
Important Notice - Property Misd Descriptions Act 1991. Maxey Grounds & Co. LLP. for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co. LLP. has any authority to make or give representation or warranties whatever in relation to the property.