Sale particulars

2007
Bidwells

Part of Horseheath Village Archives
Horseheath Lodge
Horseheath Lodge
Cambridgeshire

A delightful residential estate set in attractive rolling countryside within easy reach of Cambridge, Newmarket and London.

76.396 hectares (186.78 acres)

For sale by private treaty as a whole or in eleven lots

Bidwells
Trumpington Road  Cambridge  CB2 9LD

t: 01223 841841  f: 01223 559449

BIDWELLS

Cambridge 14 miles  Newmarket 13 miles
London 60 miles  Stansted Airport 23 miles
London Liverpool Street (Austrey End) from 57 minutes

Contact:

Jim Bryant
d: 01223 595009  e: jim.bryant@bidwells.co.uk

Jock Lloyd-Jones
d: 01223 841842  e: jock.lloyd-jones@bidwells.co.uk

Edward Russell
d: 01223 59240  e: edward.russell@bidwells.co.uk

bidwells.co.uk/horseheathlodge
An introduction
to Horseheath Lodge

The sale of Horseheath Lodge heralds its first appearance on the open market for almost 60 years and provides an unrivalled opportunity to purchase a picturesque residential estate set in the rolling countryside of South Cambridgeshire, close to the border with Suffolk and Essex.

The centrepiece is a Grade II Listed mansion house with enormous potential for modernisation and the opportunity for a purchaser to create an interior in their own style.

Also included are six further residential properties and a farmyard, all of which have potential to extend, modernise or redevelop to enhance the estate further. Occupying over 60 acres of mature parkland and woodland, this spectacular setting is further complemented by arable, woodland and grassland forming an impressive backdrop and allowing a high degree of protection and privacy. The property is ring-fenced and unaffected by public rights of way.

SITUATION

Horseheath Lodge is situated in an attractive valley approximately one mile west of the village of Horseheath, within easy distance of Cambridge and is accessible to London both by road and rail, while international air travel is within reach at Stansted Airport.

HISTORICAL NOTE

The mansion house dates from 1815 and was built for Shaltake Batson, a racehorse trainer, and originally comprised three storeys in height (the top storey having been removed around the time of the Second World War). Of particular note was the breeding and training of ‘Penipotentary’, the winner of the 1834 Derby.

DIRECTIONS

The property can be found using the location plan in the sales particulars, or by postcode – CB21 4PL. From London proceed north along the M11 leaving at Junction 9 and take the A11 north. At the junction with the A1307 proceed south east in the direction of Linton. Pass through Linton and after approximately one mile, take the road to the left signposted Babraham and West Wratting; the estate’s flint wall appears on the right hand side and after approximately 150 m the entrance to Horseheath Lodge can be found on the right.
Lot 1
Horseheath Lodge

Mansion house, annexe, gardens, woodland and parkland – in total 23.365 hectares (57.73 acres) as shown shaded pink on the sale plan.

An imposing Grade II Listed mansion house constructed of Cambridge brick with a parapeted slate roof, elegantly proportioned internally with high ceilings and natural light from full length sash windows to the principal rooms on the ground floor and large sash windows to the first floor bedrooms.

The house is well situated and enjoys commanding views across parkland and the two entrance drives which meet at a gravel turning area to the front. From the west the house is approached through woodland and over a pretty bridge across the stream that runs through the estate, while from the south by a long drive through the parkland from the formal lodge entrance.

Extending in total to approximately 795 sq m (8,560 sq ft) gross internal area, the accommodation and orientation are detailed on the floor plans, but briefly comprise:

On the Ground Floor
Reception Hall
An excellent, light hall with high ceilings and containing a fine cantilever staircase with elegant polished mahogany handrails.

Drawing Room
A particularly fine room with an attractive aspect to the south and west giving far reaching views over the parkland towards a pair of magnificent Wellingtonia trees and woodland beyond. Handsome marble fireplace, bay window and full length shuttered sash windows.

Dining Room
A formal Dining Room with fine grey marble mantlepiece and fireplace, shuttered sash windows and impressive Doric columns.

Cloakroom

Sitting Room
Well proportioned room with fine marble fireplace and oak floor, bookcase, shuttered sash windows and French doors to Loggia.

Kitchen
With an extensive range of storage cupboards, four oven oil fired Aga and walk-in larder.

Scullery
With an array of glass fronted cupboards and storage cabinets.

Study

Office
Containing a white marble fireplace.

Back Hall with Boot Room and Flower Room

Cellars
A variety of rooms including extensive wine bins and boiler room for the oil fired central heating system.

On the First Floor
Galleryed landing with skylight leading to eight bedrooms and three bathrooms in total. The principal bedrooms enjoy outstanding views over the surrounding garden, grounds and parkland to the countryside beyond.

With the ground floor, the current layout of the first floor, together with adjoining annexe and attic, offers considerable scope to re-configure the accommodation to provide further bedrooms, bathrooms and dressing rooms, living space and staff accommodation as required.

Outside
To the south and west of the house are sweeping lawns studded with many fine trees including Oak, Lime, Maple and Pines. Along the southern elevation is a York stone terrace with rose and shrub borders. A tennis court is situated to the south-east of the house beyond a spinney. The northern end of the annexe provides spacious garaging and storage, while to the rear, a courtyard contains a full complement of outbuildings including garaging, kennels with a dog run and garden stores. Further to the north is situated a formal walled garden area, while rising gradually to the east of the house is an area of mature woodland.
Lot 2
Parkland and Woodland

9.745 hectares (24.08 acres) of attractive parkland as shown shaded dark yellow on the sale plan.

A block of rolling, fenced and watered parkland ideal for grazing and amenity use, together with a small area of woodland.

Lot 3
The Farmhouse

The Farmhouse and paddock – in total 0.227 hectares (0.56 acres) as shown shaded yellow on the sale plan.

Constructed of brick under a tile roof and providing approximately 83 sq m (890 sq ft) gross internal area.

The accommodation, which benefits from oil fired central heating, comprises kitchen, dining room, sitting room, with three bedrooms and bathroom on the first floor. Outside a substantial garage and store adjoin, while mature gardens to the front, side and rear create an attractive setting.

A paddock to the west is ideal for equestrian use or as an additional garden amenity area leading down towards the stream.

Lot 4
The Farmyard

Farmyard with general farm buildings with conversion potential and three paddocks, ideal for equestrian or other amenity use – in total 2.802 hectares (6.92 acres) as shown shaded light green on the sale plan.

A range of livestock, former dairy buildings and stables totalling approximately 1,220 sq m (13,132 sq ft) gross, arranged around a good sized yard.

The buildings include two Dutch barns, steel portal frame livestock buildings, former milking parlour and tank room, stable block with seven boxes (each 4.54m x 3m) and calf shed with a further three boxes (4.05m x 2.9m and 4.76m x 2.9m). Two attractive traditional buildings with conversion potential (subject to obtaining the necessary planning consent), comprising a timber frame and brick building (7.96m x 5.3m) with timber weatherboarding and corrugated asbestos cement roof, and a brick and flint building (6.9m x 4.2m) with timber weatherboarding and slate roof arranged into two ground floor rooms (each approximately 3.7m x 3.1m) with loft above.
Lot 5
Flint Cottage

Flint Cottage, adjoining traditional building, farm building and garden area – in total 0.089 hectares (0.22 acres) as shown shaded orange on the sale plan.

An attractive cottage conversion of part of a traditional cart shed constructed of brick and flint under a pantile roof. In total the residential accommodation extends to approximately 74.3 sq m (800 sq ft) gross internal area, and comprises sitting room, dining room, kitchen, with three bedrooms and bathroom on the first floor.

The adjoining remaining part of the traditional building (7.7m x 4.95m) and adjacent building (17m x 7.6m) constructed of brick and flint with a corrugated asbestos cement roof, provides considerable potential for extending the residential element further (subject to obtaining the necessary planning consents). A generous area forming part of the existing walled garden is also included to enhance this scope further and to allow the creation of a family home in attractive gardens and grounds.

Lot 6
Lodge Cottage

Lodge Cottage – in total 0.144 hectares (0.36 acres) as shown shaded brown on the sale plan.

A recently refurbished gate lodge constructed of brick with a slate roof and approximately 72.5 sq m (780 sq ft) gross internal area in total.

Benefitting from oil fired central heating the accommodation comprises sitting room, dining room, newly fitted kitchen and bathroom, two bedrooms on the first floor. Oil fired central heating. The house occupies an attractive area of woodland which includes a garage.

Lot 7 & Lot 8
No. 1 & No. 2 Jersey Cottages

0.076 hectares (0.19 acres) and 0.056 hectares (0.14 acres) as shown shaded green and dark purple respectively on the sale plan.

Each semi detached cottage is constructed of brick with a tile roof providing approximately 76.2 sq m (820 sq ft) gross internal area comprising kitchen, sitting room, dining room, large landing area, three bedrooms and bathroom.

Both occupy large gardens with fine views across the parkland to the west and benefit from a garage in the communal block to the south.
Lot 9
Dene Cottage

Dene Cottage and paddock – in total 2.197 hectares (5.43 acres) as shown shaded dark blue on the sale plan.

Set within a large garden area, Dene Cottage offers the potential to extend or redevelop, to create a house in a landed setting with equestrian and amenity potential (subject to obtaining the necessary planning consents).

Constructed of timber frame and render with a cedar shingle roof, and currently providing approximately 66 sq m (710 sq ft) gross internal area, the accommodation comprises kitchen, pantry, dining room, sitting room, bathroom and two bedrooms on the first floor.

Lot 10
Arable Land

36.152 hectares (89.34 acres) of productive arable land as shown shaded light blue on the sale plan.

An attractive block of rolling arable land divided into a range of field sizes by mature hedges and woodland belts providing a high degree of amenity and potential for a family shoot if purchased with the estate as a whole.

Accessed directly from the A1307 and with a network of internal tracks, the land slopes to the south and west and offers extensive views of the surrounding countryside. Classified as being predominantly Grade 2 according to the former Ministry of Agriculture Fisheries and Food Land Classification Series, the soils are of the Herstape, Sawbridgeworth and Moulton soil associations suitable for the production of winter cereals, break crops, sugar beet and grassland. The land is currently cropped with oilseed rape for the 2007 harvest and regularly achieves good yields of cereals and break crops.

Lot 11
Potential Paddock

Potential paddock – in total 1.543 hectares (3.81 acres) as shown shaded light purple on the sale plan.

Field with stream frontage offering potential to create an attractive paddock ideal for equestrian or other amenity use (subject to obtaining the necessary planning consents), or additional arable land with road frontage.
Horseheath Lodge

General Remarks and Stipulations

Horseheath Lodge is offered for sale as a whole or in eleven lots by private treaty. Offers will be considered on any part. Purchasers interested in any specific part should contact the vendors' agents at an early stage indicating the area of specific interest to them.

The property is offered for sale freehold with vacant possession upon completion, subject to a Farm Business Tenancy in respect of the arable land and a grazing licence. Notices have been served to provide vacant possession as at 30 September 2007. Further details can be obtained from the selling agents.

The property is located in the area of South Cambridgeshire District Council. The current Local Plan, adopted in 2004, is being replaced by the Emerging Development Control Policies Local Development Framework (LDF) document. Parts of the property carry considerable development potential – subject to obtaining the necessary planning consents, and potential purchasers should make contact with the Council to discuss this possibility at an early stage.

An application has been made to the Council to lift agricultural occupancy conditions currently attached to No.s 1 and 2 Jersey Cottages. Further details are available from the selling agents.

The arable and grassland have been registered with the Rural Land Register for Single Farm Payments. The payments relating to the arable land have been claimed by the farming tenant and the entitlement will revert to the landlord at the end of the term and will be included in the sale accordingly. Further details are available from the selling agent.

All residential properties are served with mains electricity, mains water and private drainage.

Figures and Fixtures

Only those fixtures and fittings described in the particulars are included. All items normally designated as tenants fixtures and fittings are expressly excluded from the sale unless mentioned in this brochure. Fitted carpets are included in the sale. Certain items including curtains and light fittings/chandeliers may be available by separate negotiation.

The property will be sold subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way whether or not disclosed but specifically:

i) if sold in lots, all necessary rights of access and cress rights for services and drainage will be reserved;

ii) No.s 1 and 2 Jersey Cottages share private drainage facilities.

The purchaser(s) will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the property.

These are included in the sale insular as they are owned. A family shoot could be developed over the estate using the arable and parkland.

<table>
<thead>
<tr>
<th>Description</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Mansion is band H</td>
<td>£2,603 payable for the year ending 31 March 2008</td>
</tr>
<tr>
<td>The Farmhouse is band E</td>
<td>£1,590 payable for the year ending 31 March 2008</td>
</tr>
<tr>
<td>Flint Cottage is band D</td>
<td>£1,391 payable for the year ending 31 March 2008</td>
</tr>
<tr>
<td>Dene Cottage is band D</td>
<td>£1,391 payable for the year ending 31 March 2008</td>
</tr>
<tr>
<td>Lodge Cottage is band D</td>
<td>£1,391 payable for the year ending 31 March 2008</td>
</tr>
<tr>
<td>No.s 1 and 2 Jersey Cottages are both band C</td>
<td>£1,130 payable for the year ending 31 March 2008</td>
</tr>
</tbody>
</table>
Tenant Right

In addition to the purchase price, the purchaser(s) shall pay upon completion for the following items where applicable:

i) stocks of fuel, heating oil, machinery oil, seeds, fertilizers, sprays including those in store and those applied to the arable and grassland calculated at cost;

ii) all cultivations (including mole drainage and sub-soiling) carried out at contractors' rates or CAAV rates whichever is the greater;

iii) any hedge cutting and ditching carried out at CAAV rates;

iv) an enhancement payment calculated at £20 per arable hectare per month calculated from 1 October 2007 or drilling date if later up to completion;

v) VAT where applicable at the current rate.

The purchaser(s) will not be entitled to make any counter claim for disbursements or any other matters. Tenant Right will be paid for immediately upon completion. The valuation will be agreed between the two vendors acting for the vendors and the purchaser(s) respectively, or in the event of the valuation not being agreed at completion the matter shall be referred to a single Arbitrator to be appointed by agreement, or in the event of a dispute, by the President of the Royal Institution of Chartered Surveyors. Interest rates will be charged at 3% above Barclays Bank base rate payable on the valuation from completion until the date of payment.

Boundaries

The vendors and the vendors' agents will do their best to specify the ownership of the boundary hedges, fences and ditches but will not be bound to determine these. The purchaser(s) will have to satisfy themselves as to the ownership of any boundaries. Should the property be sold in lots then the selling agents will stipulate boundary responsibilities between the various parts.

Plans, Areas and Schedules

Plans within the particulars are based upon the Ordnance Survey National Grid and are for reference only. The purchaser(s) will be deemed to have satisfied themselves of the land as scheduled.

Authorities

Cambridgeshire County Council, Shire Hall, Castle Hill, Cambridgeshire, CB3 0AP (01223 717111)
South Cambridgeshire District Council, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA (08450 450 500)

Viewings

All viewings will be strictly by appointment only through Bidwells (contact Jim Bryant / Edward Russell on 01223 559352 or Jack Lloyd-Jones on 01223 841842).

VAT

In the event that Value Added Tax is or becomes payable in respect of the property or assets sold, the purchaser(s) in addition to the consideration will pay to the vendors the full amount of such Value Added Tax.

Photographs

The photographs in these particulars were taken during April and May 2007. Any fixtures, fitments or equipment shown on the photographs are not necessarily included in the sale.

Sollicitors

Greenwoods Solicitors, Monkstone House, City Road, Peterborough PE1 1JE (contact Stephen Illingworth on 01733 887632).

Post Code

CB21 4PT

Agent's Note

For clarification Bidwells wish to inform potential purchasers that we have prepared these particulars as a general guide. None of the statements in these particulars as to the property shall be relied on as statements of fact. All measurements are given as a guide and no liability can be accepted for errors arising therefrom. The plans and areas are gross hectares taken from the Ordnance Survey sheets and are not suitable for the preparation of Single Payment Scheme forms. The property being open to inspection, the purchaser(s) shall be deemed to have full knowledge of the state and condition thereof and as to the ownership of any tree, boundary or any part of the property.

If communications, condition of the property, situation or other such factors are of particular importance to you, please discuss these priorities with us before arranging an appointment to view. This should avoid a wasted journey.
Horseheath Lodge, Linton, Cambridgeshire CB21 4PT

We have pleasure in enclosing the sales particulars for Horseheath Lodge, a delightful residential estate set in attractive rolling countryside close to the border with Suffolk and Essex and within easy reach of Cambridge, Newmarket and London.

The estate is offered for sale as a whole or in 11 lots inviting offers in excess of:

<table>
<thead>
<tr>
<th>Lot</th>
<th>Price</th>
<th>Lot</th>
<th>Price</th>
<th>Lot</th>
<th>Price</th>
<th>Lot</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot 1</td>
<td>£2,100,000</td>
<td>Lot 4</td>
<td>£250,000</td>
<td>Lot 7</td>
<td>£200,000</td>
<td>Lot 10</td>
<td>£300,000</td>
</tr>
<tr>
<td>Lot 2</td>
<td>£125,000</td>
<td>Lot 5</td>
<td>£250,000</td>
<td>Lot 8</td>
<td>£200,000</td>
<td>Lot 11</td>
<td>£35,000</td>
</tr>
<tr>
<td>Lot 3</td>
<td>£350,000</td>
<td>Lot 6</td>
<td>£160,000</td>
<td>Lot 9</td>
<td>£280,000</td>
<td>Whole</td>
<td>in excess of £4.25 MILLION</td>
</tr>
</tbody>
</table>

To arrange a viewing, or for further details, contact:

Jim Bryant 01223 559509, Jock Lloyd – Jones 01223 841842 or Edward Russell 01223 559240