

MEGS FARM
STEEPLE MORDEN, CAMBRIDGESHIRE

CHEFFINS



MEGS FARM, NORTH BROOK END, STEEPLE MORDEN, CAMBRIDGESHIRE, SG8 0PH

A RARE OPPORTUNITY TO ACQUIRE 21.98 ACRES (8.90 HECTARES) OF FENCED PASTURE, A MODERN GENERAL PURPOSE BUILDING WITH DEVELOPMENT POTENTIAL (SUBJECT TO PLANNING), MOBILE HOME AND CONSENT FOR AN AGRICULTURAL BUILDING FOR SALE AS A WHOLE

Introduction

The sale of Megs Farm presents an excellent opportunity to acquire an attractive block of well fenced pasture land, complemented by a modern general purpose agricultural building, currently supporting a sheep dairy enterprise and a mobile home. Conveniently located on the border of South Cambridgeshire and East Hertfordshire, the property offers strong potential for agricultural and equestrian occupiers, as well as lifestyle buyers.

Megs Farm is located approximately 1 mile east of the village of Guilden Molden, which benefits from a primary school, public house, village hall and recreational ground. The village is in close proximity to the A505, A1(M) and A10.

The property is approximately 8 miles north west of the town of Royston, 14 miles south west of the University City of Cambridge and 12 miles north east of Letchworth Garden City. Ashwell & Morden railway station is situated approximately 4 miles to the south of the property providing direct services to London St Pancras (48 mins), London Blackfriars (57 mins) and London Bridge (1 hour 3 mins).

Luton Airport is situated approximately 25 miles to the south west of the property.

Method of Sale

The land is offered for sale by private treaty as a whole.

Description

Megs Farm is currently home to a successful sheep dairy enterprise, yielding an impressive annual profit. The farm comprises of 21.98 acres of ring fenced pasture land which is down to a legume rich multi species grass and herbal ley. The holding benefits from a modern general purpose building, a mobile home and planning consent for a further agricultural building.



The parcel comprises approximately 21.98 acres of productive pasture land, including the buildings, access track and concrete hardstanding for livestock handling. The land is relatively flat in nature and it is subdivided into smaller paddock enclosures using a metal Clipex stock fencing system. Public Footpaths dissect this parcel.

Modern General Purpose Building (20m x 15m) – Steel portal framed construction beneath a pitched roof with box profile sheeting and translucent roof lights. The building has concrete grain walling with Yorkshire weatherboarding to the upper elevations. There are full height electric roller shutter doors with manual override, to each gable. Internally, there is a concrete floor and sunken pit with steps down to access the Gascoigne-Melotte milking parlour.

The sheep milking parlour is a fast exit 20/20 system, with an in-parlour feeding system and dispenser at each station, supplied from a 6t silo, situated to the south of the building.

There is an open sided lean-to on the eastern elevation and the western elevation contains the plant room, milk room and open storage area. The plant room is accessible internally from the dairy, which is equipped with a Gascoigne-Melotte vacuum pump, ABAC air compressor and mains electricity supply.

The milk room features a 2,000 litre stainless steel milk vat, refrigeration unit, free standing stainless steel sink and drainer, a concrete floor and full height wash down panel walls. The parlour is fully serviced with mains water and electricity.

Externally, there is a concrete holding area to both the northern and southern aspect, providing an enclosed sheep handling area. The building benefits from CCTV system.

Mobile Home – Situated within the western parcel, the mobile home benefits from mains water, electricity and septic tank drainage. Temporary planning consent (Ref: 23/00774/FUL)

was granted on 4th October 2023, with occupancy restricted to a person solely or mainly employed in agriculture or forestry. This consent expires on 1st November 2026, having been approved to support the current operations.

Agricultural Building – Planning permission (Ref: 24/00006/FUL) was granted on 10th July 2024 for a new steel portal frame agricultural building (approximately 25m x 18m), to be constructed with concrete panelling and fibre cement cladding over a pitched fibre cement roof. The approved design includes roller shutter doors on the northern and eastern elevations, with a hardstanding yard area to the north. The building has not yet been constructed.

The land is classified as Grade 2 according to the Agricultural Land Classification Map and the soil is identified as being of Wantage 2 soil type which is described as shallow well drained calcareous silty soils over argillaceous chalk.

Megs Farm is currently home to a successful sheep dairy enterprise, delivering an impressive annual profit.

General Remarks and Stipulations

The vendor would consider offering for sale 300 Romney Cross breeding ewes and customer milking contacts, by way of separate negotiation.

The two plastic rainwater harvesting tanks will be excluded from the sale.

Tenure & Possession

Freehold with vacant possession on completion.

Drainage Rates

Environment Agency drainage rates are currently payable at the standard rates.

VAT

The land is not registered for VAT. However, if the sale of the property of any right attached to it is deemed a chargeable supply for the purpose of VAT, such tax shall be payable by the purchaser in addition to the sale price.

Basic Payment & Grant Schemes

The land has been claimed for Basic Payment Scheme entitlements and is registered on the Rural Land Register. The seller will retain all historic delinked payments.

All of the land is subject to a 5 year Middle Tier Countryside Stewardship Agreement.

Town & Country Planning

The land is situated within South Cambridgeshire District Council and is sold subject to any development plans, tree preservation orders, town planning schedules, applications, permissions and resolutions which may be or come into force. 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.

It is understood that the agricultural building offers development potential under Permitted Development rights.

Sporting, Timber & Minerals

All sporting, timber and mineral rights are included in the sale insofar as they are owned.

Wayleaves, Easements, Covenants & Rights of Way

The land is sold subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way whether or not disclosed.

There are public footpaths dissecting the holding.

Exchange & Completion

Exchange of contracts shall be within 6 weeks of the purchaser(s) solicitor receiving a draft contract. Completion will be by agreement between the parties.

Boundaries

The vendor and vendor's agents will do their best to specify the ownership of boundary hedges, fences and ditches but will not be bound to determine these. The property is available for inspection and the purchaser(s) will be deemed to have satisfied themselves as to the ownership and location of the boundaries.

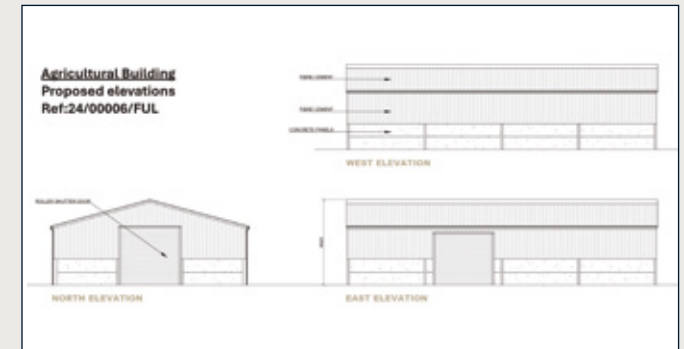
Plans, Areas & Schedules

Plans attached to the particulars are based upon the Ordnance Survey and are for identification purposes only.

Local Authority

South Cambridgeshire District Council, South Cambridgeshire Hall 6010, Cambourne Business Park, Great Cambourne, Cambourne, Cambridge, CB23 6EA.

Tel:01954713000 Email:planning@greatercambridgeplanning.org Website: www.scambs.gov.uk/planning



Viewings & Further Information

The land can be viewed by prior arrangement with the Sole Agents. For further information please contact Jonathan Purkiss jonathan.purkiss@cheffins.co.uk or Jack French jack.french@cheffins.co.uk on (01223) 213777.

As always, potential hazards exist on working farms and it is requested that all viewings are undertaken with care and regard to safety particularly with regard to any areas in and around buildings.

Nearest Postcode: SG8 0PH

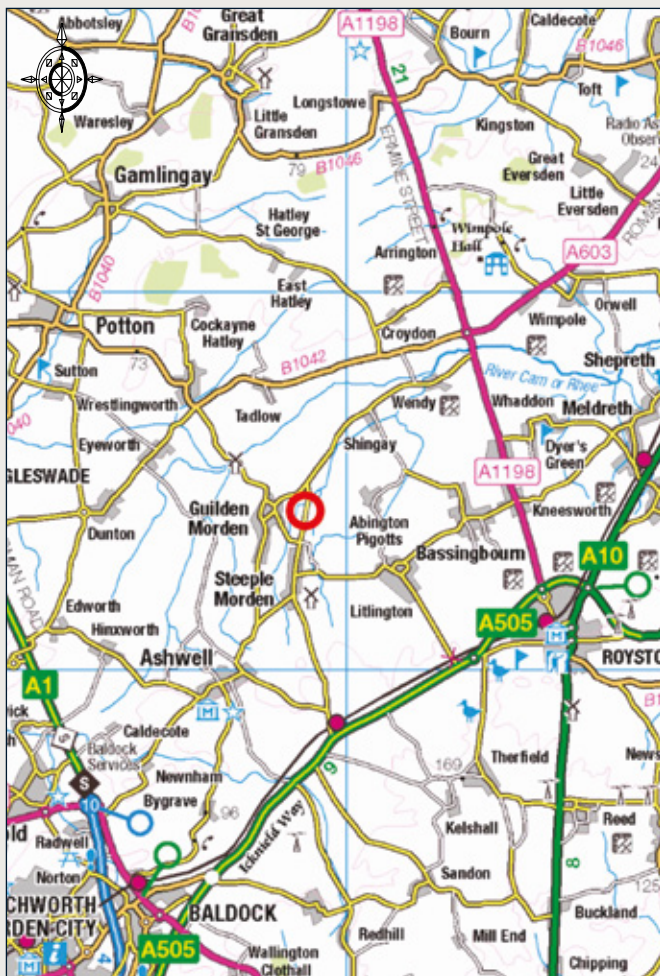
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Anti-Money Laundering Regulations

Buyers will be required to provide proof of identity and address to the Selling Agent following acceptance of an offer (subject to contract) and prior to Solicitors being instructed.

Agents Notes

For clarification we wish to inform purchaser(s) that we have prepared these sales particulars as a general guide. None of the statements contained 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 plan and acreages use gross acreages taken from the Ordnance Survey sheets and are for identification purposes only. The purchaser(s) shall be deemed to have full knowledge of the state and condition thereof and as to the ownership or any tree boundary or any part of the property. If communications, condition of the property, situation or such factors are of a particular importance to you please discuss these priorities with us before arranging an appointment to view. This should avoid a wasted journey. September 2025



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Important Notice These particulars are not an offer or contract, nor part of one. You should not rely on statements by Cheffins in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Cheffins does not have any authority to make any representations about the property and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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