

LAND AT JARMAN FARM
LITLINGTON ROAD, STEEPLE MORDEN, CAMBRIDGESHIRE

CHEFFINS



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AN EXCELLENT OPPORTUNITY TO PURCHASE AGRICULTURAL LAND EITHER AS A WHOLE OR IN UP TO THREE LOTS, LOCATED ON THE OUTSKIRTS OF THE VILLAGE OF STEEPLE MORDEN

Introduction

An excellent opportunity to purchase agricultural land either as a whole or in up to three lots, located on the outskirts of the village of Steeple Morden. The field parcels vary in size and are positioned between the villages of Steeple Morden and Litlington. Royston is situated approximately 5 miles to the south east and the University City of Cambridge is 16 miles to the north east. The land is located in the South Cambridgeshire District of Cambridgeshire.

Method of Sale

The land is offered for sale by private treaty as a whole or in up to three lots, with vacant possession upon completion.

Lot 1 – 53.29 acres to the north of Litlington Road

The land is located to the north of Litlington Road and is a block of arable land which extends to approximately 53.29 acres (21.57 hectares) in total. The land is partially enclosed by mature hedgerows and gently undulating, rising to the southern boundary. The land is divided into three arable fields and is classified as Grade 2, being of the Wantage 2 series of shallow, well drained calcareous silty soils over argillaceous chalk. Access is available directly off Litlington Road along two private farm tracks, which are both outside of the demise. The western field parcel is set back from Litlington Road, with access via a third-party access track to the land, whereby the track ownership changes and falls within the demise of the subject property.

There is a central drain which dissects the two field parcels to the east and with some historic drainage flowing into the ditch. There are various public footpaths crossing the land.

The historic cropping rotation is as follows:

Year	Crop
2021	Winter Wheat
2022	Peas/Beans
2023	Winter Wheat
2024	Winter Wheat
2025	Spring Barley

Lot 2 – 2.60 acres to the west of Jarman Farm

The land to the west of Jarman Farm extends to approximately 2.6 acres (1.05 hectares). The land is triangular in shape and the topography of the land is relatively flat in nature. There is a water course running along the eastern aspect of the land parcel. The land is classified as Grade 2 and is of the Swaffham Prior series of well drained, calcareous course and fine loamy soils over chalk rubble. The boundaries comprise of mature trees and hedgerows and the water course providing a natural boundary to the east. Access is via a Right of Way from The Green along a private track, which includes a public footpath, which continues along the western boundary.

The historic cropping rotation is as follows:

Year	Crop
2021	Winter Wheat
2022	Peas
2023	Winter Wheat
2024	AB9 Winter Bird Food
2025	AB9 Winter Bird Food

Lot 3 – 7.57 acres to the west of Cockhall Lane

The land is a regular shaped arable field which extends to approximately 7.57 acres (3.06 hectares). The land is classified as Grade 2 being of the Swaffham Prior series of well drained, calcareous course and fine loamy soils over chalk rubble. The land is located away from the main holding and is accessed off Cockhall Lane, along a Byway Open to All Traffic (215/41). The land is currently farmed as a single field parcel, which in recent years has been farmed as a single block with the adjoining Title, which is outside of the demise. The boundaries are predominantly open to the adjoining land parcels, defined in part by hedgerows.

The historic cropping rotation is as follows:

Year	Crop
2021	Winter Wheat
2022	Peas
2023	Winter Wheat
2024	Winter Wheat
2025	Winter Wheat

Tenure & Possession

The land is offered for sale with vacant possession on completion.

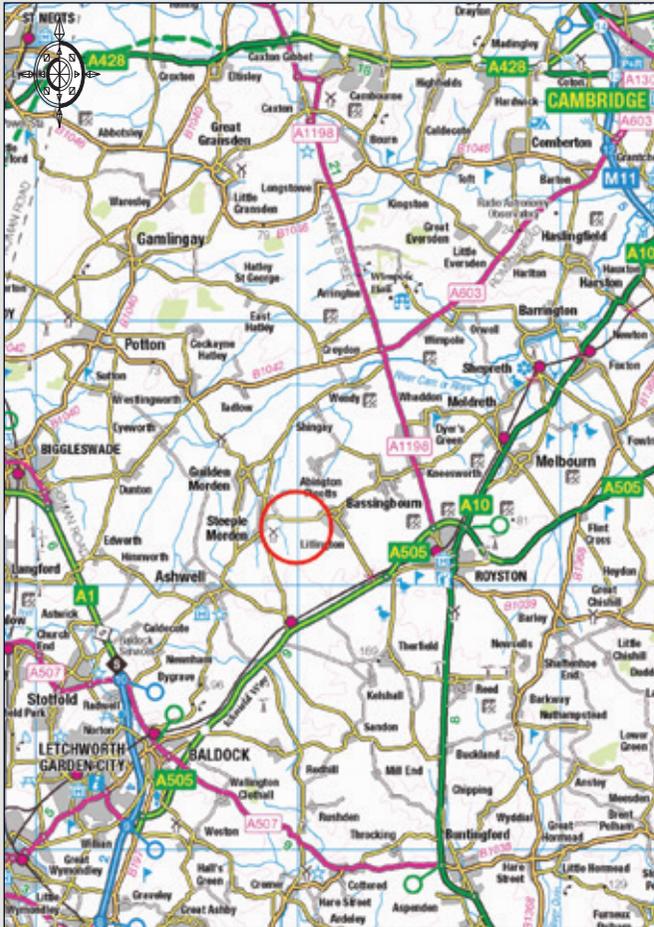
Drainage Rates

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 or 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 Scheme

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

Environmental & Grant Schemes

The land has been entered into a Countryside Stewardship Scheme, which will terminate prior to completion. The land is not currently entered into a Sustainable Farming Incentive or any other schemes.

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.

Tenant Right & Dilapidations

There will be no ingoing valuation and the purchaser shall not claim for dilapidations, if any, in relation to the property.

The land will be left in stubble with straw either chopped and spread or baled and removed. The land currently down to AB9 will be topped prior to completion.

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, tree belts 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, Cambourne Business Park, Great Cambourne, Cambourne, Cambridge CB23 6EA

T: 01954 713000 | E: scdc@scambs.gov.uk

W: <https://www.scambs.gov.uk/>

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 Henry Lankfer henry.lankfer@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.

Nearest Postcode

SG8 0RT

what3words

Lot 1 ///disengage.engage.oils

Lot 2 ///impairing.brambles.forum

Lot 3 ///fists.troubled.reservoir

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.

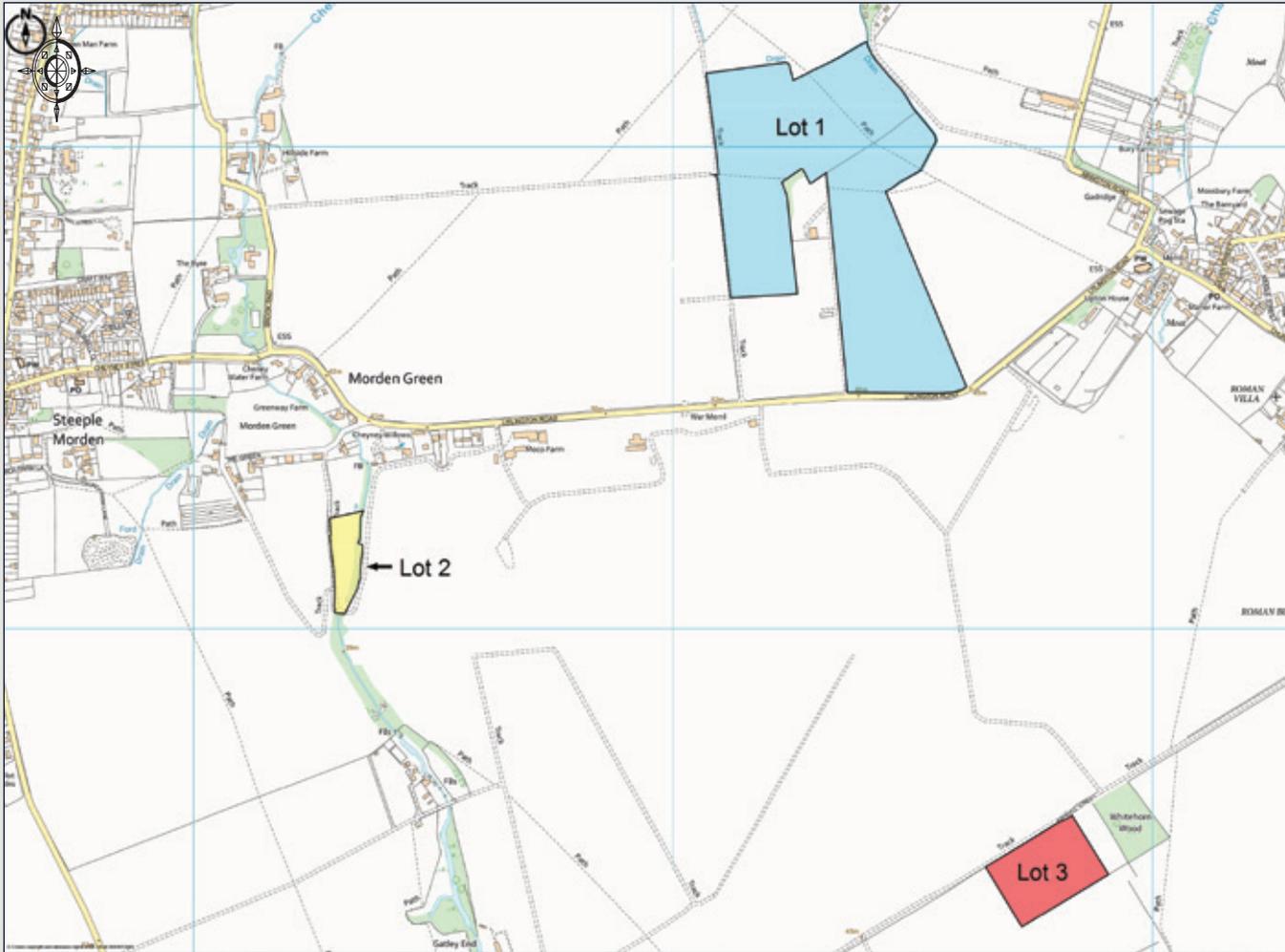
Sellers Solicitor

Fowler de Pledge, 23 Greenside, Waterbeach, Cambridge, CB25 9HW

Town & Country Planning

The entirety of the property is located in South Cambridgeshire District Council and policies are regulated by the South Cambridgeshire Local Plan, adopted in September 2018 and the National Planning Policy Framework. A search of the online planning register for South Cambridgeshire District Council was carried out and no relevant historic planning consents were found for the subject property.

The land 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.



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. March 2026.

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). Plans are for identification purposes only. Not to scale. Crown Copyright 2026. All Rights Reserved. Licence Number AC0000813445.



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