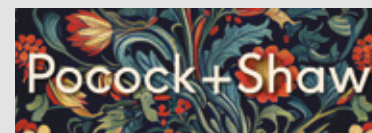




## FOUR BALLS FARM

HUNDRED FOOT BANK, PYMOOR, ELY, CAMBRIDGESHIRE, CB6 2EL



# FOUR BALLS FARM, HUNDRED FOOT BANK, PYMOOR, ELY, CB6 2EL

A RURAL DEVELOPMENT OPPORTUNITY WITH FENLAND VIEWS TOWARDS ELY CATHEDRAL, COMPRISING A DETACHED 5-BEDROOM PERIOD FARMHOUSE, HISTORIC THRESHING BARN WITH CONSENT FOR CONVERSION TO RESIDENTIAL WITH FURTHER RANGES OF TRADITIONAL AND MODERN BUILDINGS TOGETHER WITH A GRASS Paddock

FOR SALE AS A WHOLE OR IN 4 LOTS



## Location

Four Balls Farm is rurally situated off Hundred Foot Bank, Pymoor. The property is situated approximately 5 miles west of Littleport, 9.5 miles north of the Cathedral City of Ely and 25 miles north of Cambridge.

The A1101 Littleport to Wisbech Road is approximately ½ mile north of the property.

## Description

The property comprises a 5-bedroom period farmhouse, a range of traditional farm buildings, a modern general-purpose building and circa 2.63 acres (1.06 hectares) of paddock. In all the property extends to approximately 4.89 acres which is offered for sale in 4 lots.

## Lot 1 – Four Balls Farmhouse

A detached period farmhouse with 5 bedrooms situated in a plot of 0.76 acres (0.31 hectares). The main farmhouse is of brick construction under a pitch slate roof, a single storey kitchen extension has been added and is of similar construction.

The property was last used as a school and requires renovation and refurbishment alternatively a replacement dwelling subject to obtaining planning permission.

The dwelling has a gross internal floor area of approximately 190.7 m<sup>2</sup> (2,052.5 ft<sup>2</sup>) with accommodation comprising:

Ground Floor:

**Pantry** 3.30m x 2.74m

**Kitchen** 3.30m x 6.12m with fitted wall and base units, stainless steel sink and drainer, oil fired Aga and Boulter Buderus oil fired central heating boiler.

**Refectory** 3.00m x 6.52m

**Sitting Room** 4.02m x 4.31m with open fireplace.

**Living Room** 4.02m x 4.31m with fire surround, fitted sink and draining unit.

**Cloakroom** 3.06m 1.98m

**W.C.** 1.60m x 0.91m

**Cloakroom**

First Floor:

**Bedroom** - 2.79m x 3.41m

**Bedroom** - 4.10m x 3.36m

**Bedroom** - 3.15m x 3.33m

**Bedroom** - 3.15m x 3.46m

**Bedroom** - 4.13m x 3.42m

**Bathroom and W.C.**

**Store Cupboard**

**Cylinder Cupboard**

The property is fitted with an oil fired central heating system with radiators in all the main rooms.

The property is connected to mains electricity and water. Drainage is to a septic tank within the boundaries of the property.

The property has an EPC rating of F.

The property is accessed directly off Hundred Foot Bank and to the front is a large, enclosed garden which contains a number of large mature trees, border beds and shrubs. To the rear of the property is gravelled parking area.

Lot 1 is shown shaded in red on the plan.

## Lot 2 – Traditional Farm Buildings

A residential conversion opportunity with prior approval permission granted to convert the principal historic threshing barn to a 3 bedroom dwelling and opportunity to extend into adjoining buildings subject to obtaining necessary planning permissions.

The threshing barn 14.46m x 6.82m is of a brick construction under a timber framed roof, which is externally covered in clay pan tiles. The south elevation has a raked roof over a lean-to 15.40m x 3.70m which looks on to a courtyard.

The threshing barn is attached to a L shaped single storey range which comprises of an open fronted 3 bay cart shed 9.60m x 5.16m which is part enclosed with timber boards. Attached is a further brick barn 23.35m x 4.97m which has a pitched roof covered in cement fibre type sheets. The building is accessed via sliding end doors and a side personnel door and side windows.

To the south of the site is brick built stable block 19.10m x 4.95m which has a pitched roof covered in mixture of corrugated iron and cement fibre type sheets.





To the west of the site is a single storey open-fronted cart shed 10.76m x 7.41m of timber framed construction partially enclosed with timber feather edged boards under a box profile steel sheet roof.

Lot 2 is shown edged blue on the plan.

### **Lot 3 – Modern Barn and Paddocks**

A modern agricultural building with a further timber framed cart shed and areas of paddock land extending to 3.68 acres (1.49 hectares) in total.

The building is of a clear span steel portal frame with concrete panelled walls with box profile cladding and sliding doors. The building measures 120ft x 60ft (36.57m x 18.23m) externally.

To the west is a timber framed cart shed 10.76m x 7.41m which is partially enclosed with timber boards under a box profile steel sheet roof.

North of the buildings is a grass paddock extending to 2.66 acres (1.08 hectares). The paddock is enclosed with a timber post and wire fence.

Lot 3 is shown shaded in orange on the plan.

### **Lot 4 – Building and Yard**

The purchasers of Lot 1 or Lot 2 have the opportunity to a building and yard located to the south east of the site which has a total area of 0.72 acres (0.29 hectares).

The building comprises a former potato store 27.43m x 18.23m with a full length lean-to on each side 27.43m x 6.10m. The building is of a steel frame construction clad with asbestos cement sheets.

Lot 4 is shown edged purple on the plan

### **Planning Permissions**

Planning permission has been granted by East Cambridgeshire District Council for:

- a) Change of use from a non-residential school to a residential dwelling and the addition of 3No. roof lights and 1No. door. Application Reference: 23/00533/FUL
- b) Change of use from 1no. agricultural building to provide 1no. dwelling. Application Reference: 23/00531/ARN

### **Overage Agreement**

The property will be sold subject to an Overage Agreement details of which can be provided by the selling agents.



## Tenure & Possession

Freehold with vacant possession on completion.

## Outgoings

The farmhouse has been assessed for Council Tax and is Band D.

The grass paddock is subject to drainage rate. Drainage rates are payable annually to Internal Drainage Board and the 2024 rates have been set at approximately £215.

## Sporting, Timber & Minerals

All sporting, timber and mineral rights are included in the sale where they are owned by the seller.

## Wayleaves, Easements, Covenants & Rights of Way

Depending on the sale of individual lots, rights of way will be granted or retained over the concrete roadway coloured brown for access to the lots sold.

The sale will subject to all existing rights of way, easements and wayleaves, where they exist.

## VAT

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

## Plans

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

## Exchange & Completion

The purchaser(s) will be expected to exchange contracts within 6 weeks of the purchaser's solicitors receiving a draft contract. Completion will be by agreement between the parties.

## Local Authority

East Cambridgeshire District Council, The Grange, Nutholt Lane, Ely, Cambridgeshire, CB7 4EE.

## Viewings/ Enquiries and Further Information

Viewings are strictly by appointment with either of the Joint Selling Agents.

Pocock and Shaw, Tel: 01353 668091, Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)

Cheffins, Tel: 01353 654900, Email: [ely.rural@cheffins.co.uk](mailto:ely.rural@cheffins.co.uk)

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.

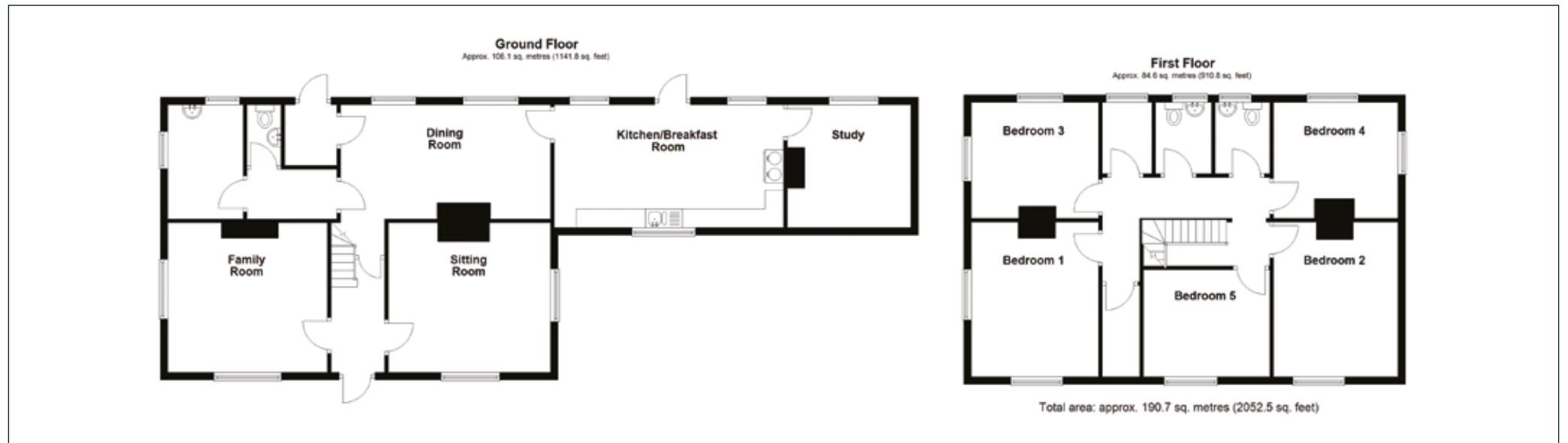
## Postcode

The postcode for the property is CB6 2EL.

what3words: axed.irrigated.friend

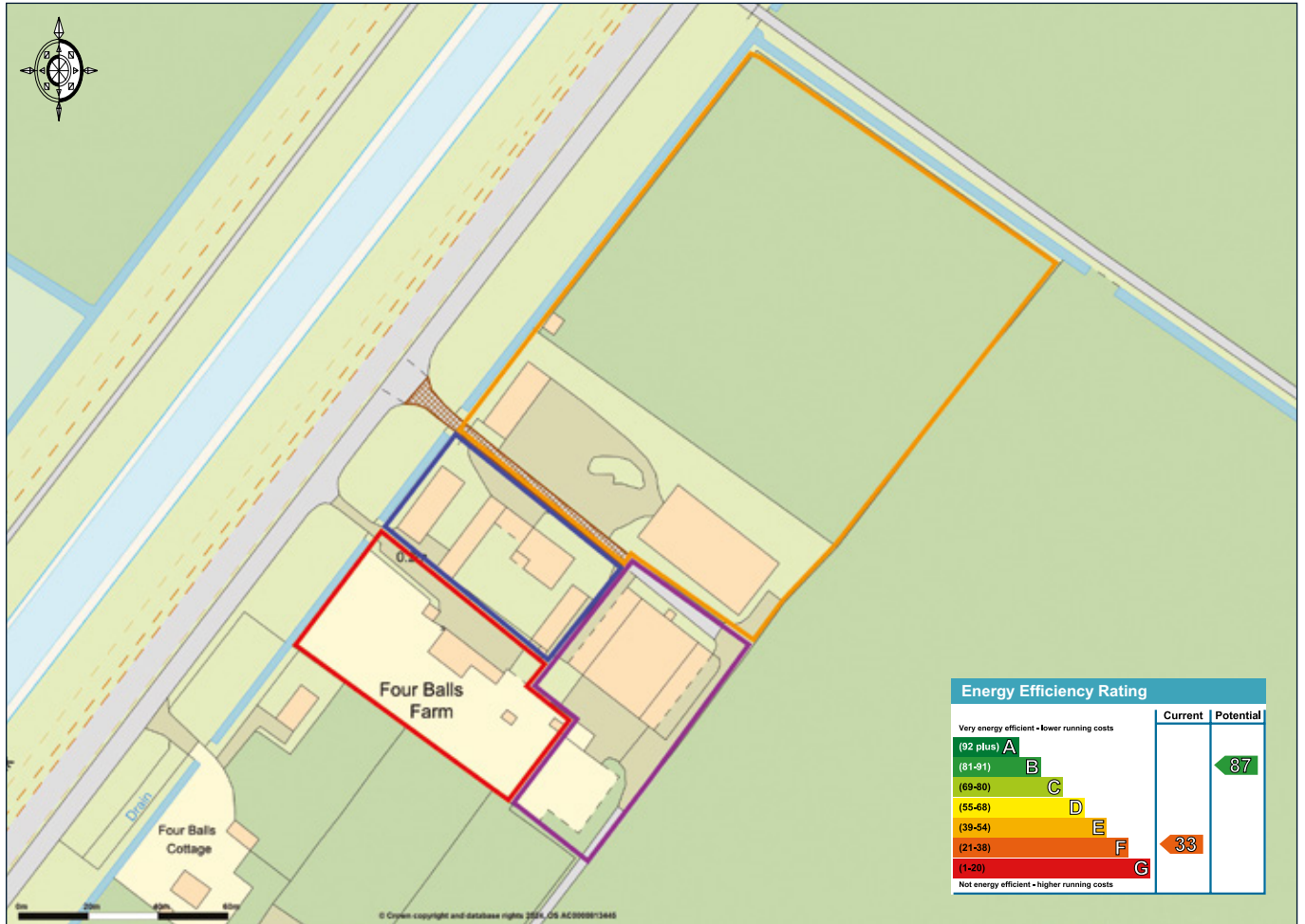
## Anti-Money Laundering Regulations

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.





For Identification Purposes Only. Not to Scale.  
 Crown Copyright 2024. All Rights Reserved  
 Licence Number 100020449



**Importance Notice** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Cheffins or Pocock+Shaw 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 or Pocock+Shaw 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).



26 High Street, Ely,  
 Cambridgeshire, CB7 4JU  
 T 01353 668091  
 E greg.ory@pocock.co.uk  
 pocock.co.uk



25 Market Place, Ely  
 Cambridgeshire, CB7 4NP  
 T 01353 6549  
 E edward.tabner@cheffins.co.uk  
 cheffins.co.uk