

MANOR & FIELD FARMS

FOWLMERE, CAMBRIDGESHIRE



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FOWLMERE, CAMBRIDGESHIRE

Fowlmere: 1 mile; Duxford 4.7 miles; Cambridge: 9.6 miles

(All distances are approximate)



A RARE OPPORTUNITY TO ACQUIRE A LARGE, COMMERCIAL, ARABLE FARM GENERATING SIGNIFICANT COMMERCIAL INCOME LOCATED A SHORT DISTANCE FROM CAMBRIDGE.

- Excellent quality, high yielding arable farmland suitable for modern day agriculture
 - A substantial family farmhouse which has been recently renovated
- A private airfield home to Modern Air and the British Aerobatic Academy
- Commercial portfolio generating approximately £156,000 per annum
 - Significant potential for alternative uses (subject to planning)
 - A superb opportunity for investors

In all 942.56 acres (381.44 hectares)

FOR SALE AS A WHOLE

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These particulars are only a guide and must not be relied on as a statement of fact. Your attention is drawn to the Important Notice on the last page of text.



INTRODUCTION

Manor and Field Farms present a rare opportunity to acquire a substantial and versatile commercial arable holding, just a short distance from Cambridge. Extending to approximately 942.56 acres, the farm combines high quality Grade 2 arable land with a significant commercial income stream, a recently renovated family farmhouse, and a remarkable aviation heritage that continues to shape its identity today.

Situated on the edge of the sought after village of Fowlmere, the property benefits from excellent transport connections, strong farming performance, and a diversified income profile including long established aerodrome operations, commercial lettings, and seed trial arrangements.

With further potential for alternative uses (subject to planning), Manor and Field Farms offer an exceptional investment opportunity in a highly accessible and well regarded part of South Cambridgeshire.

LOCATION AND SITUATION

Located between Cambridge and Royston, Manor and Field Farms are situated adjacent to the village of Fowlmere, nine miles to the southwest of the city of Cambridge.

Fowlmere is a picturesque village known for its rich history, RSPB nature reserve and proximity to Cambridge and the Imperial War Museum Duxford. The Chequers pub is well known locally and the village benefits from a Nursery and a Primary School.

Manor Farm has been the home of Fowlmere Airfield for over 100 years and is now the main base for Cambridge Flying School and the British Aerobatic Academy.

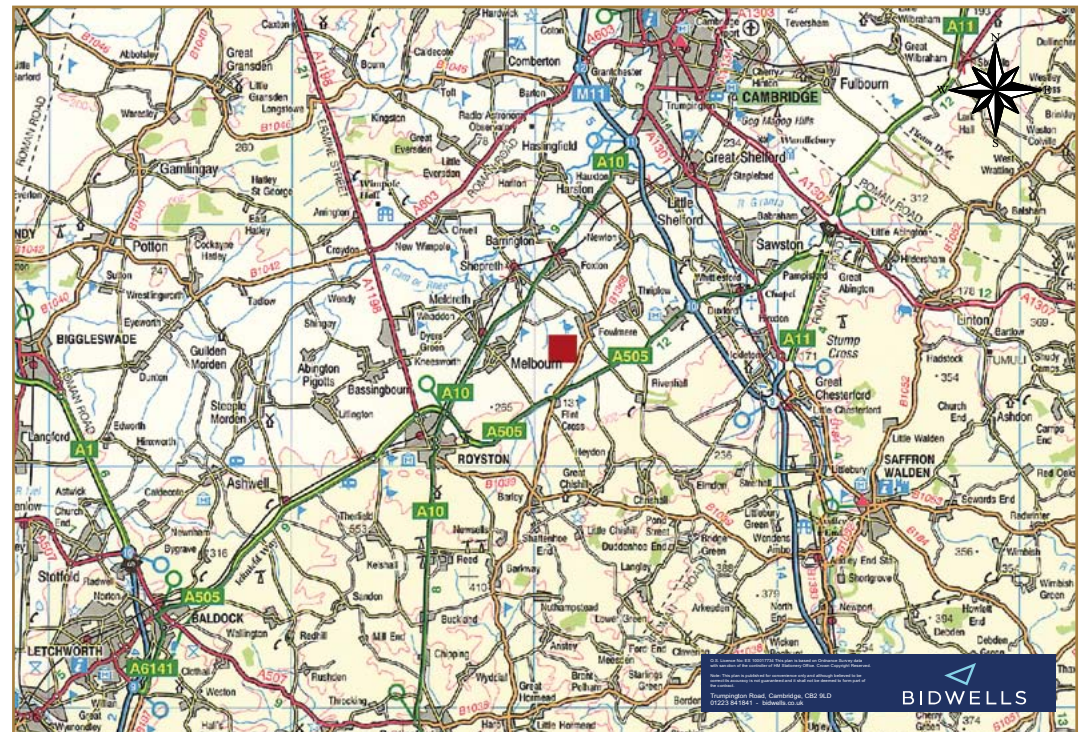
The farm is situated two miles from the A505 which connects the property to the M11, A11 and A1(M) and wider road network.

Stansted Airport is situated 25 miles to the south offering international flights and the airfield at the property permits access for light aircrafts.

Great Shelford Train Station is only five miles to the northeast offering links to Cambridge and London Liverpool Street. Royston Station is only six miles to the southwest offering links to London Kings Cross and London St Pancras.



Manor Farm Yard





THE PROPERTY

The property is being offered as a whole and is set out below.

HISTORY

The story of Manor Farm is one of reinvention: from a major WWI training base to a Battle of Britain satellite field, then a USAAF fighter station and finally a quiet private airfield with a museum preserving its legacy.

Fowlmere's aviation story began in 1918 when the Royal Flying Corps (soon to be the RAF) constructed the original aerodrome which was built on the east of the B1368. This airfield closed in 1922 and was subsequently demolished however it was 'reborn' in 1940 when reactivated as a satellite airfield for RAF Duxford. Located at Manor Farm the revived operation was notable; a number of the original features and some of the buildings remain today. Spitfires of 19 Sqn RAF were based here and were active throughout the Battle of Britain period.

In 1944 the airfield was expanded and handed over to the United States Army Air Forces (USAAF) when their forces joined the WW2 effort. The site accommodated 190 officers and 1,520 men and became the home of the 339th Fighter Group flying P-51 Mustangs. They were the first unit to destroy over 100 enemy aircraft by aerial attack in a single day. Americans departed the site shortly after the war ended in Europe.

Part of the airfield was used in conjunction with a Polish Resettlement Camp located

just outside of the village until 1958 when it returned to the family and was run as a private airfield.

Fowlmere Airfield Museum is run by volunteers and is situated in building 6a. This sets out the aviation history of Manor Farm and houses artifacts which have been collected and dug up from around the airfield.





THE LAND

Manor and Field Farms comprise 823.37 acres (333.21 hectares) of arable land, 32.31 acres (13.07 hectares) of woodland, 48.25 acres (19.53 hectares) of aerodrome grass (including the air strip), 27.27 acres (11.04 hectares) of pasture and 10.09 acres (4.09 hectares) of yard and residential gardens. The land comprises two enclosures, Manor Farm and Field Farm.

All of the land is classified as Grade 2. The soils are predominantly of the Swaffham Prior series described as well drained calcareous coarse and fine loamy soils over chalk suitable for growing cereal crops, sugar beet and potatoes.

The typical cropping has included a rotation of first and second wheats, winter and spring barley, sugar beet, peas, oil seed rape and spring oats. A summary of the cropping history is shown below.

The farm has benefitted from an annual cropping licence with KWS who are a seed breeding company based in Thriplow. KWS occupy approximately 50 hectares of trial plots which are rotated annually. KWS would be interested in continuing this arrangement with a buyer going forwards. There is a cropping licence in place for Harvest 2027 for 48.20 hectares. Further information is available from the selling agent.

CROPPING HISTORY

Field No.	2021	2022	2023	2024	2025	2026
1	W. Barley	S. Barley	S.Barley	OSR	W.Wheat	Peas
2,3,4 & 5	W. Barley	S. Barley	S.Barley	OSR	W.Wheat	Peas
6	Fallow	W. Wheat	W.Wheat	Fallow	SFI	SFI
7, 8 & 9	Peas	KWS Trial Plots	W.Wheat	Spring Oats	W.Wheat	OSR
10	W.Wheat	W. Wheat	Peas	KWS Trial Plots	W.Wheat	Sugar Beet
11	W.Wheat	W. Wheat	Peas	KWS Trial Plots	W.Wheat	Sugar Beet
13	W. Wheat	Sugar Beet	W.Wheat	Milling Wheat	Peas	KWS Trial Plots
14	W. Wheat	Sugar Beet	W.Wheat	Milling Wheat	Peas	KWS Trial Plots
15, 16, 17	KWS Trial Plots	W. Wheat	Sugar Beet	Peas	KWS Trial Plots	W. Wheat

The majority of the land is free draining however part of Field Farm benefits from land drainage. A plan is included in the Data Room.

RETAINED LAND

The vendor is retaining approximately 10 acres of land which will be available to rent on a Farm Business Tenancy agreement. Further details are available from the selling agent.





Manor Farmland and Watercress Beds

FARMING

The land has been farmed using a local operator under a contract arrangement.

The current contractor would be interested in discussing possible future farming regimes with the buyer.

FARM PERFORMANCE

Yield Actual (t/ha)	2021	2022	2023	2024	2025	5yr Rolling Average
Winter Wheat (1st)	8.60	9.30	9.55	-	8.22	8.92
Winter Wheat (2nd)	8.00	9.60	8.43	9.95	8.05	8.81
Peas	3.56	3.22	4.13	4.74	3.96	3.92
Winter Barley	7.17	-	-	-	-	7.17
Spring Barley	-	6.28	4.95	-	-	5.62
Sugar Beet	-	80.72	92.17	-	84.86	85.92
Winter Beans	-	-	-	4.49	-	4.49
Spring Oats	-	-	-	7.50	-	7.50
OSR	-	-	-	3.82	-	3.82

ENVIRONMENTAL SCHEMES

Manor and Field Farm has been entered into a Sustainable Farming Incentive Scheme. The agreement cannot be transferred to a buyer.

The scheme was designed to utilise some of the more marginal, shaded and irregular areas of the holding for the benefit of wildlife and biodiversity. These areas mainly comprise supplementary winter feeding for farmland birds, legume fallow and low input grassland. The scheme also required the implementation of a soil management plan.

Further details are available from the vendor's agent.

THE AIRFIELD

Approximately 10 acres of grass is included within the airfield lease which is situated immediately to the front of the British Acrobatic Academy and is used to park aeroplanes and to access the airstrip with an explicit right for the tenant to use this area. The airstrip does not fall within the lease demise and forms part of the farmland owned by the vendor. The airstrip extends to 28.90 acres and is maintained by the vendor.

The runway is a single grass runway (07/25) which is 704m long and 30m wide. The land benefits from a chalk base and is well maintained.

WATERCRESS BEDS

A small area of the farm lies within the Fowlmere Watercress Beds SSSI which is let on a long-term Farm Business Tenancy agreement to the RSPB, forming part of the Fowlmere Nature Reserve. The former water-cress beds are now reedbed, fen and scrub. The River Shep runs through the site, which is a rare chalk stream, fed by natural springs. The reserve is home to a range of wildlife including Water Rail, Barn Owls, Reed Buntings, Bearded Tits, Bitterns and Otters to name a few.

HOLDOVER

The vendor requires a right of holdover for the storage of crop in the grainstore, storage of straw as well as the lifting and clamping of sugar beet. Further details available from the selling agent.

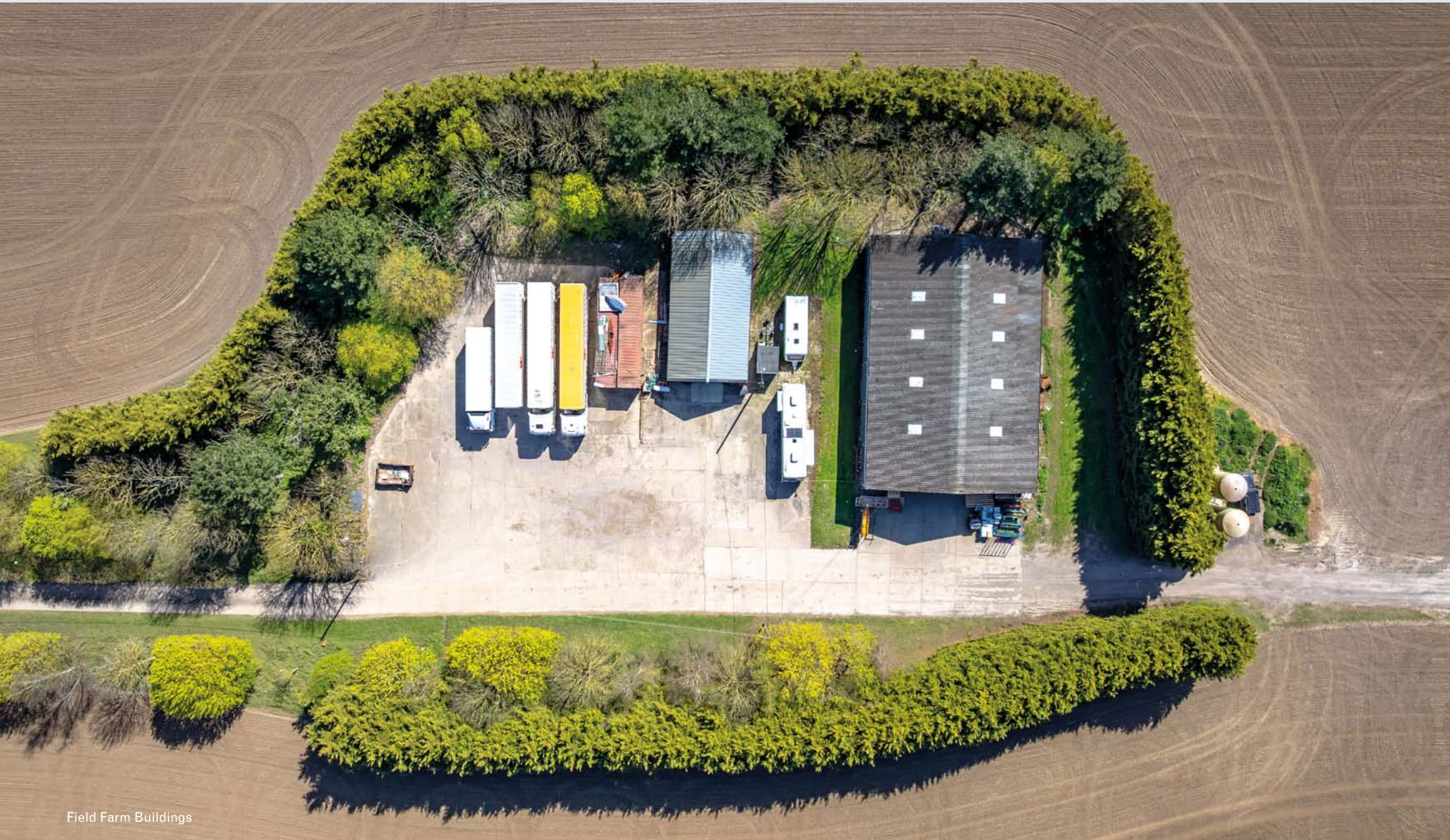


SOLAR DEVELOPMENT POTENTIAL

There is an Option Agreement for a solar development in favour of the vendor dated 6th April 2023. The initial option period was for three years with an extension of 12 months. The solar developer has exercised the first option extension extending the period until 5th April 2027. Further details are available from the selling agent.



Manor Farm Buildings



Field Farm Buildings

FIELD FARM BUILDINGS

The buildings at Field Farm are situated in the centre of this holding and are accessed via a private drive from Shepreth Road which is secured by an electric gate. The buildings are let to a third party and not used by the farming enterprise.

Building 1 & 2 ~ Former Grainstore

This store is of traditional portal frame construction with corrugated sheet cladding under a fibre cement roof. The building extends to just over 5,000 sq.ft and has a sliding door on the north elevation.

Building 2 is a small welfare block situated adjacent to the main store.

Building 3 ~ Store

This building is of concrete block construction under a corrugated sheet roof with a concrete floor and secure roller shutter door. The building extends to 1,410 sq ft and has been occupied by the tenant for storage purposes.

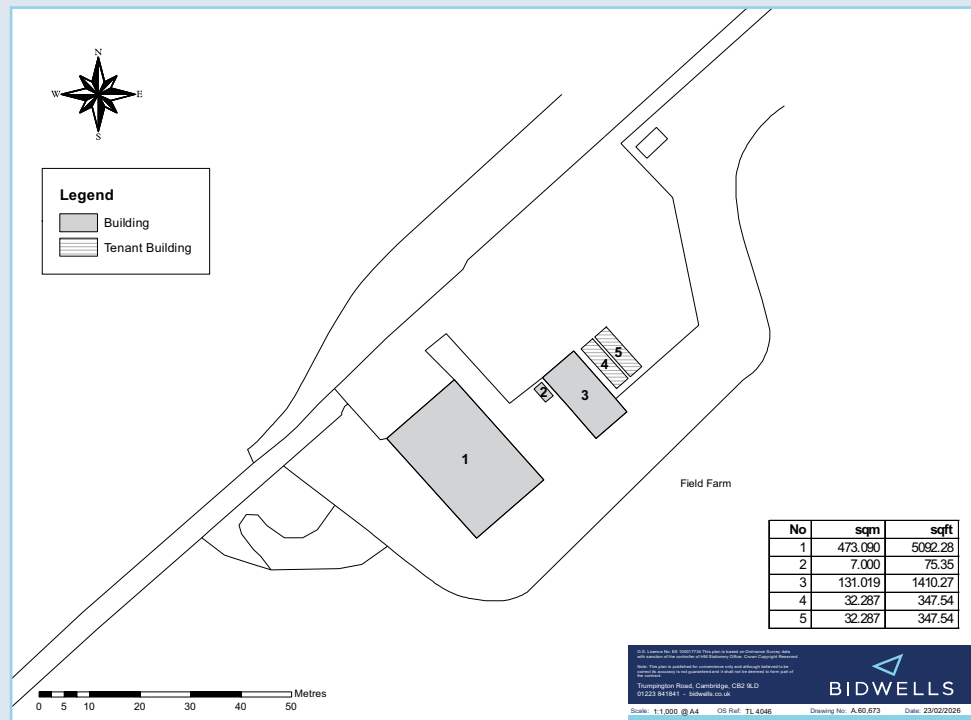
The other units are storage containers which are owned by the tenant.

Services

The buildings are connected to mains electricity and mains water. The services are not separately metered. The site is on private drainage. A services plan showing the location of services across the farm along with drainage compliance certification is available in the data room.



Field Farm Buildings



Field Farm Buildings

Barr Field House

Barr Field House is a four-bedroom family home built in 1987. The house benefits from an enclosed secure garden with a private driveway, double garage and garden storage. The property is situated in an elevated position and has been thoughtfully designed to maximise natural light and showcase the unspoilt views on the open countryside.

Recently refurbished, the property features a contemporary open plan kitchen and dining area, a utility room, a dedicated office, and a spacious sitting room and dining room, both with large sliding doors that open onto the garden and invite an abundance of natural light. The ground floor also includes a generous entrance hall and a WC.

The first floor offers four double bedrooms, including a principal bedroom with its own dressing room and ensuite, along with a modern family bathroom. A loft room provides excellent potential for conversion into a fifth bedroom or additional usable space (subject to planning).

Outside, the property benefits from a double garage and a large, open garden that adjoins surrounding farmland. The garden is well maintained and offers wonderful outdoor space.

The property is currently vacant but has been let previously and has an ERV of £42,000 per annum.

The layout is shown by the floorplan on page 15.



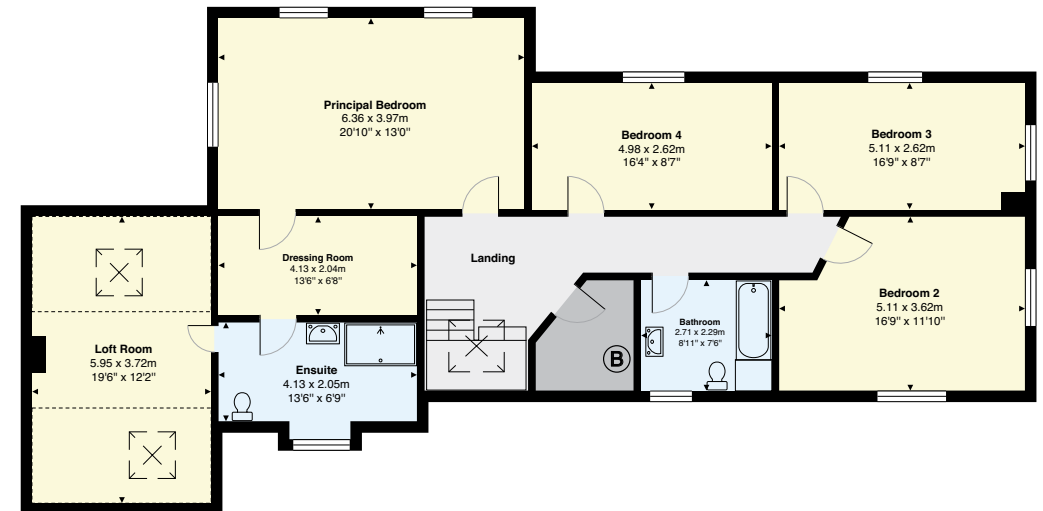


Barr Field House

Approximate Gross Internal Area:

3244 sq ft ~ 301.4 sq m

(Excluding double garage, garden storage)



First Floor

Area: **1526 sq ft ~ 141.8 sq m**

Not to Scale. For Illustrative Purposes Only.



GENERAL REMARKS

Outgoings

Three of the units at Manor Farm are rated. Details available from the selling agent. Barr Field House is Council Tax Band G. The Council Tax payable for the year 2025/2026 is £4,024.

EPC

Barr Field House has an EPC rating of D which expires on 28th March 2028.

Services

The property benefits from oil fired central heating and an open fire, mains water and private drainage.

Method of Sale

The property is to be sold by private treaty. The freehold of the farm is owned in a corporate structure. The share capital or freehold interest are offered for sale. Further details are available from the selling agent.

Certificate of Lawfulness of Existing Use or Development (CLEUD)

In some cases, the occupation of the buildings does not accord with an extant planning consent. Where these anomalies have been identified CLEUD applications have been lodged with Greater Cambridgeshire Planning Authority in order to regularise historic use. These submitted applications were validated by the local authority on 30 March 2026 and are available to review in the data room. Further information is available from the selling agent.

Tenure and Possession

The property is offered for sale freehold with vacant possession at completion with the exception of the occupations set out in the table below:

Building No.	Description	Tenancy Lease Type	Use	EPC	Start Date	End Date	Term	Next Rent Review	Annual Rent at April 2026
2a	Hair Salon	L&T 1954 Act (Contracted out)	Hair Salon	D	01/06/2026	31/05/2029	3 years	31/05/2029	£6,000
4	Nissen Hut 1	L&T 1954 Act (Contracted out)	Construction	Exempt	01/09/2023	31/08/2026	3 years	31/08/2026	£8,400
5b	Half Nissen Hut 2	L&T 1954 Act (Contracted out)	Shop Fitting and Building Services	Exempt	01/07/2024	30/06/2027	3 years	01/07/2026	£4,500
6a	Museum	L&T 1954 Act (Contracted out)	Airfield Museum	D	01/04/2026	31/03/2029	3 years	31/03/2029	£1
6b	Fowlmere Joinery	L&T 1954 Act (Contracted out)	Joiner and Cabinet Makers	D	01/04/2026	31/03/2029	3 years	31/03/2029	£6,000
6c	Ready Room	L&T 1954 Act (Contracted out)	Car Dealership / Storage	Exempt	12/05/2025	11/05/2028	3 years	12/05/2026	£3,996
9	Aerodrome	L&T 1954 Act (Contracted out)	Flying Club and British Aerobatic Academy	B	31/03/2021	28/02/2031	10 years*	01/03/2029	£97,500
1, 2 & 3	Field Farm Yard	L&T 1954 Act (Contracted out)	Exhibition Storage	Exempt	01/05/2026	30/04/2030	4 years	30/04/2030	£29,150
N/A	Water Cress Beds	Farm Business Tenancy	RSPB Nature Reserve	N/A	01/02/2023	31/01/2048	25 years	31/01/2048	£1
N/A	Rushmoor Wood	Woodland Agreement	Recreation	N/A	01/04/2026	31/03/2027	1 year	31/03/2027	£500
N/A	Stalking Rights	Licence	Deer Control	N/A	01/05/2026	30/04/2027	1 year	30/04/2027	£1
N/A	Metal Detecting	Licence	Metal Detecting for Museum	N/A	01/05/2026	30/04/2027	1 year	30/04/2027	£1
Total									£156,050

*subject to prior notice the Tenant benefits from an option to renew this lease on the same terms until 28th March 2041.

GENERAL REMARKS

Planning

The following is a brief summary of the most relevant consents. A full schedule is available in the data room.

Building No.	Reference No	Description	Decision	Date
9	25/01085/FUL	Change of use of land to accommodate structure for storage of aircraft parts and associated engineering operations.	Approved	19/03/2025
2(a)	S/2889/16/FL	Change of use of building previously used as part of a farm office to A1 use to be used as a hairdressing salon. Internal works to include provision of water points for hair washing no external alterations proposed.	Approved	17/03/2017
2(b)	S/1202/84/F	Use of Barn as Farm Offices	Approved	20/08/1984
3	S/0790/84/F	Use for storage and limited distribution of Agrochemicals	Approved	27/06/1984
5(a)	S/0790/84/F	Use for storage and limited distribution of Agrochemicals	Approved	27/06/1984
6(b)	S/0767/79/F	Use of Nissan Hut as Joinery Shop	Approved	19/06/1979
6(c)	S/0767/79/F	Use of Nissan Hut as Joinery Shop	Approved	19/06/1979

Registered Title

The property is registered under title numbers:

Manor Farm: CB20474, CB6656, CB127791, CB20476.

Field Farm: CB354351 and CB110234

Land at London Road: CB326143

There is a small slither of unregistered land included within the sale boundary, this area abuts the RSPB nature reserve; a Statement of Truth will be provided by the vendor.

Basic Payment Scheme

Please note that, as a result of the delinking of BPS payments it will not be possible for a purchaser(s) to make a claim for a payment under this scheme on this land between 2024 and 2027. We advise any prospective

purchaser(s) to consider the availability of DEFRA funding from alternative land-based schemes. However, if the shares in the company are acquired (as opposed to the freehold property) the benefit of future payments will remain with the company and therefore with the new owner.

Environmental Designations

Land to the northwest of Field Farm is adjacent to the River Shep and therefore a small part of the land is within Flood Zone 2 and 3.

Fowlmere Watercress Beds is a site of special scientific interest and home to Fowlmere Nature Reserve this borders land to the north and west of Manor Farm.

Bran Ditch is identified as a scheduled

monument which lies to the west of Manor Farm which is an Anglo-Saxon bank and ditch and an associated Iron-Age enclosure which runs between Fowlmere and Heydon.

The holding is situated in a Nitrate and Safeguard Zone (ground and surface water).

Transfer of Undertakings (Protection & Employment) Regulations 2006 (TUPE)

No TUPE will apply.

Wayleave, Easements & Rights of Way

The property is sold subject to, or with the benefit of all existing wayleaves, easements, quasi-easements, rights of way, covenants and restrictions whether mentioned in these particulars or not. The

property is subject to several public rights of way; a plan is available in the Data Room.

There is an extant S.31 Statutory Declaration available in the data room, however, the vendor is aware of pedestrian access along the Manor Farm drive, to the RSPB nature reserve and back to the village of Fowlmere.

The main access to Manor Farm from Fowlmere is via an electric security gate. The land on which this gate is sited is to be retained by the vendor. The electric gate will be included within the sale and the purchaser will be granted an easement for the benefit of this gate with necessary lift and shift provisions should the vendor wish for this to be moved at their cost.

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

Reserved Rights

The vendor is retaining land abutting Fowlmere village and accordingly necessary rights will be reserved to bring forward future development. Further details are available from the vendors solicitor.

Ingoing Valuation

It is the wish of the vendor to complete the sale transaction after harvest 2026 and leave the land to stubble or otherwise uncultivated. However, the vendor reserves the right to charge the purchaser(s) in addition to the purchase price and for the purchaser(s) to be required to takeover and pay for growing crops and other tillages, post-harvest sprays and other acts of husbandry to include costs of all cultivations and operations in accordance with contractor costs. Hay and straw at

market value. All purchased stores including fertilisers, seeds, sprays, feeding stuffs, fuel and oils etc. to be charged at cost.

Tenant right shall be paid for immediately once the valuation is agreed with interest at 4% over Barclays Bank plc base rate at the date of valuation from exchange of contracts on to date of payment. Should the valuation not be agreed within four weeks of exchange of contracts, the matter will be referred to the decision of 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.

Overage

The sale will be subject to an overage provision of 20% of any uplift in value of the property as a consequence of any planning permission/implementation of permitted development rights for development for a period of 35 years. The overage will exclude the erection of agricultural buildings and commercial uses on existing buildings and yard space.

The payment will be triggered on implementation of planning permission/ permitted development rights or (if earlier) disposal with the benefit of planning permission.

Farm Machinery & Equipment

All farm machinery will be made available to the purchaser(s) in addition to the purchase price if required.

There are three electric security gates (one on retained land see above) which will be included within the sale.

Further details are available from the selling agents.

Fixtures & Fittings

The purchaser should assume that all the

fixtures and fittings, light fittings and electrical appliances in all residential properties are specifically excluded from the sale.

Sporting, Minerals & Timber

In so far as they are owned by the vendor, rights of sporting, mineral and timber are included in the sale. All such rights are believed to be owned by the vendor.

A stalking licence has been granted for the control of deer. Further details are available from the selling agent.

Local Authorities

South Cambs District Council
South Cambridgeshire Hall
Cambourne Business Park
Great Cambourne
CB23 6EA
Tel: 01954 713000

Boundaries

The vendor and the vendor's agent 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.

Solicitors

Barr Ellison
Cambridge
Ref: Lucy Harrison

Viewings

Viewings are strictly by prior appointment with the selling agent.

Data Room

Additional information on Manor and Field Farm is held in the Data Room. Please ask the vendor's agent for access.

Postcode and What3Words

SG8 7SH

The entrance to Manor Farm: ///sizzled.crab.resorting

The entrance to Field Farm: ///careless.twinkled.shovels



360 View

Please scan the QR Code or click this [LINK](#):



Aerial Video

Please scan the QR Code or click this [LINK](#):

Anti-Money Laundering

To comply with the Money Laundering Regulations 2017, once an offer is accepted the purchaser(s) will be required to provide any information requested in order to undertake the relevant due diligence. This is a legal requirement.

Plans, Areas & Schedules

Plans attached to 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 property as scheduled.

Health and Safety

We ask any prospective parties to be as vigilant as possible for your own safety when undertaking inspections.

Photographs, Fixtures & Fittings

The photographs used in these particulars were taken in March 2026 with some taken in 2019. Only those fixtures and fittings described in the sale particulars are included in the sale.

Date

These details were produced in April 2026.

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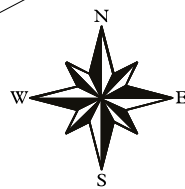
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Manor Farmland



MANOR & FIELD FARMS SALE PLAN



Legend

-  Area: 381.442ha (942.56ac)
-  Access

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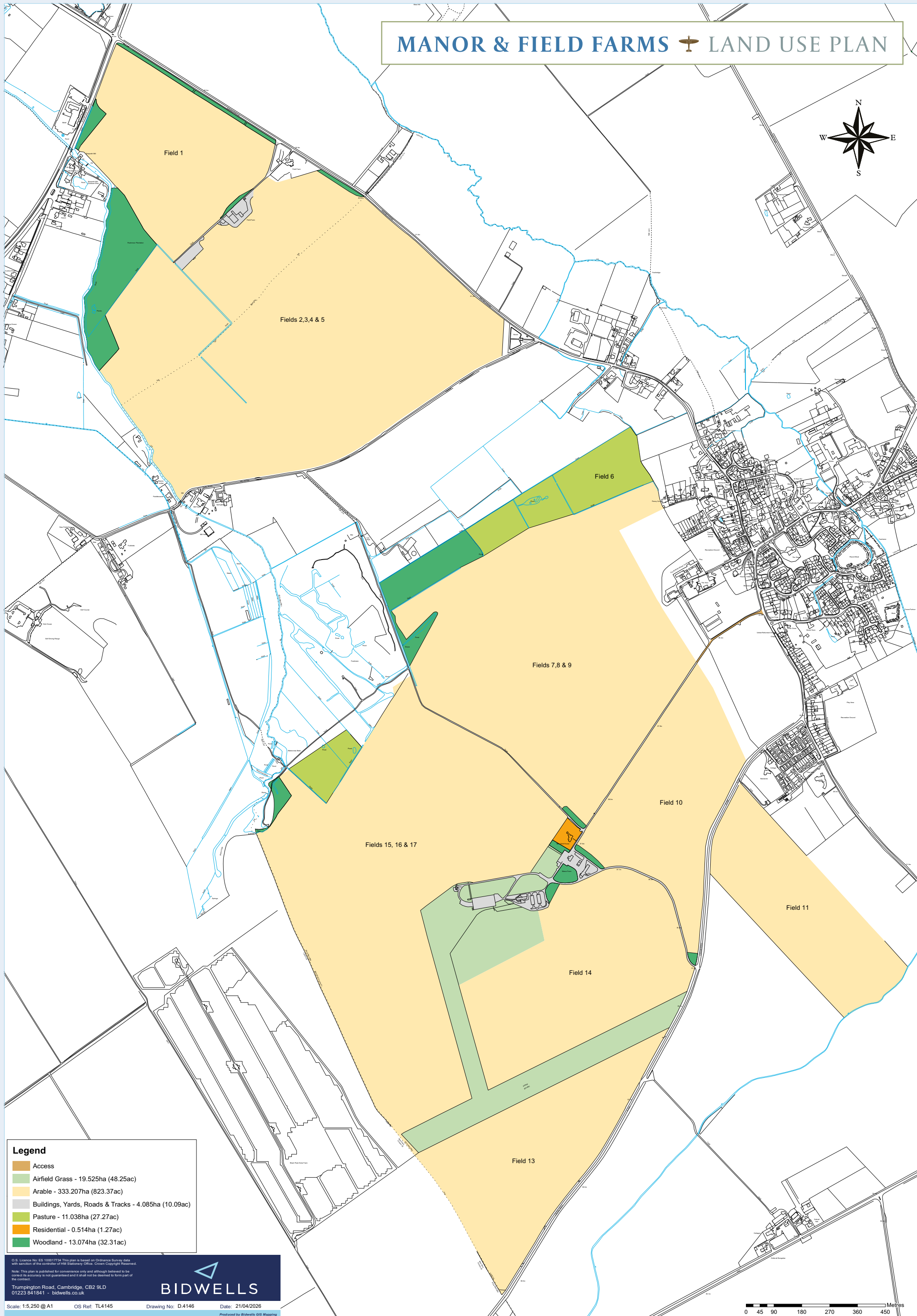
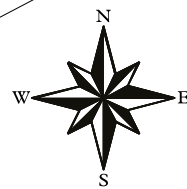
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01223 841841 - bidwells.co.uk


BIDWELLS

Scale: 1:5,250 @ A1 OS Ref: TL4149 Drawing No: D.4111a Date: 21/04/2026
Produced by Bidwells GIS Mapping

0 45 90 180 270 360 450 Metres

MANOR & FIELD FARMS ✈ LAND USE PLAN



Your ref:
Our ref: JPGW/RCB
DD: 07880 200717
E: james.wood@bidwells.co.uk
Date: As postmark

Dear Sir/Madam

MANOR AND FIELD FARMS, FOWLMERE, CAMRIDGESHIRE

We have pleasure in enclosing the sale brochure for Manor and Field Farms, Fowlmere, situated a short distance south of Cambridge.

Manor and Field Farms comprise high yielding arable land, a substantial, recently refurbished family farmhouse, commercial buildings and a private airfield.

The sale offers a rare opportunity to acquire a large arable farm, generating significant commercial income and significant potential for alternative uses (subject to planning).

Manor and Field Farms is available as a whole with a guide price of £11,500,000.

If you require further information or wish to discuss the property, please contact me
(james.wood@bidwells.co.uk / 07880 200717) or Becky Westerhuis
(rebecca.westerhuis@bidwells.co.uk / 07971 588127)

Viewings are to be accompanied and strictly by appointment. Please call 01223 559352 to arrange a viewing.

Yours faithfully



James Wood

Partner, Head of Rural Agency

For and on behalf of Bidwells LLP



Bidwell House, Trumpington Road, Cambridge CB2 9LD
T: 01223 841841 E: info@bidwells.co.uk W: bidwells.co.uk