

METTLE HILL FARM MELDRETH, CAMBRIDGESHIRE



METTLE HILL FARM
MELDRETH,
CAMBRIDGESHIRE,
SG8 6LN

A versatile residential farm extending to approximately 28 acres, comprising a detached bungalow, productive Grade 2 farmland and a useful range of agricultural buildings, offering potential for enhancement, diversification and future development, subject to the necessary consents.

Set in approximately 28 acres.

For sale by Private Treaty as a whole.

Distances

(All distances are approximate)

- Meldreth: 1 mile
- Royston: 4 miles
- Cambridge: 11 miles

Enquiries

James Young
james.young@bidwells.co.uk
+44 (0) 7442 666176

Rebecca Westerhuis
rebecca.westerhuis@bidwells.co.uk
+44 (0) 7971 588127

Please read Important Notice on page 11.



Location

Mettle Hill Farm is situated in an attractive position just west of the village of Meldreth, enjoying a peaceful setting whilst remaining conveniently placed for a wide range of local amenities. The village offers everyday conveniences including shops, a nature reserve, a well-regarded public house and a large recreation ground. Meldreth railway station is also nearby, providing direct services to Cambridge.

For a broader range of shopping, dining and leisure facilities, the nearby centres of Melbourn, Royston and Cambridge are all easily accessible.

The area is particularly well served by a range of educational establishments. Meldreth Primary School and Aurora Meldreth Manor School are both close by, while Cambridge offers an exceptional choice of renowned independent schools, including The Perse School, The Leys School and St Mary's School.

Mettle Hill Farm is accessed directly from Kneesworth Road via a private driveway, which serves the bungalow, farm buildings and the land to the rear.



Property Description

Mettle Hill Bungalow

Mettle Hill Bungalow comprises a well-maintained three-bedroom detached bungalow extending to approximately 984 sq ft (GIA). Positioned centrally within a generous, predominantly square-shaped plot, the property enjoys a high degree of privacy, with an established hedge providing effective screening from the adjoining farmyard.

The accommodation includes a kitchen with large windows overlooking the rear garden, a spacious living room, three well-proportioned bedrooms and a family bathroom. The bungalow offers comfortable and practical living accommodation, with attractive views across its surrounding gardens. The property has been well looked after but does require modernisation throughout.

Externally, the property benefits from direct access off Kneesworth Road and provides ample private parking for at least three vehicles.

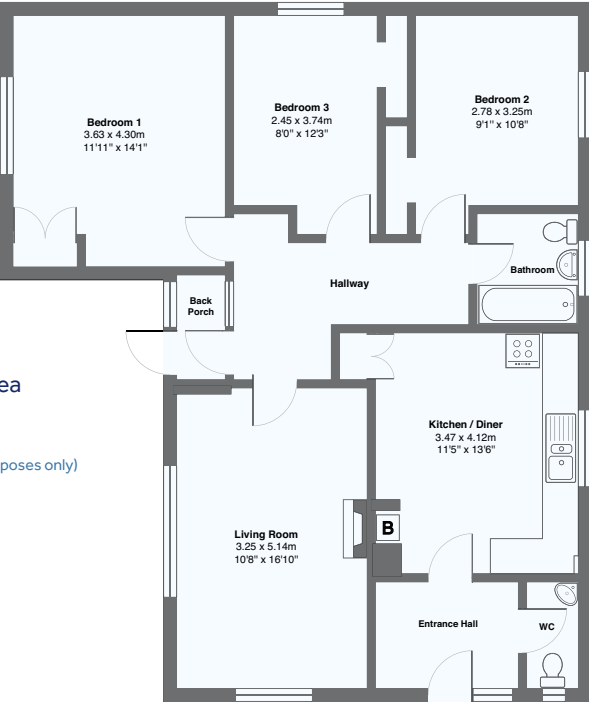
The property also presents a significant opportunity for enhancement and redevelopment. Subject to obtaining the necessary planning consents, there may be potential to extend the existing dwelling, add a first floor, or replace the bungalow with a larger dwelling.

The property has been occupied and let as part of a wider agricultural tenancy agreement. This agreement expires on the 10 October 2026, after which vacant possession will be available.

Internal Tour



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





Farm buildings

The property benefits from a useful range of agricultural buildings. The principal building comprises a steel portal frame barn with part brick and part fibre cement sheet elevations beneath a fibre cement roof, extending to approximately 3,600 sq ft.

A lean-to extension on the northern elevation provides additional covered storage and is currently utilised for machinery storage. The pole barn extension on the southern side is owned by the tenant and does not form part of the sale. There may be an opportunity for a Purchaser(s) to acquire this structure directly from the tenant, failing which it will be removed prior to completion.

The buildings are complemented by an extensive concrete yard, providing ample space for vehicle movements, machinery operation, storage and servicing, together with convenient access for HGVs and other commercial vehicles.

In addition to their agricultural utility, the buildings and yard may offer future redevelopment or diversification potential, subject to the necessary consents. Purchaser(s) may wish to explore alternative commercial uses, residential redevelopment, or conversion opportunities. Given the established agricultural use of the holding, Agricultural Permitted Development Rights may be available, subject to the relevant planning approvals and qualifying criteria.



Land

The farmyard and dwelling are complemented by approximately 26.64 acres (10.78 hectares) of productive Grade 2 arable land situated immediately to the rear of the property. The land is arranged in two well-proportioned fields, both of which benefit from access via the farmyard, providing ease of management and operational flexibility. Historically forming part of a larger agricultural holding, the land has been used predominantly for the production of cereal crops. The land is subject to a Countryside Stewardship Scheme which expires in December 2027. The agreement may be transferred to a purchaser. Further details are available from the selling agent.

The land offers considerable versatility and would be well suited to continued agricultural use as part of a smallholding or amenity farm. Equally, its proximity to the house and farmyard presents an opportunity for Purchaser(s) to create paddocks and associated facilities for equestrian or lifestyle purposes, subject to any necessary consents.



Tenure & Possession

The property is for sale freehold with vacant possession on completion.

Method of Sale

The property is for sale by Private Treaty.

Planning

The existing bungalow was granted planning permission on 5 June 1967.

Occupying a generous plot, the bungalow offers Purchaser(s) the opportunity to extend, remodel or replace the existing dwelling, subject to obtaining the necessary planning permissions.

The holding also includes a range of agricultural buildings which may present further development and diversification opportunities. Given their established agricultural use and construction, it is considered that the buildings may have the potential to satisfy the criteria for Permitted Development Rights, including conversion to residential accommodation under Class Q, subject to compliance with the relevant legislation and the prior approval process. Class Q can permit the conversion of qualifying agricultural buildings to dwellinghouses, together with associated operational development reasonably necessary to facilitate that conversion.

In addition, the agricultural buildings may offer scope for commercial diversification through conversion to a variety of business, storage, light industrial, tourism or other flexible commercial uses under Class R Permitted Development Rights, subject to meeting the relevant qualifying criteria and obtaining any necessary prior approvals.

Taken as a whole, the combination of residential accommodation, agricultural buildings, productive farmland and potential development opportunities creates a compelling small farm offering. The Property provides Purchaser(s) with the opportunity to enjoy an established rural holding while exploring future enhancement, diversification and value-add opportunities, subject to the necessary consents.

Agricultural Occupancy Condition

The property is subject to an Agricultural Occupancy Condition (AOC). Planning permission was granted on the basis that occupation shall be limited to persons employed locally in agriculture as defined in Sections 221 of the Town and Country Planning Act, 1962, or in forestry, and the dependants of such persons. A copy of the planning permission is available from the selling agent.

Planning Note: Prospective Purchaser(s) should make their own enquiries and obtain independent planning advice regarding the availability and implementation of any Permitted Development Rights, future development proposals and the AOC condition. Any development potential will be subject to the relevant legislation, prior approval procedures and, where necessary, the grant of planning permission.

Services

The property benefits from a single-phase electricity supply, mains water and private drainage.

Overage

The designated area will have an overage provision of 25% of any uplift in value arising from the grant and implementation of planning permission, or the sale (with benefit of planning) for a period of 30 years from completion. Agricultural, and equestrian uses to be exempt from the overage provisions.

Environmental Designations

The land is situated in a Nitrate Vulnerable Zone.

Outgoings

The Bungalow is within Council Tax Band is C which equates to £2,219.76 payable for the 2025/2026 year.

Wayleaves, Easements & Rights of Way

The land is to be sold subject to all existing rights of way, public or private, light support, drainage, water and electricity supplies and all other rights and obligations, easements, quasi easements and all wayleaves whether referred to or not in the particulars.

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

360 View



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

Aerial Video



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

Registered Title

The land is registered under the Title Number CB1748.

Value Added Tax

We understand the property is not VAT elected. Should any sale of the farm, as a whole or in lots, or any right attached to it become a chargeable supply for the purpose of VAT, such tax will be payable by the Purchaser(s) in addition to the contract price.

Energy Performance Certificate

Mettle Hill Bungalow has an Energy Performance Rating of D.

Solicitors

Pathfinder Legal Services,
3rd Floor Pathfinder House,
St Mary's Street,
Huntingdon, PE29 3TN

Postcode

The postcode is SG8 6LN.

What3words

The location of the entrance to the property is ///detective.toggle.downturn

Viewings

Viewing and access to the property is strictly by appointment with Bidwells. Please call 07443 350780.

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.

Local Authorities

The property falls within the jurisdiction of South Cambridgeshire District Council.

<https://www.cambridgeshire.gov.uk/council/contact-us>

Telephone number - 0345 045 5200

Timber, Sporting & Mineral Rights

These included in the sale in so far as they are owned.

Boundaries

The Vendors and the Vendors' agent will do their best to specify the ownership of 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.

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 & Safety

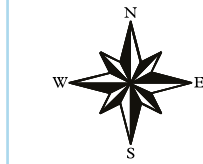
Given the potential hazards of a working farm and its associated machinery we would ask you to be as vigilant as possible for your own personal safety when making an inspection of this property.

Photographs, Fixtures & Fittings

The photographs in these particulars were taken in September 2026. Only those fixtures and fittings described in the sale details are included in the sale.

Date

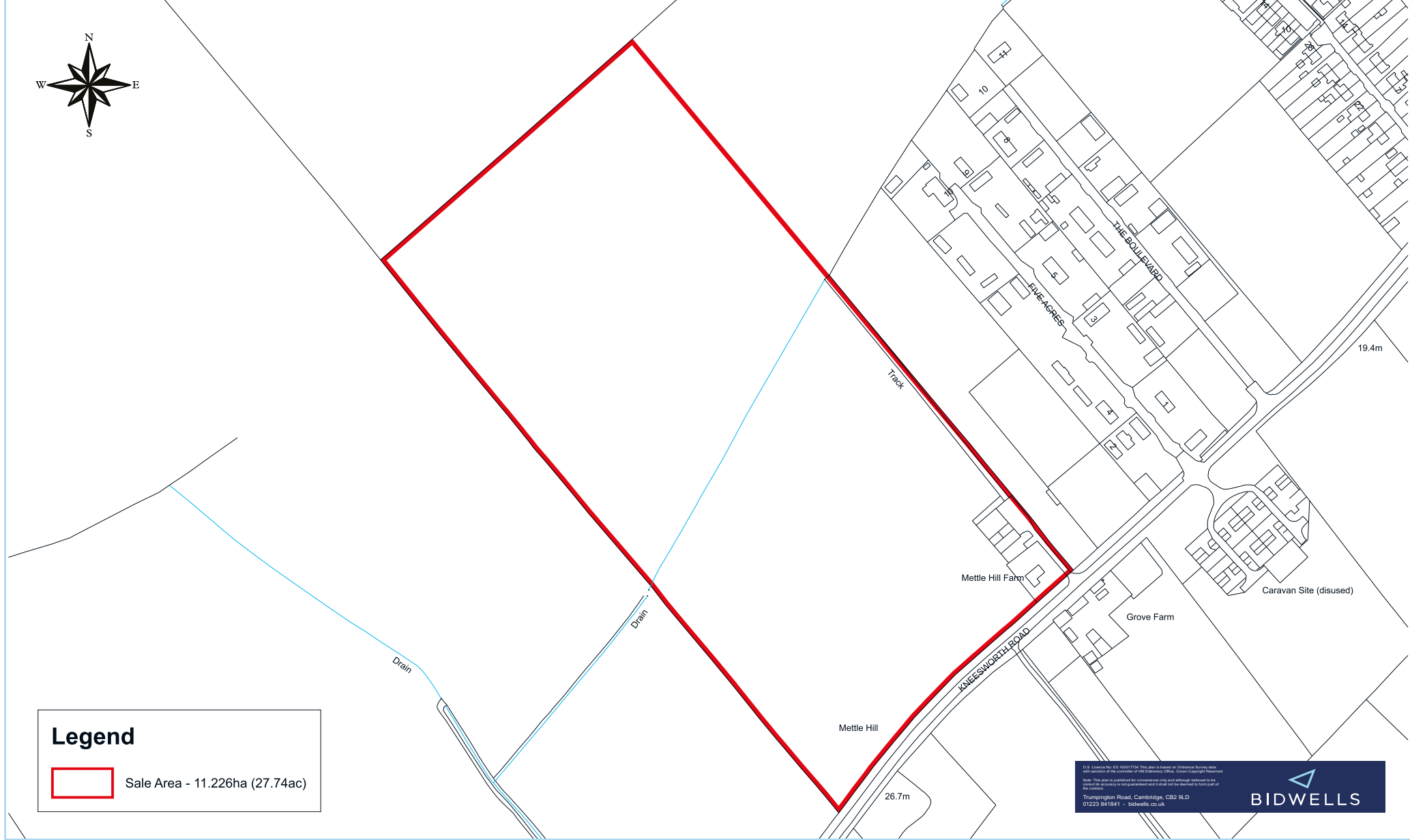
These particulars were prepared in October 2026.



Legend



Sale Area - 11.226ha (27.74ac)



Important notice

These particulars are intended as a guide only and do not form part of any offer or contract. All information, descriptions, photographs, plans and measurements are believed to be correct at the date of publication but should not be relied upon as statements of fact. Interested parties must satisfy themselves as to their accuracy by inspection and independent enquiry. Bidwells LLP has not tested any services, appliances, facilities or equipment referred to in these particulars, and has not independently verified planning permissions, building regulations approvals or other statutory consents or designations affecting the property. We are required to bring to your attention any material information known to us that is relevant to your decision whether to view or purchase a property. Where known, such information is included in these particulars or we will provide it to you on request. This property is sold subject to, and with the benefit of, any agricultural tenancies, grazing licences or other occupation or use licences, sporting rights, mineral rights and mines and minerals reservations, easements, wayleaves, rights of way, restrictive covenants, environmental land management scheme agreements, environmental or conservation designations, and any other entitlements, rights or encumbrances affecting the land, details of which are available on request. Prospective buyers should make their own enquiries before proceeding. We will disclose to you any connection between the seller, or any person connected with the seller, and Bidwells LLP, and any personal interest that we or our staff may have in the property as soon as we become aware of it. Bidwells LLP is required by law to conduct identity verification and anti-money laundering checks. Buyers and sellers must provide identification documents before a sale can proceed, and an approved third party may carry out these checks on our behalf. Personal data will be processed in accordance with Bidwells LLP's Privacy Policy. Bidwells LLP is a member of The Property Ombudsman, an approved redress scheme for estate agents. Details of our complaints handling procedure are available on request or at bidwells.co.uk. Nothing in these particulars affects your statutory rights. © Bidwells LLP. All rights reserved.

Ordnance Survey Licence No. 100017734. Bidwells LLP is a limited liability partnership registered in England and Wales (OC344553). Registered Office: Bidwell House, Trumpington Road, Cambridge CB2 9LD.




BIDWELLS