



The Wych

Babraham, Cambridgeshire

Carter Jonas



**The Wych  
London Hill  
Babraham  
Cambridgeshire  
CB22 3AS**

**Farmhouse and farm buildings situated in a picturesque location.**

Positioned between the charming villages of Babraham and Sawston, the property offers a four-bedroom farmhouse, complemented by an expansive garden. Additionally, the site has a large poultry shed and agricultural store, offering the potential for residential or commercial development opportunities (subject to achieving the relevant planning permission). To the rear of the property is a 6.80 acre arable field bordered by mature trees.

In all extending to approximately 7.58 acres (3.07 hectares).

For sale by private treaty as a whole.

# Carter Jonas



### Location

The Wych benefits from a peaceful, rural setting. Situated between the villages of Babraham (1.7 miles) and Sawston (0.8 miles), whilst Cambridge and it's world renowned University is 7 miles to the north-west.

Notably, the Property has excellent transport links via the A505, A11 and M11, with Whittlesford Parkway railway station only 2 miles away offering direct services to London.

The area offers excellent local amenities, including schools, healthcare, and leisure facilities. Prestigious independent schools such as The Perse, Abbey College Cambridge, and The Leys provide outstanding academic opportunities. Babraham Church of England Primary School is just 0.7 miles away, while Sawston and Linton Village Colleges are both well-regarded options for state secondary education.

## Property

The Wych is a well-equipped smallholding with sweeping views of the Cambridgeshire Countryside. The property includes a characterful four-bedroom farmhouse extending to 1,731 sq ft with a generous garden.

Accompanying the residential accommodation are two farm buildings with potential for residential, equestrian or commercial conversion (STPP), and 6.80 acre field.





Farmhouse

A four-bedroom detached farmhouse forms the heart of the Property. The farmhouse has UPVC double glazed windows, and a garage attached.

The house offers panoramic views of the South Cambridgeshire Countryside.

The internal floor area extends to 1,731 sq ft (160.8 m²), with the garage being 204 sq ft (18.9 m²) in size.

The ground floor features a traditional kitchen centred around a classic Aga, a cosy living room with generous natural light, a dedicated office space, a separate bathroom, and an additional shower room.

The first floor has three double bedrooms and one single bedroom.

The house is currently subject to an Agricultural Occupancy Condition (details available from the agent).

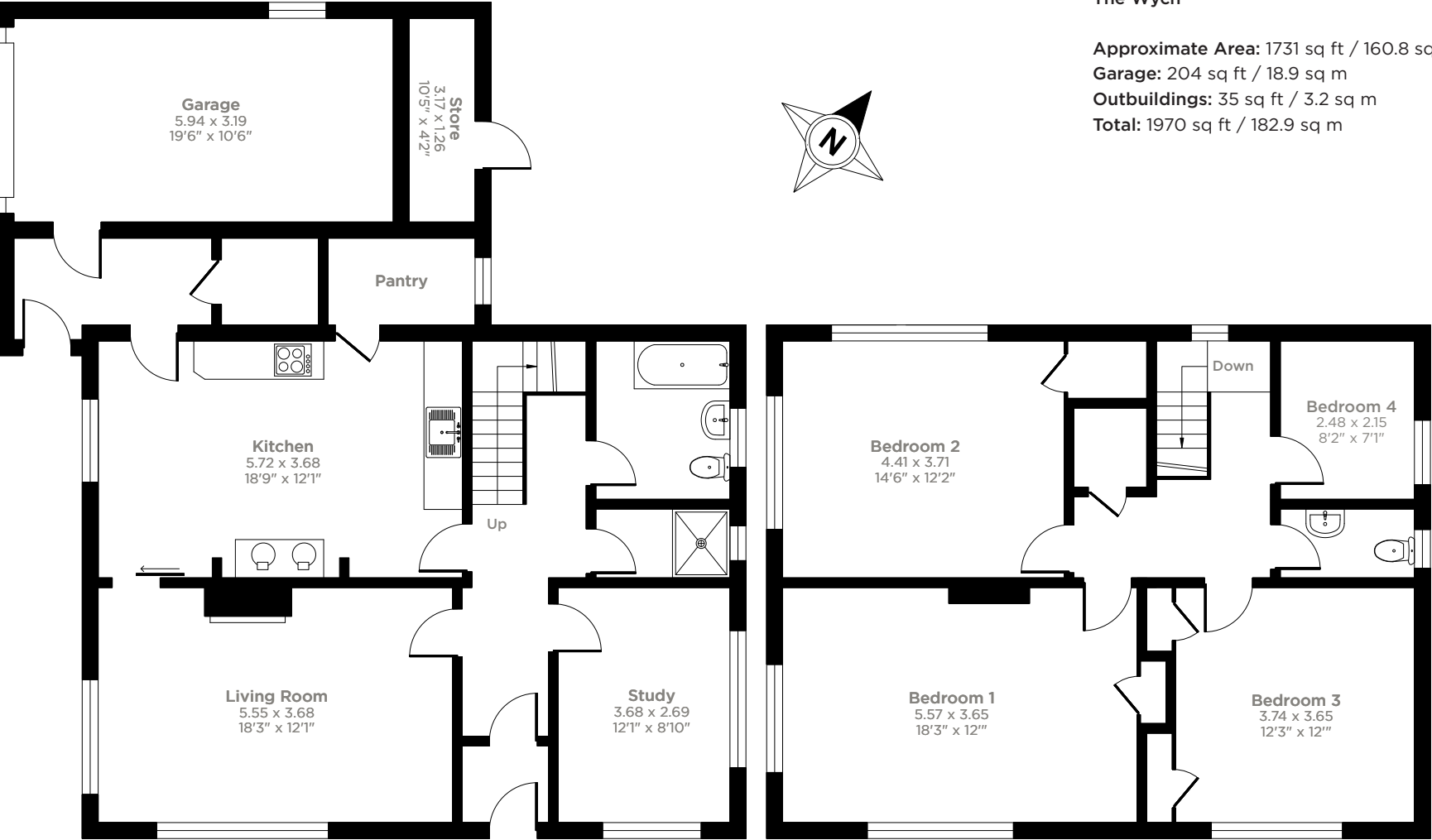




# Floor plan

The Wych

Approximate Area: 1731 sq ft / 160.8 sq m  
Garage: 204 sq ft / 18.9 sq m  
Outbuildings: 35 sq ft / 3.2 sq m  
Total: 1970 sq ft / 182.9 sq m



Ground Floor

First Floor

For illustrative purposes only - not to scale.  
The position & size of doors, windows, appliances  
and other features are approximate only.

## Buildings

The outbuildings include a large poultry shed (7,115 sq ft (661 m²) and agricultural store (1,305 sq ft (121.2 m²)).

The poultry shed is a timber framed shed with dwarf concrete walls and a concrete floor. It is currently used as a storage area.

The agricultural store features concrete flooring, with concrete block walls and cement fibre walls and roofing, providing 1,305 sq ft (121.2 m²) of agricultural storage space.

Elements of the courtyard benefit from concrete surfacing.







# Floor plan

## Chicken Shed

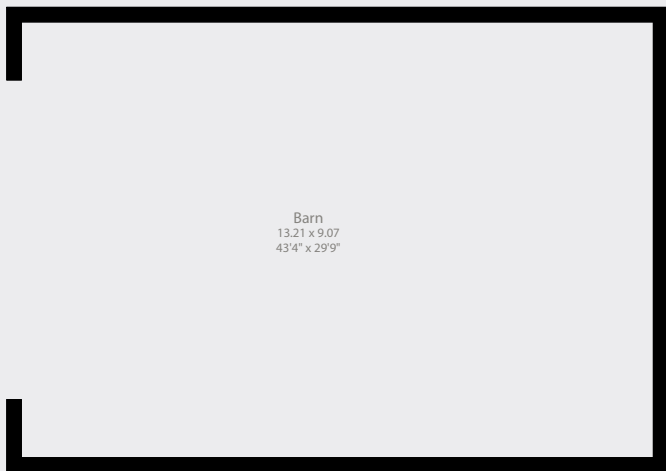
Outbuilding: 7115 sq ft / 661 sq m



# Floor plan

## Agricultural Store

Outbuilding: 1305 sq ft / 121.2 sq m



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and other features are approximate only.

## Land

The land towards the rear of the Wych  
comprises 6.80 acre field, bordered by a line  
of mature trees.

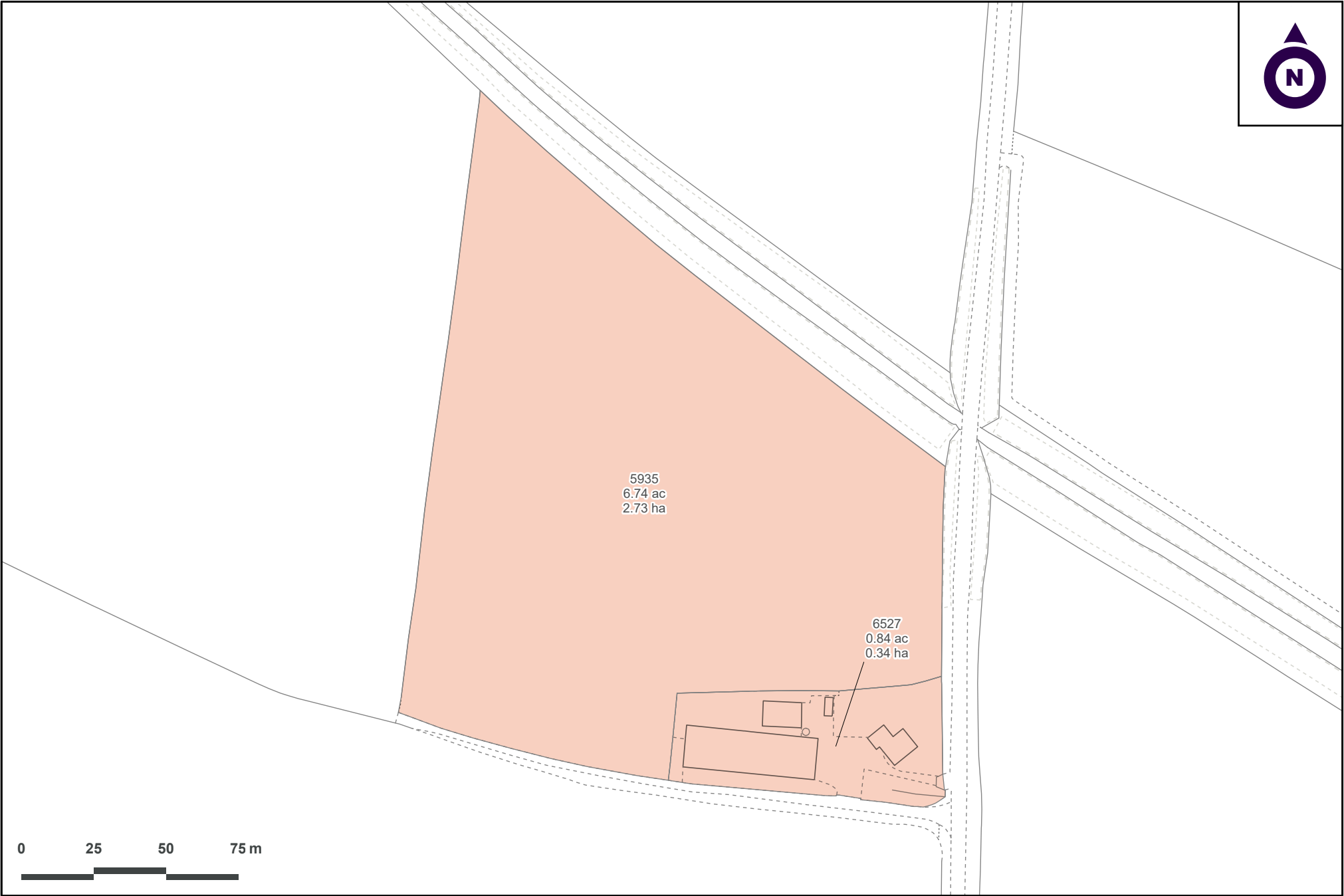
Currently used for arable cultivation, this  
aspect of the Property provides the perfect  
opportunity for an equestrian unit or  
smallholding.

The land is surrounded by arable fields and  
is accessed along London Hill.

Footpath 179/2 runs along the southern  
edge of the property.







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Method of Sale

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

Tenure & Possession

The freehold of the site is offered for sale with vacant possession.

Overage

The farm buildings and land are being sold subject to a 35% overage for a term of 30 years, to be triggered by the implementation of planning permissions (or deemed planning permission) or permitted development rights, payable within 1 month of the implementation of such permission.

Fixtures & Fittings

Fixtures and fittings are not included within the sale.

Services

- The Wych farmhouse and outbuildings benefit from mains water and mains electricity.
- Foul drainage from the Farmhouse is via a private septic tank.
- Heating is provided via the oil fired Aga and electric radiators.
- Internet connection provided to The Wych is rated as standard.

Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the selling Agent nor the Vendor take responsibility.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that the sale of the Property becomes a chargeable supply for the purposes of VAT, such tax will be payable (or become payable by the purchaser) in addition to the purchase price.

Wayleaves Easements & Rights of Way

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

Public footpath 179/2 runs along the southern boundary of the Property.

Sporting, Timber & Mineral Rights

To be included in the sale so far as these are owned within the property.

EPC Ratings

The Wych Farmhouse: F (25)

Local Authority

South Cambridgeshire District Council, Chapel St, Cambridge, CB25 9HR

Viewings

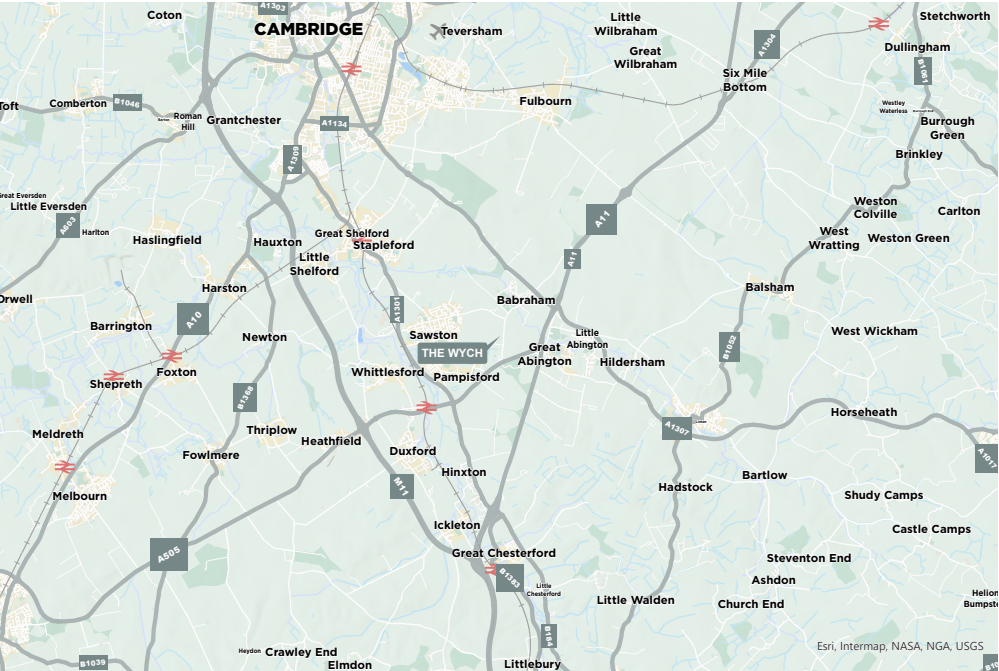
Viewings are to be by appointment only, arranged through the selling Agent.

Directions

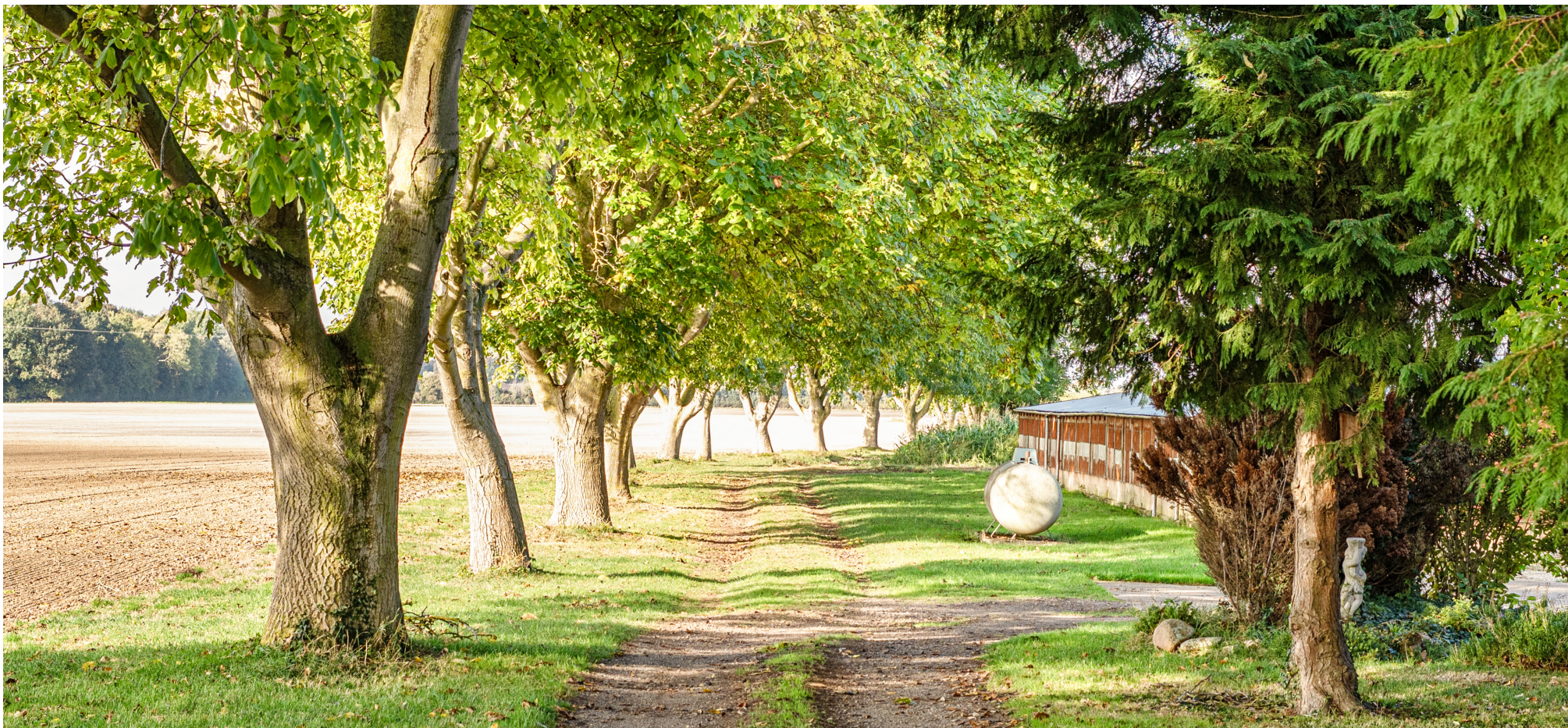
From Cambridge travelling southwards along the A1307: Take a right turn towards Babraham onto The High Street. After passing through the village continue for approximately one mile, where the property entrance will be on your right-hand side.



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### Cambridge

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01223 346 600 | [mark.russell@carterjonas.co.uk](mailto:mark.russell@carterjonas.co.uk)

Carter Jonas, One Station Square, Cambridge, CB1 2GA

### National Rural Agency

07880 084633 | [andrew.chandler@carterjonas.co.uk](mailto:andrew.chandler@carterjonas.co.uk)

One Chapel Place, London W1G 0BG

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