



Waterloo Farmyard and Farmhouse

Great Stukeley, Huntingdonshire

**Carter Jonas**

## Waterloo Farmyard and Farmhouse Great Stukeley Huntingdonshire PE28 4HQ

**Waterloo Farmhouse plus an extensive range of farm buildings situated in a picturesque location.**

Situated north of Huntingdon Racecourse, the site offers extensive residential and/or commercial development opportunities (STPP) within 12 farm buildings. Additionally, Waterloo Farmhouse provides residential accommodation.

In all the site extends to approximately 2.93 acres.  
For sale by private treaty as a whole or in up to 3 Lots.



### Location

The Property is located 2 miles south-west of Great Stukeley and 2 miles north of Bampton. Huntingdon town centre is 4.5 miles to the east, whilst Cambridge is 23 miles to the south-east. Notably, the Property enjoys proximity to major roadways, including the A1 and A14.

### Property

**Lot 1:** 11 former Farm Buildings, comprising a mixture of traditional and modern designs, situated in 1.46 acres.

**Lot 2:** Waterloo Farmhouse, extending to 6 bedrooms and situated in 0.91 acres.

**Lot 3:** Grain Store situated in 0.56 acres.

**Lot 1: Range of Farm Buildings**

Lot 1 comprises a mixture of modern and traditional farm buildings, situated in 1.46 acres. These buildings offer extensive development opportunities (Subject To Planning Permission (STPP)).

Lot 1 is being marketed for sale subject to a development overage, detailed further in these marketing particulars.

The buildings (excluding the Grain Store) extend to a combined floor area of 13,303 sq ft (1,235.9 sq m).

Outlined below is a schedule of the buildings within Lot 1:

Buildings 1, 2, 4, 5, 6, 7, 8, 9 & 11 are being sold subject to 2 commercial lease agreements, with vacant possession to be achieved upon expiry of both leases on 31 August 2026.

Buildings 3 & 10 benefit from vacant possession.

Building	Description
1	Storage building: concrete flooring; two sides tin sheeting; one side brick wall; open fronted; cement-fibre roofing.
2	Storage building: concrete flooring; brick walls; fully enclosed; sheet steel roof ceiling; slate roofing.
3	Storage building: concrete flooring; brick walls; fully enclosed; slate roofing.
4	Storage building: concrete flooring; one brick wall; two sides timber/PVC sheeting; steel frame; sheet steel roofing.
5	Storage building (lean-to): concrete flooring; one brick wall; open ended and sided; timber frame; cement-fibre/PVC sheeting roof.
6	Storage building: concrete flooring; brick walls; open-fronted; timber frame; slate roofing.
7	Storage building (lean-to): concrete flooring; brick walls; open-fronted; timber frame; cement-fibre roofing.
8	Storage building: concrete flooring; brick walls; open-fronted; steel frame; cement-fibre roofing.
9	Storage building: concrete flooring; timber weather-boarding walls (fully enclosed); steel frame; cement-fibre roofing.
10	Storage building: concrete flooring; open-sided; steel frame; cement-fibre roofing.
11	Storage building and workshop: concrete flooring; tin sheet rear wall; open-fronted and open-sided in-part, also with a fully enclosed section comprising weatherboarding and tin sheeting; cement-fibre roofing.



## Floor Plan: Lots 1 & 3

**Waterloo Farm Buildings**  
Great Stukeley  
Huntingdonshire  
PE28 4HQ

Approximate Area:  
2887 Sq Ft / 268.2 Sq M

Outbuildings:  
15660 Sq Ft / 1454.8 Sq M

Total:  
18547 Sq Ft / 1723.0 Sq M



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



**Lot 2: Waterloo Farmhouse**

Waterloo Farmhouse is a six bedroom detached farmhouse situated in a substantial plot of 0.91 acres. The Property is of brick-built construction with UPVC double-glazed windows and a single-storey garage attached.

The Property extends to approximately 2,887 sq ft (268.20 sq m), with the garage being 265 sq ft (24.60 sq m) in size.

The ground floor includes: a practical utility room and W/C, kitchen, front and rear entrance halls, living room, 4 bedrooms and 2 bathrooms. The first-floor includes 2 further double bedrooms and a large games room.

Waterloo Farmhouse benefits from a generous driveway, garage and large garden to the front and side.

The property exhibits an element of cracking in the southeastern elevation (formerly an unenclosed porch area). Prospective purchasers are advised to undertake their own investigations and rely upon their own assessment of the condition.



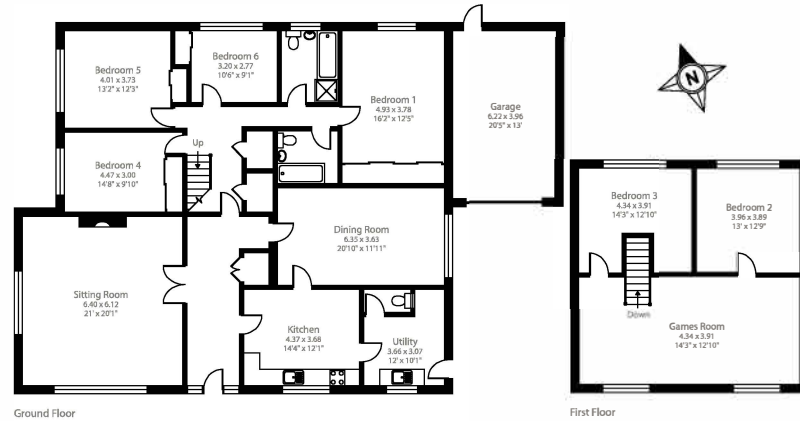
## Floor Plan: Lot 2

**Waterloo Farmhouse**  
Great Stukeley  
Huntingdonshire  
PE28 4HQ

Approximate Area:  
2887 Sq Ft / 268.2 Sq M

Garage:  
265 Sq Ft / 24.6 Sq M

Total:  
18812 Sq Ft / 1747.6 Sq M

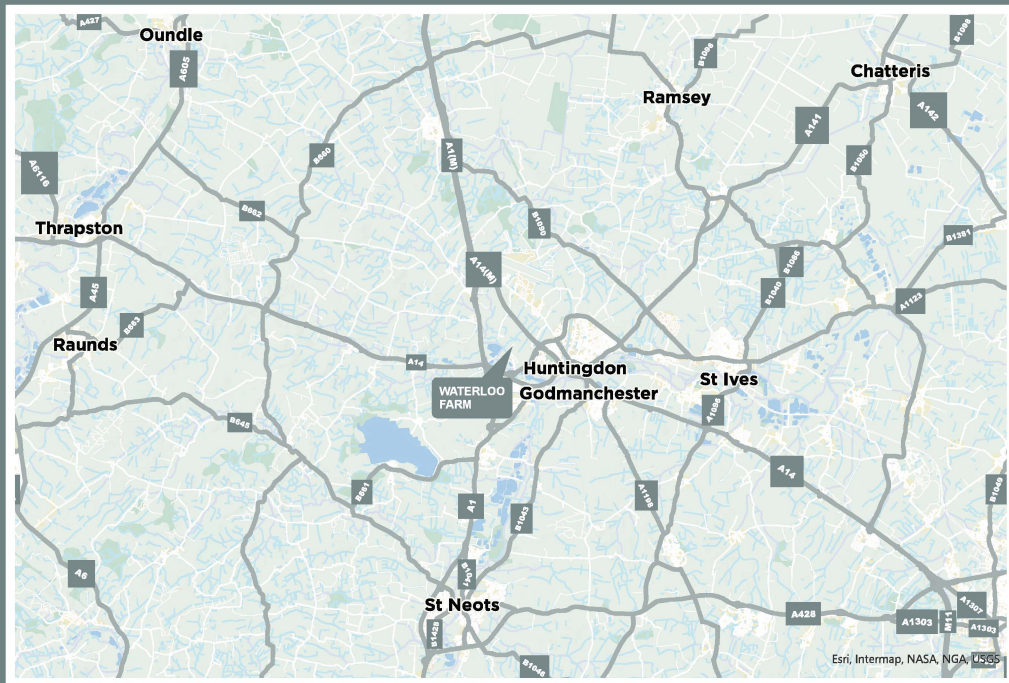


Ground Floor

First Floor

For illustrative purposes only - not to scale.  
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and other features are approximate only.





### Lot 3: Grain Store

Lot 3 comprises a former grain store extending to 2,356 sq ft (218.9 sq m), situated in a spacious plot of 0.56 acres. The barn offers a prime residential development opportunity (STPP). The grain store comprises concrete flooring, brick/steel sheet walls (two sections reinforced with concrete), steel slider doors and cement-fibre roofing.

Lot 3 is being marketed for sale subject to a development overage, detailed further in these marketing particulars.

### Method of Sale

The Property is offered for sale by private treaty as a whole or in 3 Lots.

### Tenure & Possession

Lot 1: Buildings 1, 2, 4, 5, 6, 7, 8, 9 & 11 are being sold subject to 2 commercial lease agreements, with vacant possession to be achieved upon expiry of both leases on 31 August 2026. Copies of these agreements can be found in the data room. Buildings 3 & 10 benefit from vacant possession.

Lots 2 & 3: Are offered for sale with vacant possession.

### Solicitors

Roythornes Solicitors  
 Claire Hindmarsh: 07415094401/  
 clairehindmarsh@roythornes.co.uk

### Overage

Lot 1 is being sold subject to a 35% overage for a term of 30 years, to be triggered by the earlier of, disposal with the benefit of planning or the implementation of planning permission (or deemed planning permission) or permitted development rights (e.g. Class Q) for any development other than agricultural or equestrian use, payable within 1 month of the implementation of such relevant permission.

Lot 3 is being sold subject to a 35% overage for a term of 30 years, to be triggered by the earlier of, disposal with the benefit of planning or the implementation of planning permission (or deemed planning permission) or permitted development rights (e.g. Class Q) for residential use of more than 1 unit, payable within 1 month of the implementation of such relevant permission.

### Access

From Great Stukeley:  
 Access via an unrestricted right of way across the track coloured pink on the site plan.

From the A141:  
 Access via a right of way (restricted to current on-site uses at the Property only) across the track coloured brown on the sale plan.

Please direct further questions regarding access towards Claire Hindmarsh at Roythornes Solicitors.

### Services

Lot 1: Mains water and mains electricity.  
 Lot 2: Mains water, mains electricity, oil-fired central heating and drainage via septic tank.

Lot 3: No mains services currently connected.

### Material Information

For mobile and broadband coverage see <https://checker.ofcom.org.uk/>

### 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.

An unrestricted right of way will be granted over the access hashed brown on the Sale Plan to the Purchaser of Lot 2 and Lot 3.

### 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.

### EPC Ratings

Waterloo Farmhouse: E (48).

### Local Authority

Huntingdonshire District Council  
 St Mary's Street  
 Huntingdon  
 PE29 3TN

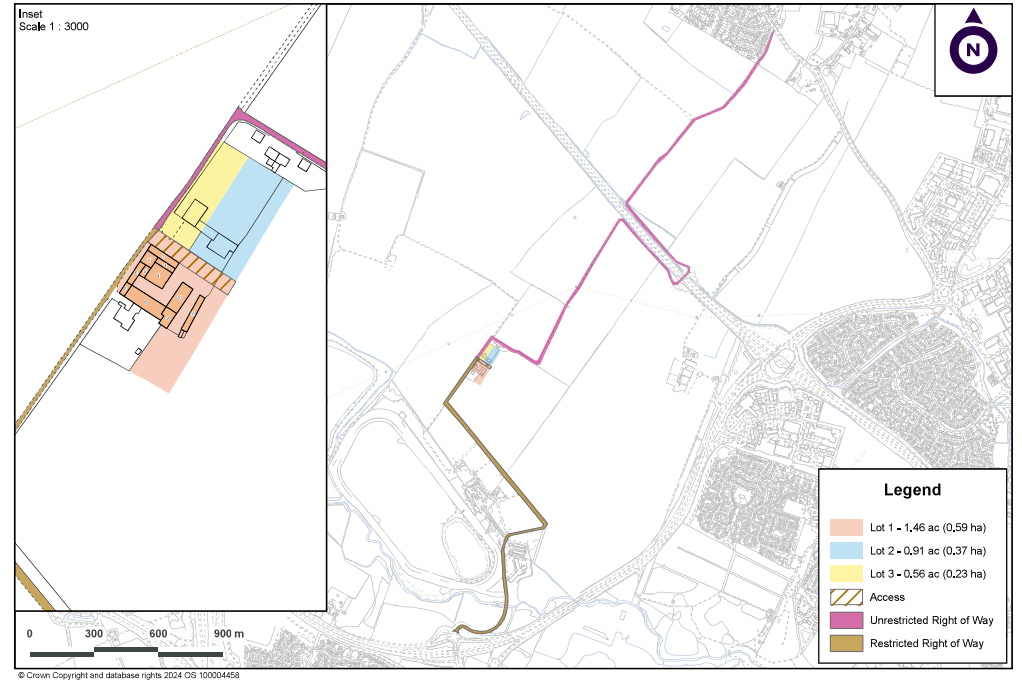
### Viewings

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

### Directions

Travelling eastwards along the A141: Exit at Junction 22. At the roundabout, take the second exit to Huntingdon Racecourse. Continue ahead for 1 mile along the track to the rear of the racecourse, where the Property entrance will be located on the right-hand-side.

From Great Stukeley: Travelling along Ermine Street in a south-easterly direction, on the edge of Great Stukeley turn right onto the access track. Continue along the track for 2 miles (crossing the bridge over the A1307).





### Cambridge

01223 346600 mark.russell@carterjonas.co.uk  
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One Station Square, Cambridge CB1 2GA

### National Rural Agency

07880 084 633 andrew.chandler@carterjonas.co.uk  
One Chapel Place, London W1G 0BG

### Important Information

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