

FAIRVIEW FARM BARN WILBURTON, CAMBRIDGESHIRE



An opportunity to purchase a barn with the benefit of planning consent for commercial use, with direct access onto B1049.

Approximately 0.22 hectares (0.53 acres).

Distances

(All distances are approximate)

- Wilburton 1.9 miles
- Ely 6.5 miles
- Cambridge 8 miles

For sale by Private Treaty as a whole.

Enquiries

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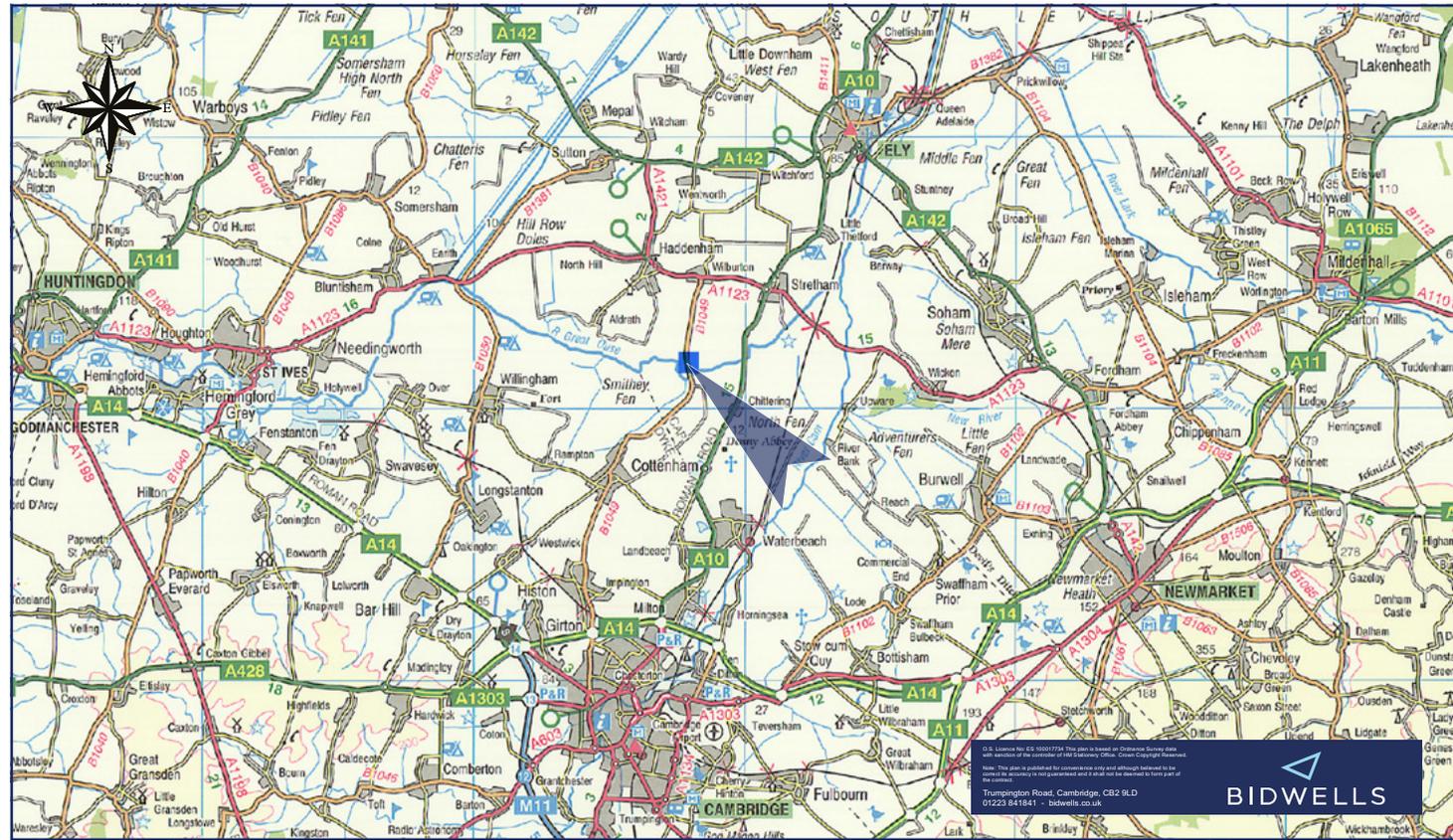
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Please read Important Notice on page 7.

FAIRVIEW FARM BARN
TWENTY PENCE ROAD,
WILBURTON,
CAMBRIDGESHIRE





Property Description

The barn lies to the south of the site and benefits from a large area of hardstanding to the north with direct access onto Twenty Pence Road. The site is shielded from the road by strategically planted trees, and it has a gated access. Historically the barn has been used for general agricultural storage purposes.

The site benefits from planning consent under Class R permitted development to be used for commercial use (B8 storage and distribution). The change of use also includes the barn and 150sqm of curtilage land located to the front of the barn. Full details of the consent can be found on the East Cambs planning portal with reference number 25/00826/FUN.

The barn is concrete portal framed with part concrete block walling and part fibre cement sheeting under a fibre cement roof with a sliding door located on the west elevation. The barn

has an open fronted elevation to the north previously used for machinery storage.

The site offers potential for further commercial development (subject to planning consent).

Additional land may be available subject to negotiation.

Location

The site formed part of Fairview Farm, which is situated between Cottenham and Wilburton, north of Cambridge.

The site benefits from a direct and secure access onto Twenty Pence Road (B1049) which connects the site to the wider road network via the A10, A14 and M11.

Despite its rural setting, the site is accessible and is located close to amenities such as shops, petrol stations, cafes and two farm shops.





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 property is with the jurisdiction of East Cambridgeshire District Council.

The property benefits from consent for change of use from agriculture to commercial. The full details are located on the East Cambridgeshire District Council planning portal under the reference 25/00826/FUN.

Services

The Property does not currently benefit from any services. There is an overhead power line with a pole and transformer on the site so a connection will be possible.

Environmental Designations

The Property is not subject to any environmental designations

Outgoings

There is currently no business rating for this property, however once the commercial use is commenced this will likely trigger a business rates liability.

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 CB411279.

Value Added Tax

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 in addition to the contract price.

Solicitors

Keystone Law
48 Chancery Lane
London WC2A 1JF
Contact: Samantha Leigh

Postcode

The postcode is CB6 3PX.

what3words

The location of the entrance to the property is ///persuade.boards.potions

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 East Cambridgeshire District Council.
The Grange, Nutholt Lane, Ely, Cambridgeshire, CB7 4EE
Tel: 01353 665555

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 Purchasers will have to satisfy themselves as to the ownership of any boundaries.

Fencing Obligations

Purchaser(s) and their successors will be required to erect (specification to be agreed) and forever maintain to the reasonable satisfaction of the vendor or the vendor's agent a boundary fence on the boundaries shown marked with an inward facing 'T'. The purchaser(s) shall not erect or install any form of gate, stile or other such openings of means of accessing the retained land.

The purchaser(s) and their successors shall be responsible for the repair and maintenance of the boundaries shown marketed with an inward facing 'T' on the sale plan.

Plans, Areas & Schedules

Plans attached to the particulars are based upon the Ordnance Survey National Grid and are for reference only. The purchasers 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 January 2026. Only those fixtures and fittings described in the sale details are included in the sale.

The computer-generated image on the front page is an artist's impression of the development and may not accurately reflect the final appearance, layout, boundary position or finishes of the property.

Date

These particulars were prepared in January 2026.



Legend

- Access
- Site area: 2181.934sqm
- Barn area with Class R: 150sqm

O.S. Licence No: ES 100017734 This plan is based on Ordnance Survey data with sanction of the controller of HM Stationery Office. Crown Copyright Reserved.

Note: This plan is published for convenience only and although believed to be correct its accuracy is not guaranteed and it shall not be deemed to form part of the contract.

Trumpington Road, Cambridge, CB2 9LD
01223 841841 - bidwells.co.uk



Scale: 1:500 @A4 OS Ref: TL 4771 Drawing No: A.60,138b Date: 18/11/2025

Produced by Bidwells GIS Mapping

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