

HAGGIS FARM

BARTON · CAMBRIDGESHIRE





HAGGIS FARM

HAGGIS FARM • CAMBRIDGE ROAD • CAMBRIDGE

A WELL-CONNECTED PROPERTY LOCATED ON THE OUTSKIRTS OF CAMBRIDGE WITH EXCELLENT ACCESS TO THE M11 AND A14. CURRENTLY IN AN EQUESTRIAN USE, THE SITE IS CONSIDERED SUITABLE FOR CONTINUED EQUESTRIAN USE OR FOR REDEVELOPMENT TO ALTERNATIVE USES (SUBJECT TO PLANNING).

- 4-bedroom period farmhouse and extensive range of modern and traditional agricultural buildings, currently in use as a livery yard and polo facility
- Buildings (excluding the farmhouse) extending to approximately 1,580 sqm (17,000 sqft).
 - Outdoor arena extending to approximately 100 x 50m
 - Lot 1 ~ Farmhouse, buildings and land (18.32 acres)
 - Lot 2 ~ Grazing land (63.38 acres)
 - Lot 3 ~ Grazing land (25.10 acres)

Approximately 43.10 hectares (106.50 acres) in total

Available to let either as a whole or in lots.



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SUMMARY

Haggis Farm presents an exciting opportunity to rent an established equestrian holding in a superb location, close to Cambridge. The property has potential to continue as an equestrian property. It is also considered that the property presents an attractive opportunity for redevelopment to alternative commercial, amenity or leisure uses, subject to securing the necessary consents.

The Landlord is open to proposals for a continuation of the equestrian use, as well as proposals for a full redevelopment of the site. In these circumstances, an option for a long lease (99-years or more) or other similar arrangement will be considered.

INTRODUCTION

The property extends to 43.10 hectares (106.50 acres) and is currently in equestrian use as a livery yard and polo facility. The site currently benefits from 42 stables set across the yard, which consists of a range of modern and traditional agricultural buildings. A period 4 bed farmhouse is located adjacent to the yard. The site is accessed via a private drive leading directly onto the A603, within meters of the M11 Junction 12 Haggis Farm Interchange.

The land is Grade 2 and currently down to grass, with part of the land currently providing two polo pitches. There is also an outdoor arena on site measuring approximately 100m x 50m.

Drone footage showing the extent of Haggis Farm can be viewed here:



Video

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

LOCATION AND SITUATION

Haggis Farm is located 2.5 miles southwest of Cambridge City Centre and just 0.2 miles from Junction 12 of the M11, giving excellent access to London, as well as Peterborough and Newmarket via the A14.

The site has direct, gated access onto the A603 with good visibility suitable for a range of vehicle types.

The nearest bus stop is located approximately 400m from

the entrance of the site, giving direct access into the centre of Cambridge and surrounding villages of Coton, Comberton, Grantchester and Barton. Access is also provided directly on to the Barton Greenway, providing an active travel route to the heart of Cambridge.

Sat Nav: CB23 7AT

What3words: ///return.tame.solid







THE OPPORTUNITY

Haggis Farm offers an exciting opportunity to either:

Rent an existing equestrian property with on-site accommodation and excellent links to Cambridge.

Redevelop the site to take advantage of potential for alternative uses including, commercial, amenity, and leisure uses. The footprint of the buildings on site (excluding the farmhouse) extends to 1,580 sqm (17,000 sqft).

The Landlord is open to considering offers on a range of bases, including an option for a long lease to facilitate the full development of the site. In this case, a long lease of 99-years or more will be considered.

The Property is being offered either as a whole or in lots. The lotting plan enclosed indicates a potential split of the site. However, the Landlord is open to considering deviations to the proposed lotting and any such deviations should be clearly detailed when a proposal is submitted.

PROPERTY DESCRIPTION

The property at Haggis Farm, Barton is formed of a single parcel that extends to 43.10 hectares (106.50 acres) and comprises:

A four-bedroom farmhouse.

Extensive range of modern and traditional buildings used for stabling and storage associated with the current equestrian use.

An approximately 100m x 50m riding arena.

Land currently used as polo pitches and grazing.

The property is currently used as a livery yard and polo facility, having been in such a use for several decades. The site currently hosts a number of equestrian/polo events and has previously been used for events such as the Strawberries & Cream Festival and Cambridge Rock Festival.

The farmhouse is of brick construction under a tile roof and is currently in need of repair, modernisation and improvement throughout. The buildings are predominantly of modern, steel/concrete portal framed construction, with some more traditional brick-built structures. Again, these are in need of extensive repair and improvement works to ensure they remain weatherproof and in good condition.

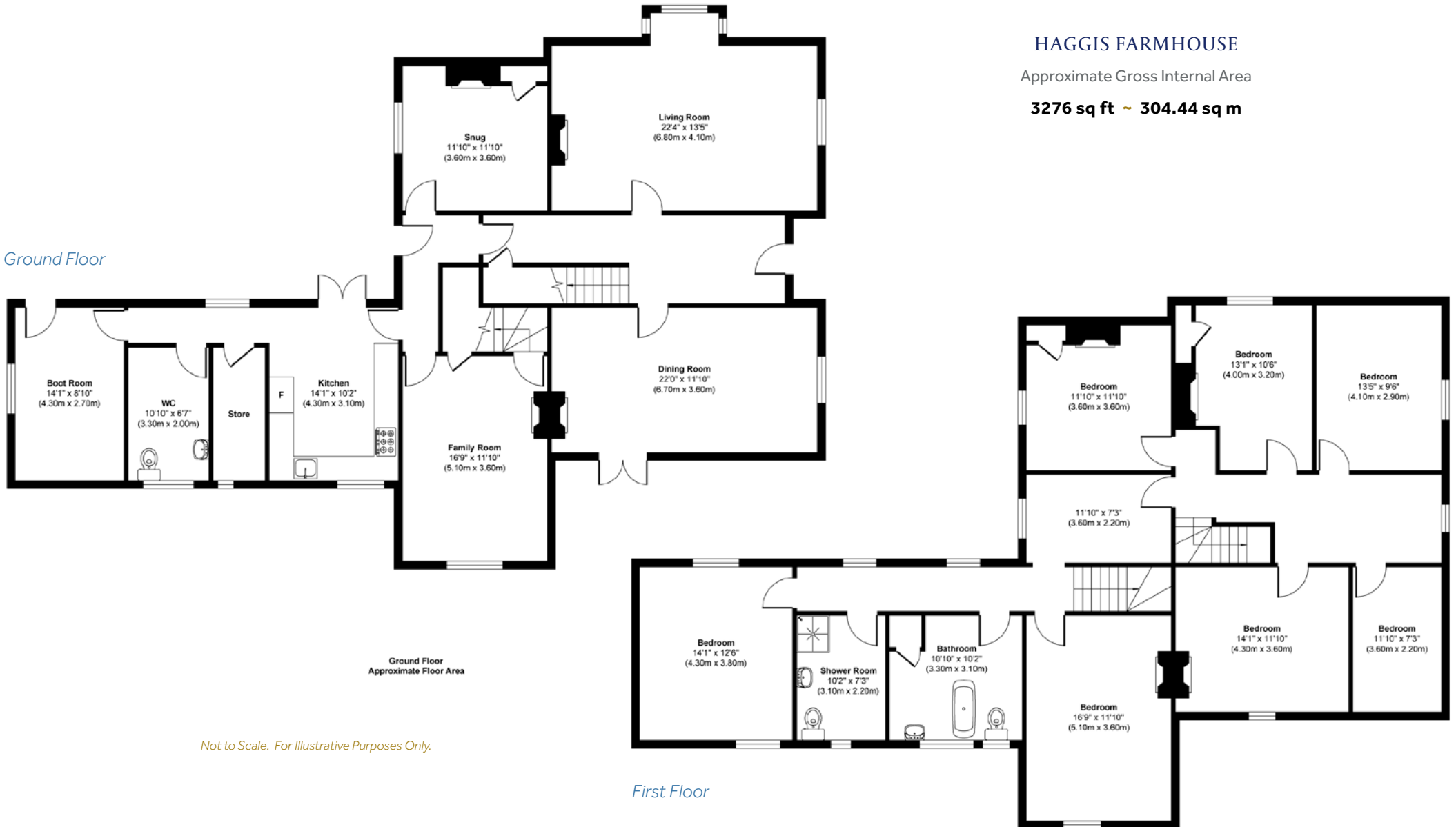


HAGGIS FARMHOUSE

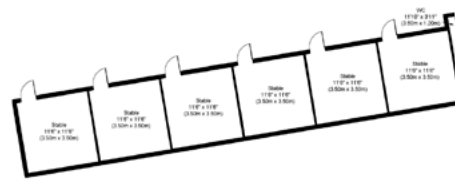
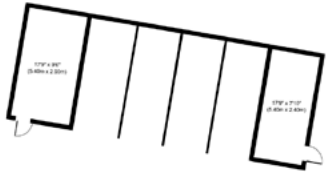
Approximate Gross Internal Area

3276 sq ft ~ 304.44 sq m

Ground Floor



Not to Scale. For Illustrative Purposes Only.



STABLES AND OUTBUILDINGS

Approximate Gross Internal Area

17001 sq ft ~ 1579.56 sq m

Not to Scale. For Illustrative Purposes Only.

Approximate Floor Area

Approximate Floor Area









TENANCY PROPOSALS

OPTION 1 ~ SHORT-TERM LEASE

Lease Term ~ 10-15 years.

Rent & Rent Review ~ Proposals to be put forward by prospective tenants.

Outgoings ~ Tenant will be responsible for all outgoings relating to the property.

Improvements ~ All improvements will be subject to the Landlord's prior written consent not to be unreasonably withheld or delayed.

Alienation ~ The tenant will not be permitted to assign, underlet, charge, part with or share possession of, share occupation of or declare a trust of the whole or any part of the premises.

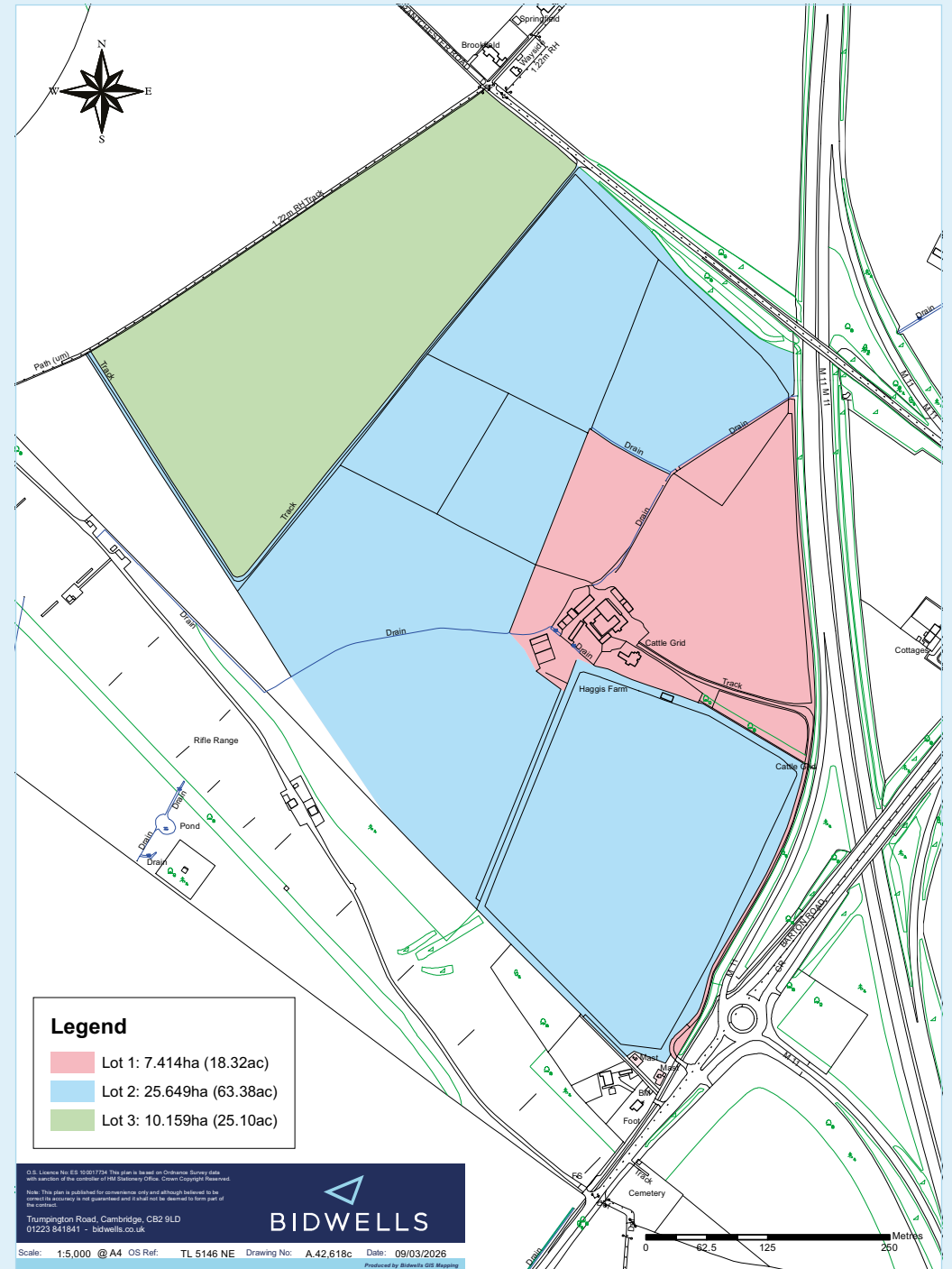
Repairs and Insurance ~ The property is offered on a full repairing and insuring basis. A record of condition will be carried out and agreed between the parties on the commencement of the lease.

OPTION 2 ~ LONG LEASE

In the event the prospective tenant is seeking to change of use or re-development of the site, detailed proposals are invited for either an option or conditional contract for a long lease.

APPLICATION FOR TENDER

Please complete the relevant tender form in detail and return it to Bidwells to submit your tender application.



GENERAL REMARKS

Services

Haggis Farm is understood to benefit from mains electricity, water and drainage connections.

Outgoing

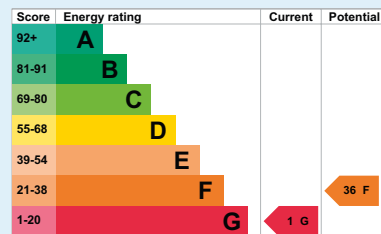
Haggis Farm is rated and eligible to pay Business Rates. The current rateable value from 1 April 2026 is £15,250 per annum.

Local Authority

The local authority is South Cambridgeshire District Council:
South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge CB23 6EA / 01954 713000

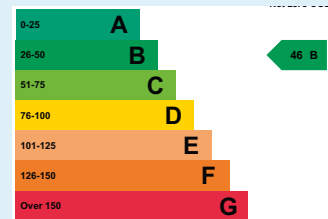
Energy Performance Certificates

Farmhouse



The Farmhouse is marketed with an EPC exemption registered on the Private Rented Sector (PRS) Exemptions Register.

Office and Reception Area



VAT

All references to rent and other sums payable are exclusive of VAT.

Costs

Each party to be responsible for their own costs.

Viewing

Viewing of the property is strictly by prior appointment with the agent. Please contact Edward Gardiner to book in a viewing on one of the schedule viewing sessions. Further viewing sessions may be organised as necessary.

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

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

Tenant's Existing Business

The site is currently tenanted and therefore all viewings are strictly by scheduled appointment with Bidwells. The Tenant continues to operate its business.

Photographs

The photographs in these particulars were taken in April 2026.

Date

These details were produced in June 2026.

Important Notice

Bidwells LLP act for themselves and for the vendors of this property, whose agents they are, give notice that:

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