



The Fruit Farm

| Ely, Cambridgeshire

| Carter Jonas



**The Fruit Farm  
Station Road  
Wilburton  
Ely  
Cambridgeshire  
CB6 3PY**

**Historic fruit farm situated  
in a picturesque rural setting.**

The Fruit Farm provides a unique opportunity to purchase productive orchards comprising a range of traditional species of mature fruit trees. The Property benefits from residential accommodation and an agricultural storage building.

In all extending to 13.17 acres (5.33 ha).

For sale by private treaty as a whole.

**Carter Jonas**





Location

Wilburton is a charming village set in an elevated position north of Cambridge. It is situated approximately 6 miles south-west of Ely and 13 miles north of Cambridge. Village amenities include a church, garden centre, primary school, social and sports facilities.

Property

The Fruit Farm extends to approximately 13.17 acres (5.33 ha) and is situated on Grade 3 soils. The orchards are fully established and have proven to be successful for commercial fruit production.

Orchard Lodge

Timber-framed three-bedroom log cabin, with a bathroom, w/c and large open-plan living room / kitchen. Orchard Lodge extends to 996 sq ft (92.5 sq m) and is situated in a substantial landscaped garden.

Agricultural Barn

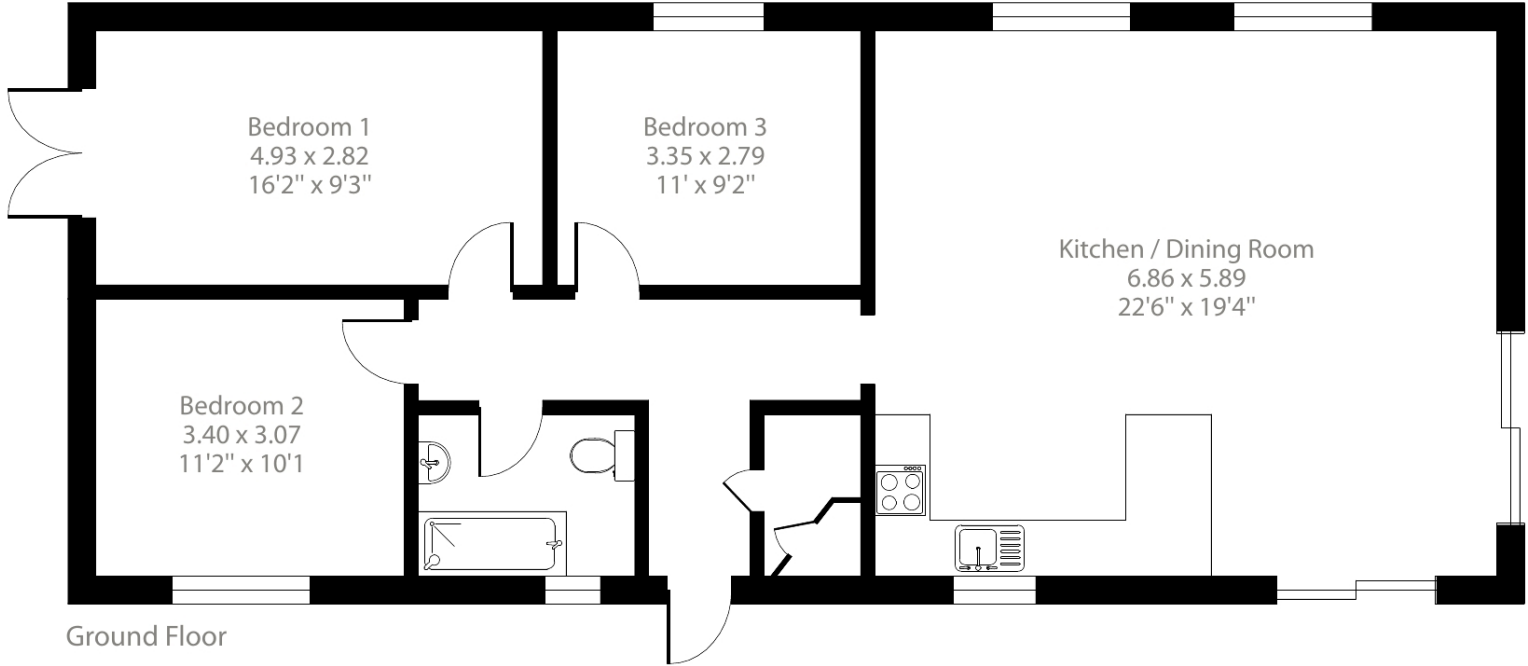
With concrete block walls and sheet steel / fibrous roofing, the agricultural barn provides a practical storage facility for the fruit growing business and extends to approximately 1,766 sq ft (164.1 sq m). The agricultural barn offers potential for conversion to residential use (Subject to Planning Permission). Adjacent to the barn is a concrete pad utilised for outdoor storage.



Orchard Lodge  
Floor Plan

The Fruit Farm  
Station Road  
Wilburton  
Ely  
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CB6 3PY

Total:  
996 Sq Ft / 92.5 Sq M



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



Orchards  
There is an extensive range of traditional cooking and eating apple varieties. The Bramley apple trees are over 120 years old and continue to produce fruit. Other varieties include:

- Grenadier
- Ida Reds
- Worcester
- Laxton Fortune
- Kidds Orange
- Cox Orange Pippin
- Discovery.

The selection of plum trees include productive Victoria and Cambridge Greengages which are over 100 years old. Further varieties include:

- Rivers
- Czars
- Pershores
- Bells
- Damsons (Merryweather & Farleigh)
- Laxton Croppers
- Berbanks.

Other varieties of fruit grown include:

- Blackcurrants
- Redcurrants
- Gooseberries.

There are three polytunnels, two of which benefit from a watering system. Until 2022 the polytunnels were utilised to grow strawberries, raspberries, rhubarb, gooseberries and blueberries, however they require upgrading in order to be returned to productive use.

Chemical spray has never been applied at the Property, only fertiliser. Nematodes have been utilised in the polytunnels previously.

Trees and hedgerows include the following varieties:

- Oak
- Silver Birch
- Weeping Willow
- Eucalyptus
- Maple
- Cherry blossom
- Hawthorn
- Buddies
- Blackthorn
- Laurel
- Cypress
- Gorse.

Wildlife

The Property is an active haven for wildlife, providing a habitat for a range of native birds, animals and butterflies.

Birds species seen at the Property include:

- Buzzards
- Marsh Harriers
- Green, Great Spotted & Lesser Spotted Woodpeckers
- Tawny, Little & Barn Owls
- White Eaglets
- Whitethroats
- Blackcaps.

Animals seen at the Property include:

- Muntjac & Roe Deer
- Foxes
- Hares
- Grass Snakes
- Weasels.

Butterflies seen at the Property include:

- Common Blue
- Brimstone
- Orange Tip
- Red Admiral
- Painted Lady
- Peacock
- Meadow Brown
- Holly Blue
- Peppered Moth
- Cabbage White.



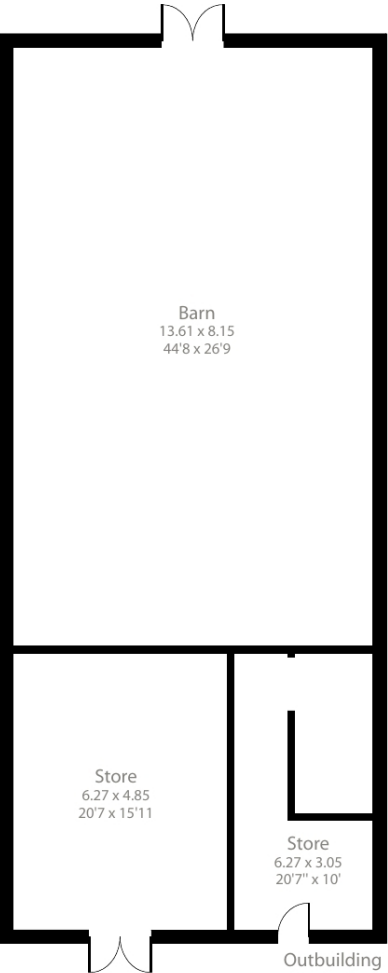




# Agricultural Barn Floor Plan

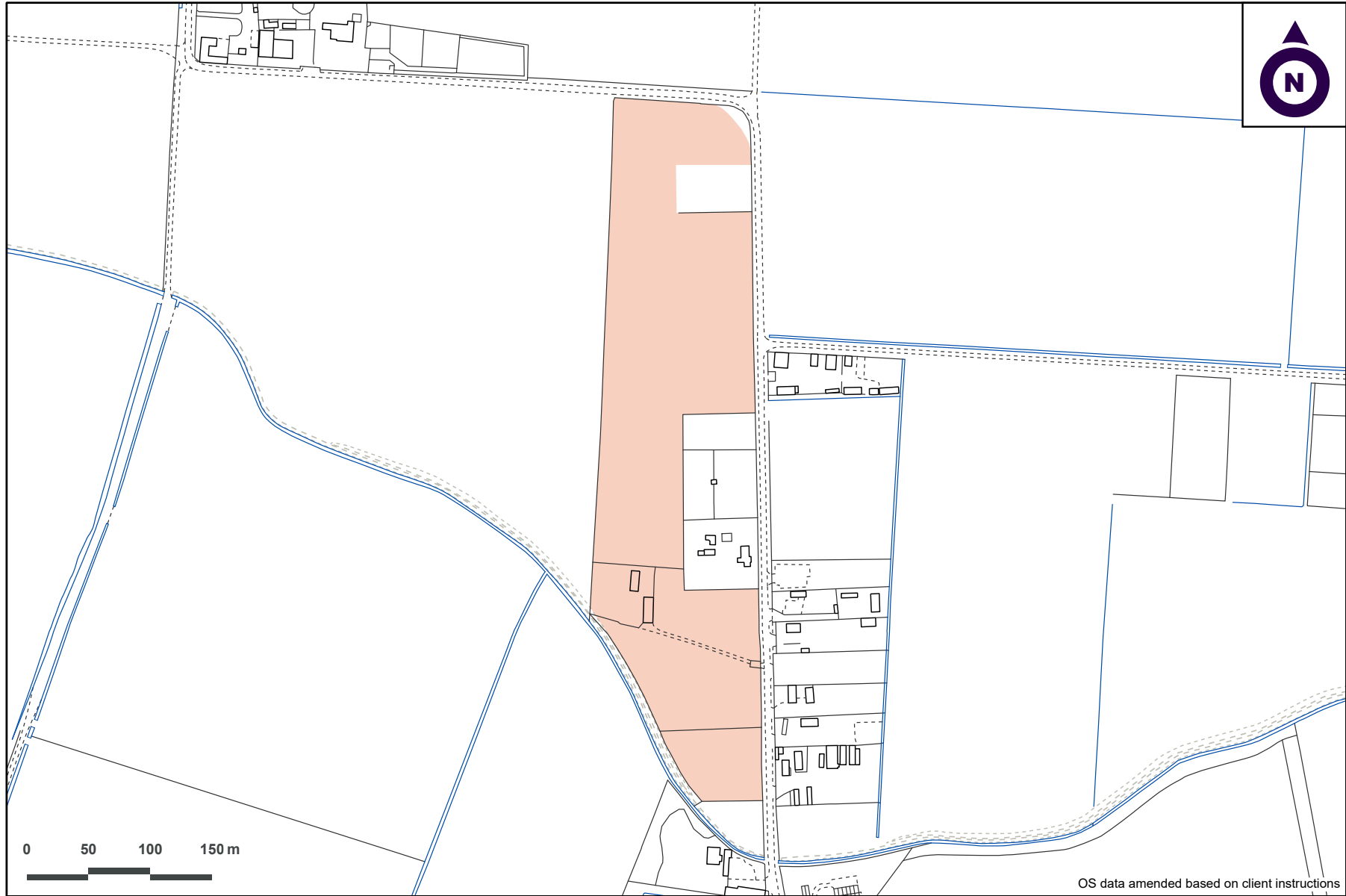
The Fruit Farm  
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Cambridgeshire  
CB6 3PY

Total:  
1766 Sq Ft / 164.1 Sq M



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### Method of Sale

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

### Tenure & Possession

The Property benefits from vacant possession.

### Environmental Schemes

The Property is not entered into any Environmental Schemes.

### Planning

The agricultural barn offers potential for conversion to residential use. Alternative uses and development of the Property will be subject to achieving the necessary planning permissions.

### Designations

The Property is located in a surface water Nitrate Vulnerable Zone.

### Drainage

The majority of the orchards are under-drained.

### Services

The Property benefits from mains water and mains electricity supplies. Fibre-optic broadband is connected. Drainage is provided via a septic tank. Heating in Orchard Lodge is provided via electric radiators and a log burner.

### 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.

### Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the selling agent nor the Vendor takes 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.

### Sporting, Timber & Mineral Rights

To be included in the sale.

### EPC Ratings

Orchard Lodge: D (60).

### Local Authority

East Cambridgeshire District Council  
The Grange Car Park  
Nutholt Lane  
Ely  
CB7 4EE  
01353 665555

### Viewings

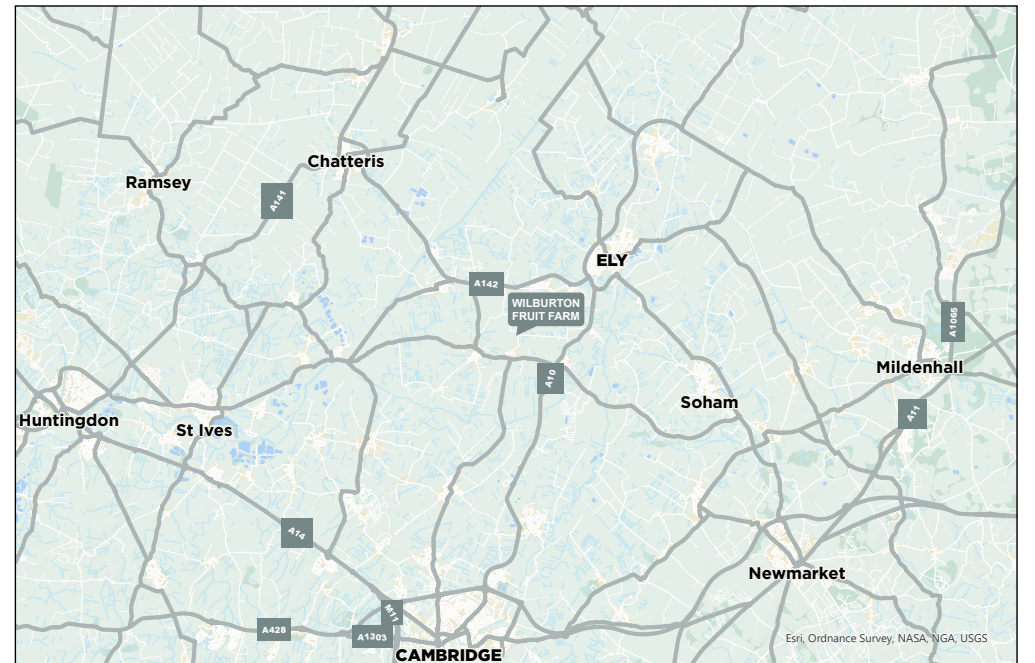
Viewings of the Property are strictly by appointment only.

### Directions

Travelling northwards out of Wilburton village along Station Road, continue ahead for 1 mile, where the gated entrance to the Property is situated on the left-hand-side.



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### Cambridge Rural Agency

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