



M11

**Whittlesford, Cambridge, Cambridgeshire
Offers In Excess Of £2,000,000 Freehold**

CLARKE  GAMMON
1919

Spinney Hill Farm

NEWTON ROAD WHITTLESFORD CAMBRIDGE CAMBRIDGESHIRE CB22 4PF

Offers In Excess Of £2,000,000 Freehold

Situated just seven miles south of Cambridge, an EXTREMELY RARE circa 13 acre BURIAL GROUND having consent for 3,318 plots (some double) with grave markers/headstones, including 404 green burial plots, single storey Remembrance Hall of approximately 3,000 sq ft , parking and wooded areas.

Centrally located in a high conurbation area, this unblemished site is ideal for private, mainstream or corporate operators or as a private faith ground. Located on the outskirts of the village, there is a house on the site which is to be demolished as a condition of the Planning Consent - Appeal Ref No. APP/W0530/W/19/3242655.

There are three monitored boreholes on the land.

- Circa 13 acres (5.26 hectares)
- Planning Ref: APP/W0530/W/19/3242655
- Car Parking for approximately 40 vehicles
- Office
- Burial ground and nature reserve
- Remembrance Hall of approximately 3,000 sq ft
- Consent for 3,318 plots (some double increasing capacity to around 5,000)
- Male & Female WCs

CG HASLEMERE

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Local Authority: South Cambridgeshire District Council

Services: Mains water and electricity, private drainage

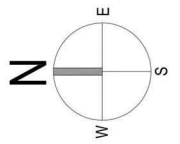
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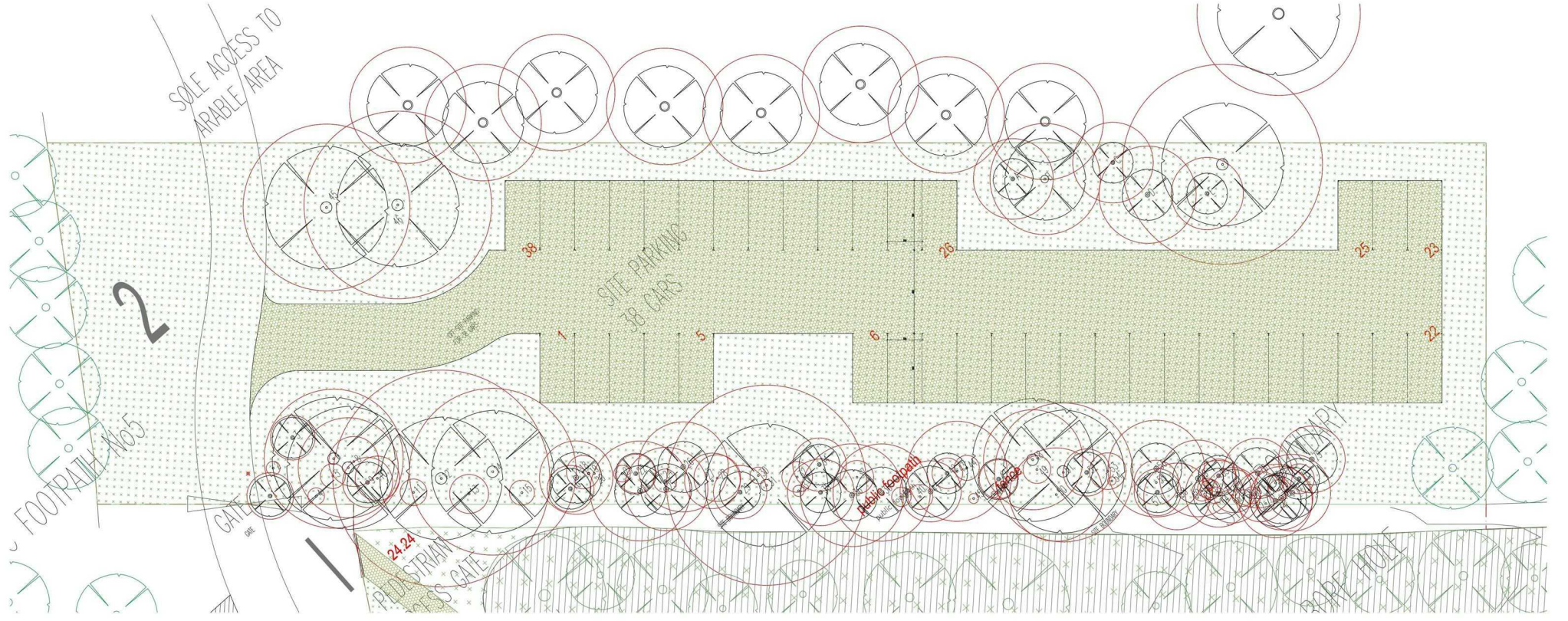


1. EMERGENCY ESCAPE ROUTE FOR VEHICLES FROM CAR PARK IF MAIN ACCESS IS BLOCKED
2. POSSIBLE INFILING W/ W/ME DESKREEN UNDERSTOREY PRESS, LEX AQUARIUM - HOLLY
3. CHALK GRASSLAND PLOTS TO HAVE CHALK STOLE FROM GRASSES TO FORM SHALLOW DOMES OF 300MM IN HEIGHT WITH GENTLE SLOPE
4. MEMORIAL TREES PLANTED IN MEMORY OF WHITLESFORD FAMILIES - NAMED AND ORIENTED TOWARDS FOOTPATH No. 6
5. TRACTOR ROUTE TO ARBLE W/SHED + TRADITIONAL HAY WEAVER FROM GATE ON NEWTON ROAD
6. BORE HOLES PROVIDING UP TO 20ML/DAY OF WATER TOTAL OF 60ML/DAY FROM 3 BORE HOLES SITUATED WITHIN THE SITE
7. THE WATER LIEGES IN THE NEW POND AND SEASONALLY FLOODED AREA ARE MAINTAINED BY AN UNDERGROUND WATER PIPE TAKING WATER FROM BORE HOLE No.2 TO NEW POND AND SEASONALLY FLOODED AREA. ZONE OF WATER ALLOWANCE PER DAY DOES NOT REQUIRE ABSTRACTION LICENSE FROM EA
8. SEASONALLY FLOODED AREA DIMETER 22-24M AREA FLOODED IN WINTER TO APPROXIMATELY 50-150MM DRY IN SUMMER - HABITAT DESIGNED FOR: DACTYLOPHEA FUCHSII - COMMON SPOTTED ORCHID DACTYLOPHEA NIGRANA - EARLY MARSH ORCHID DACTYLOPHEA PRAELETICOSA - SOUTHERN MARSH ORCHID VILVERNA DIOXA - MARSH WILFERN
9. NEW POND 11.5M DIAMETER, PROFILED MULTI LEVEL 1.5M DEEP AT LOWEST POINT, NEAREST EDGE 45M FROM BORD HOLE, FLOODED SUMMER AND WINTER
10. GATE TO ALLOW ACCESS TO BORD HOLE FROM PUBLIC FOOTPATH No. 6
11. 2 NO OPEN FRONT BORD BONES SUITABLE FOR MUSCAPA STRATA - SPOTTED FLYCATCHER
12. NOISE REDUCING DISTURBED CHALK BAND OR BANK UP TO 30 MEE AND 1M HIGH
13. 80 NO RETAINED CUPRESSOCYPARIS AND LERLANDIE LEXUAN CYPRESS, MARSHAL NOISE REDUCTION + NESTING OPPORTUNITIES FOR SMALL PASSERINE - GOLDFINCH BRIDS
14. 1% SECURIDENDRON GRASSLAND TO BE RETAINED
15. 6 NO CRATAEGUS MONOCOMA - COMMON HAWTHORN TO BE PLANTED ON THE EDGE OF THE CHALK GRASSLAND AT THE APPROPRIATE DISTANCE FOR NOT TO BE AFFECTED BY THE BURIAL PLOTS
16. 6M WEE X LENGTH OF WESTERN BOUNDARY AREA FOR VEGETATION OF CHALK ROCK GRASS STOLE. THIS PROVIDES IDEAL DISTURBED CHALK HABITAT FOR FLAJO PYRAMIDA - BROAD LEAFED ORCHID RECORDED AT THIS GENERAL LOCATION WHEN WOTWAYWAY CONSTRUCTION IN POND DISTURBED THE CHALK
17. GOOD LEAFED HABITAT FOR 300M ANGLE AT BASE OF WOTWAYWAY BRIDGE, POINTING TO SOUTH EAST FOR WINDING SWIRLING

18. PROPERTY OF COUNTY HIGHWAYS STEEP GRASS EMBANKMENT, SUITABLE HABITAT FOR ZOOTICA W/SPARA - COMMON LIZARD
19. GRASSLAND HABITAT SUITABLE FOR HIBERNICOLA RETIFIDA
20. LIZARDS MAY BASK ON FURT GRASSW/ES WITH A LOW ALBEDO
21. MAJOR TREES PLANTED IN MEMORY OF PEOPLE FROM CLOSE WHITLESFORD
22. PROPOSED AREA FOR THE INTERMENT OF ASHES
23. STAFF CAR PARKING

- A. ARBLE W/SHED AUTUMN CULTIVATION
- B. TRADITIONAL HAY MEADOW
- C. SPARSELY PLANTED AREA WITH TREES
- D. WOTWAYWAY EMBANKMENT / VERGE
- E. DISTURBED CHALK HABITAT
- F. LEAFED W/SHED
- G. ARBLE W/SHED SPRING CULTIVATION
- H. EXISTING GATE
- I. FIRE H/SHED
- J. DISABLED USERS PARKING
- K. CHALK GRASSLAND







SITUATION

Whittlesford is a South Cambridgeshire village seven miles south of the City of Cambridge. Whittlesford has a village shop and post office, two pubs, social club, hotel and railway station providing links into London Liverpool Street. Junction 10 of the M11 is just 1.7 miles away and provides easy access to London and the M25 to the south and Cambridge to the north. Nearby are the Imperial War Museum Duxford and American Air Museum. Cambridge lies 55 miles to the north of London on the River Cam and is home to the famous university. There is a vast array of historic and cultural attractions along with shopping, art galleries, markets, hotels and restaurants and punting on the River.

PLANNING CONSULTANT

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ENVIRONMENTAL CONSULTANT

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Geoenvironmental Director
BOLD Environmental Ltd
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DIRECTIONS

Leave the M11 at Junction 10 and take the A505 towards Saffron Walden and almost immediately bear left signposted Whittlesford onto Hill Farm Road. Proceed for approximately 1 mile then turn left at the junction onto Newton Road where Spinney Hill Farm will be found after a short distance on the left hand side.

Newton 1.5 miles		Junction 10 M11 1.7 miles
Whittlesford Parkway station 2 miles (London Liverpool Street)		
Cambridge 7 miles		Stevenage 25 miles
Junction 11 M25 34 miles		Peterborough 50 miles
London via M11 55 miles		Milton Keynes 55 miles
Ipswich 58 miles		Birmingham 100 miles

All distances approximate

VIEWINGS

Viewings can be undertaken at interested parties' leisure, although it would be useful if we could be notified via email when you intend to visit mark.steward@clarkegammon.co.uk. Please enter the land by the For Sale board.

All offers to be received in writing to:

Mr Mark Steward

Partner

Clarke Gammon Wellers

72 High Street

Haslemere

Surrey GU27 2LA

or via email: mark.steward@clarkegammon.co.uk



AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS | CHARTERED SURVEYORS | VALUERS | LETTINGS | AUCTIONEERS

GUILDFORD OFFICE
T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101

