



**Whittlesford, Cambridge, Cambridgeshire
Offers Invited for the Freehold**



Spinney Hill Farm

NEWTON ROAD WHITTLESFORD CAMBRIDGE CAMBRIDGESHIRE CB22 4PF

Offers Invited for the 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

72 HIGH STREET, HASLEMERE, SURREY, GU27 2LA

T: 01428 664800

E: haslemere.sales@clarkegammon.co.uk

clarkegammon.co.uk

Local Authority: South Cambridgeshire District Council

Services: Mains water and electricity, private drainage

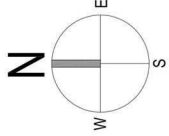
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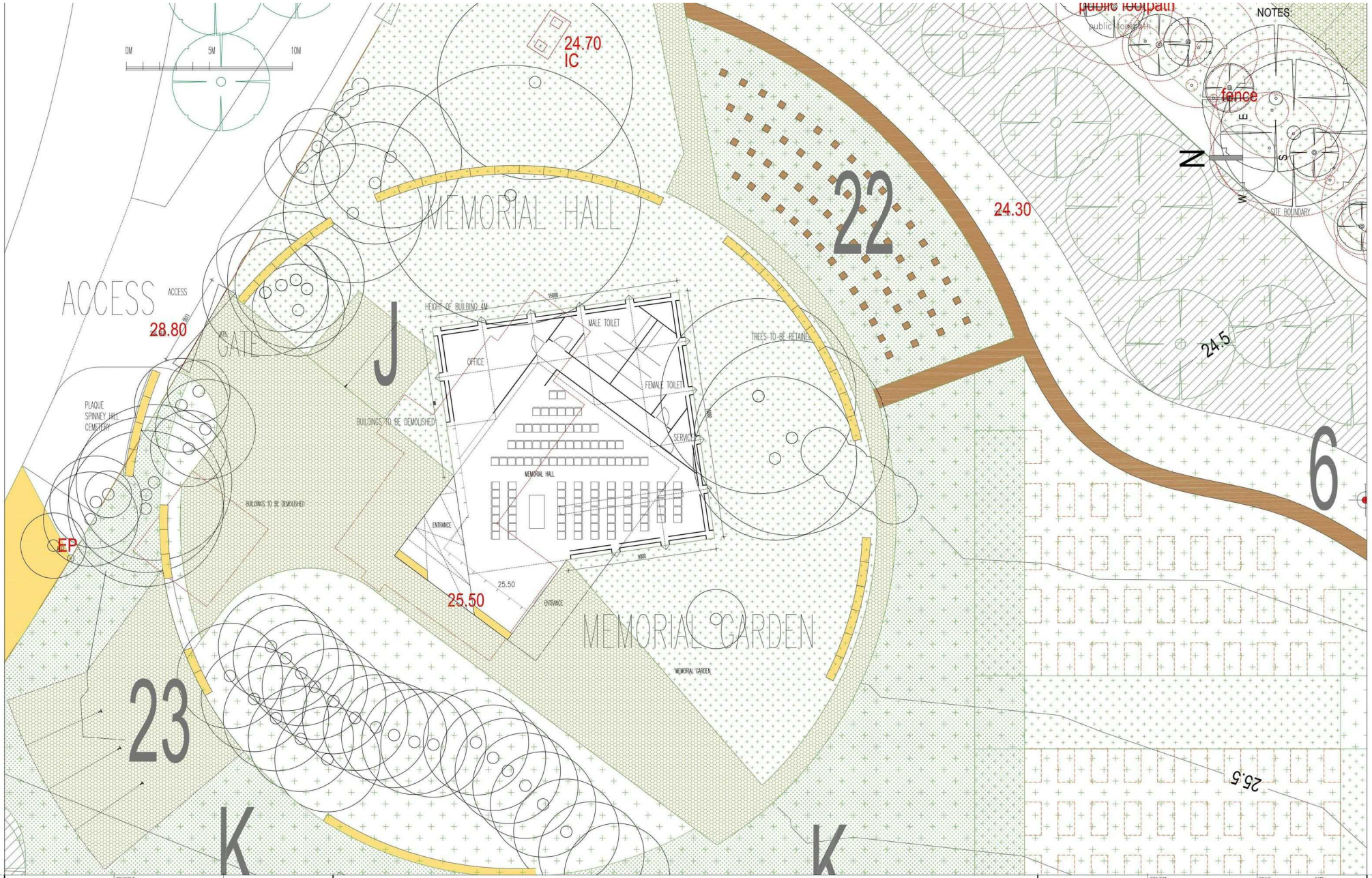


- EMERGENCY ESCAPE ROUTE FOR VEHICLES FROM CAR PARK IF MAIN ACCESS IS BLOCKED
- POSSIBLE INFILLING WITH NATIVE EVERGREEN UNDERSTOREY TREES, FLEX AQUARIUM - HOLLY, TANGS BRACKEN - FIRM, BUNIAS SEMPERVERENS - BOX
- CHALK GRASSLAND PLOTS TO TAKE CHALK STONE FROM GRASSES TO FORM SHALLOW DOMES OF 300MM IN HEIGHT WITH GENTLE SLOPE. MEMORIAL TREES PLANTED IN MEMORY OF WHITLESFORD INFANTS - NAMED AND ORIENTED TOWARDS FOOTPATH No6
- TRACTOR ROUTE TO ARABLE MARGIN+TRADITIONAL HAY MEADOW FROM DATE ON NEWTON ROAD
- BORE HOLES PROVIDING UP TO 200L/DAY OF WATER TOTAL OF 60M/DAY FROM 3 BORE HOLES SITUATED WITHIN THE SITE
- THE WATER LIES IN THE NEW POND AND SEASONALLY FLOODED AREA ARE MAINTAINED BY AN UNDERGROUND WATER PIPE TAKING WATER FROM BORE HOLE No2 TO NEW POND AND SEASONALLY FLOODED AREA. ZONE OF WATER ALLOWANCE PER DAY DOES NOT REQUIRE ABSTRACTION LICENSE FROM EA
- SEASONALLY FLOODED AREA DIAMETER 22.5M AREA FLOODED IN WINTER TO APPROXIMATELY 50-150MM DRY IN SUMMER - HABITAT DESIGNED FOR: DACTYLOCTENIA AEGYPTIACA - COMMON SPOTTED ORCHID, DACTYLOCTENIA AEGYPTIACA - EARLY WASH ORCHID, DACTYLOCTENIA AEGYPTIACA - SOUTHERN WASH ORCHID, VALERIANA DIODICA - WASH VALERIAN
- NEW POND 11.2M DIAMETER, PROFILED MALTY LEVEL, 1.5M DEEP AT LOWEST POINT, NEAREST EDGE 40M FROM BIRD HIDE. FLOODED SUMMER AND WINTER
- DATE TO ALLOW ACCESS TO BIRD HIDE FROM PUBLIC FOOTPATH No6
- BIRD HIDE 5M X 4M WITH COVERED AREA AT BACK FOR BICYCLES
- 1% NO OPEN TRENCH BIRD BOXES SUITABLE FOR MUSCOPHA STRATA - SPOTTED FLYCATCHER
- NOISE REDUCING DISTURBED CHALK BRAND OR BANK UP TO 3M WIDE AND 1M HIGH
- NO RETAINED CUPRESSOCYPARIAS AND LEYLANDII, LEYLANDII CYPRESS, MARSHAL NOISE REDUCTION + NESTING OPPORTUNITIES FOR SMALL PASSERINE - GOLDFINCH BIRDS
- 1% SEQUOIA/QUERCUS CONCOMITANUM TO BE PLANTED
- NO CRATAEGUS MONOCOMA - COMMON HAWTHORN TO BE PLANTED ON THE EDGE OF THE CHALK GRASSLAND AT THE APPROPRIATE DISTANCE FOR BEA NOT BE AFFECTED BY THE BURIAL PLOTS
- 6M WIDE X LENGTH OF WESTERN BOUNDARY AREA FOR DEPOSITION OF CHALK RICH GRAVE SOIL. THIS PROVIDES IDEAL DISTURBED CHALK HABITAT FOR FLORA PRIMAVERA - BROAD LEAVED CLOVERED RECORD AT THIS GENERAL LOCATION WHEN MOTORWAY CONSTRUCTION IN 1980 DESTROYED THE CHALK
- GOOD LEAD HABITAT FOR 300M ANGLE AT BASE OF MOTORWAY BRIDGE, POINTING TO SOUTH EAST FOR MORNING SUNSHINE

- PROPERTY OF COUNTY HERONS STEEP GRASS EMBANKMENT, SUITABLE HABITAT FOR ZOOTOXA VIVIPARA - COMMON LEARD
- GRASSLAND HABITAT SUITABLE FOR PARNASSIUS DELICATUS
- LEARDS MAY BEAK ON FLAT GRASSSTEMS WITH A LOW ALBEDO
- MEMORIAL TREES PLANTED IN MEMORY OF PEOPLE FROM CHALK WHITLESFORD
- PROPOSED AREA FOR THE INTERMENT OF ASHES
- START CAR PARKING

- A ARABLE MARGIN AUTUMN CULTIVATION
- B TRADITIONAL HAY MEADOW
- C SPARSELY PLANTED AREA WITH TREES
- D MOTORWAY EMBANKMENT / VERGE
- E DISTURBED CHALK HABITAT
- F LEARD HABITAT
- G ARABLE MARGIN SPRING CULTIVATION
- H EXISTING GATE
- I FINE HERBAGE
- J DISABLED USERS PARKING
- K CHALK GRASSLAND





NOTES:

public footpath

fence

N

SITE BOUNDARY

ACCESS 28.80

24.70
IC

24.30

24.5

6

25.50

23

25.5

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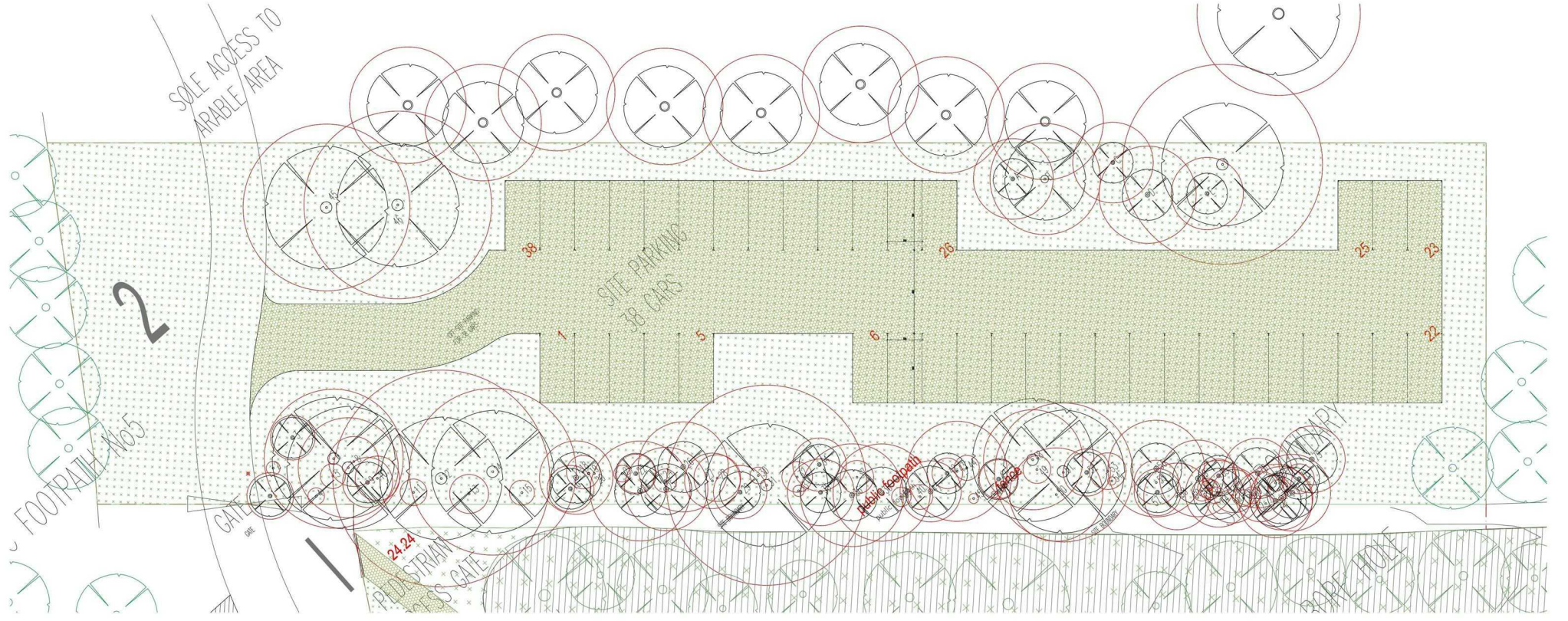
REVISIONS:

RM CJ
Telephone: 01778 202245

PROJECT:
SPINNEY HILL FARM
NEWTON ROAD,
WHITTLESFORD
CB22 4PF
TITLE:
REMEMBRANCE HALL
SITE PLAN
PROPOSED

SCALE: 1:100@A1
DRAWN BY: jlc
CHECKED BY: jlc
DATE: NOV 2016
ISSUE: PLANNING
PROJ. No: 1816
DWG. No: PL-03

REV:





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
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