



Whittlesford, Cambridge, Cambridgeshire
Guide Price £1,850,000

CLARKE  GAMMON

Spinney Hill Farm

NEWTON ROAD CAMBRIDGE CAMBRIDGESHIRE CB22 4PF

Guide Price £1,850,000 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 .

Full Planning Ref No. 23/02150/FUL (Former Appeal Ref No. APP/W0530/W/19/3242655).

There are three monitored boreholes on the land.

- Circa 13 acres (5.26 hectares)
- Full Planning Ref: 23/02150/FUL
- Remembrance Hall of approximately 3,000 sq ft
- Consent for 3,318 plots (some double increasing capacity to around 5,000)
- Office
- Burial ground and nature reserve
- Former Planning Ref: APP/W0530/W/19/3242655
- Car Parking for approximately 40 vehicles
- Male & Female WCs

CG HASLEMERE

72 HIGH STREET, HASLEMERE, SURREY, GU27 2LA

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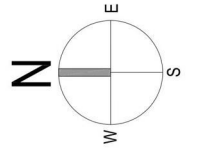
clarkegammon.co.uk

Local Authority: South Cambridgeshire District Council

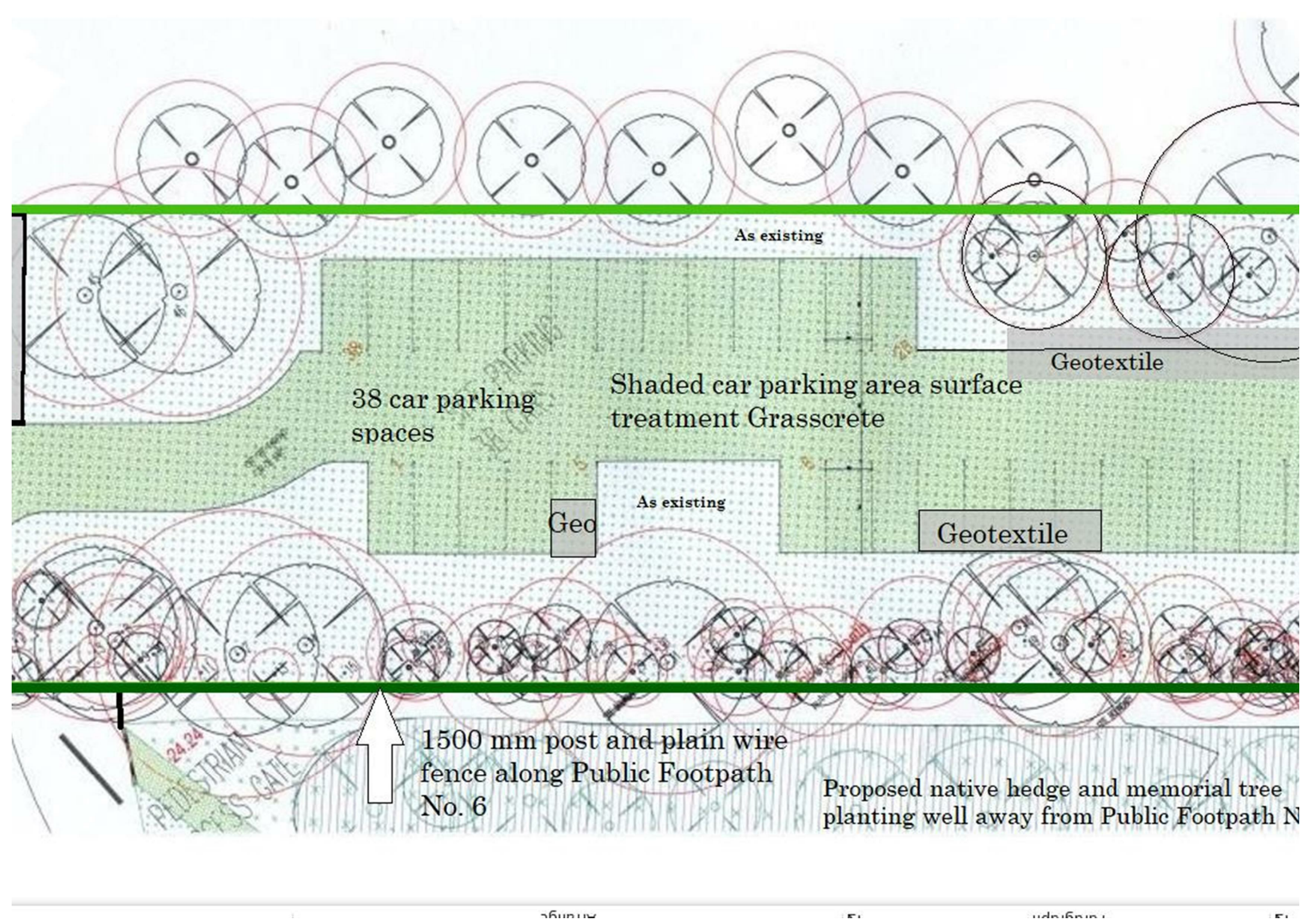
Services: Mains water and electricity, private drainage.



1. EMERGENCY ESCAPE ROUTE FOR VEHICLES FROM CAR PARK IF MAIN ACCESS IS BLOCKED
2. POSSIBLE INFILLING WITH NATIVE EVERGREEN UNDERSTOREY TREES: LEX AQUARIUM - HOLLY
YUCCA SACCOLA - YEW
BUNIA SEMPERVIRENS - BOX
3. CHALK GRASSLAND PLOTS TO TAKE CHALK SPILL FROM GRAVES TO FORM SHALLOW DRAINS OF 20MM IN DEPTH WITH GENTLE SLOPE
4. MEMORIAL TREES PLANTED IN MEMORY OF WHITLESFORD INHABITANTS - NAMED AND ORIENTATED TOWARDS FOOTPATH N66
5. TRACTOR ROUTE TO ARABLE MARGIN/TRADITIONAL PASTURE MEADOW 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 LEVELS IN THE NEW POND AND SEASONALLY FLOODED AREA ARE MAINTAINED BY AN UNDERGROUND WATER PIPE TAKING WATER FROM BORE HOLE N62 TO NEW POND AND SEASONALLY FLOODED AREA. ZONE OF WATER ALLOWANCE PER DAY DOES NOT REQUIRE ABSTRACTION LICENCE FROM EA
8. SEASONALLY FLOODED AREA DIAMETER 22.5M AREA FLOODED IN WINTER TO APPROXIMATELY 20-150MM DEPTH IN SUMMER - HABITAT DESIGN FOR: DACTYLOGLORA FLUCIDA - COMMON SPOTTED ORCHID
DACTYLOGLORA INCARNATA - EARLY MARSH ORCHID
DACTYLOGLORA PRATERMESA - SOUTHERN MARSH ORCHID
VALERIANA CRUCKA - WASH WILLOW
9. NEW POND 11.2M DIAMETER PROFILED MULTI LEVEL 1.5M DEEP AT LOWEST POINT, NEAREST EDGE 40M FROM BIRD HIDE, FLOODED SUMMER AND WINTER
10. GATE TO ALLOW ACCESS TO BIRD HIDE FROM PUBLIC FOOTPATH N66
BIRD HIDE 5M X 4M WITH COVERED AREA AT BACK FOR BICYCLES
11. 3 NO OPEN FRONT BIRD BOXES SUITABLE FOR: MICKLETHORPE STARLING - SPOTTED FLYCATCHER
12. NOISE REDUCING DISTURBED CHALK BANK OR BANK UP TO 3M WIDE AND 1M HIGH
13. 40 NO RETAINED CYPRESSOPHYTES AND LEXANDRIUM LEXANDRIUM: MARGINAL NOISE REDUCTION + NESTING OPPORTUNITIES FOR SMALL PASSERINE - GOLDFINCH BROS
14. 1 NO SEQUOIAEDENDRON QUERCUTEM TO BE RETAINED
15. 6 NO CRATAEGUS MONOGYMA - COMMON HAWTHORN TO BE PLANTED ON THE EDGE OF THE CHALK GRASSLAND AT THE APPROPRIATE DISTANCE FOR RPA NOT TO BE AFFECTED BY THE BURIAL PLOTS
16. 8M WIDE X LENGTH OF WESTERN BOUNDARY AREA FOR DEPOSITION OF CHALK RICH GRAVE SOIL. THIS PROVIDES IDEAL DISTURBED CHALK HABITAT FOR: FLAZO PYRAMIDATA - BROAD LEAVED CLOVERED RECORDED AT THIS GENERAL LOCATION WHEN MOTORWAY CONSTRUCTION IN 1980 OCCURRED THE CHALK
17. GOOD LEAFY HABITAT FOR: 3000M ANGLE AT BASE OF MOTORWAY BRIDGE, POINTING TO SOUTH EAST FOR MORNING GLAZING
18. PROPERTY OF COUNTY HIGHWAYS STEEP GRASS EMBANKMENT SUITABLE HABITAT FOR: ZOOTICIA VAPORARIA - COMMON LADPO
19. GRASSLAND HABITAT SUITABLE FOR: HEBERNOCLADA REFUGA
20. LARGES MAY GRASS ON FLAT GRASSSTONES WITH A LOW ALBEDO
21. MEMORIAL TREES PLANTED IN MEMORY OF PEOPLE FROM OSIE WHITLESFORD
22. PREPARED AREA FOR THE TREATMENT OF ASHES
23. STAFF CAR PARKING



EXISTING POND ON NEIGHBORING LAND



As existing

38 car parking spaces

Shaded car parking area surface treatment Grasscrete

Geotextile

As existing

Geo

Geotextile

1500 mm post and plain wire fence along Public Footpath No. 6

Proposed native hedge and memorial tree planting well away from Public Footpath N



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

Mr Mark Williams
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ENVIRONMENTAL CONSULTANT

Mr Paul Godbold BSc (Joint Hons)
MSc FGS
Geoenvironmental Director
BOLD Environmental Ltd
paul@boldenvironmental.co.uk



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.

1st May 2024



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:

Mark Steward

Partner

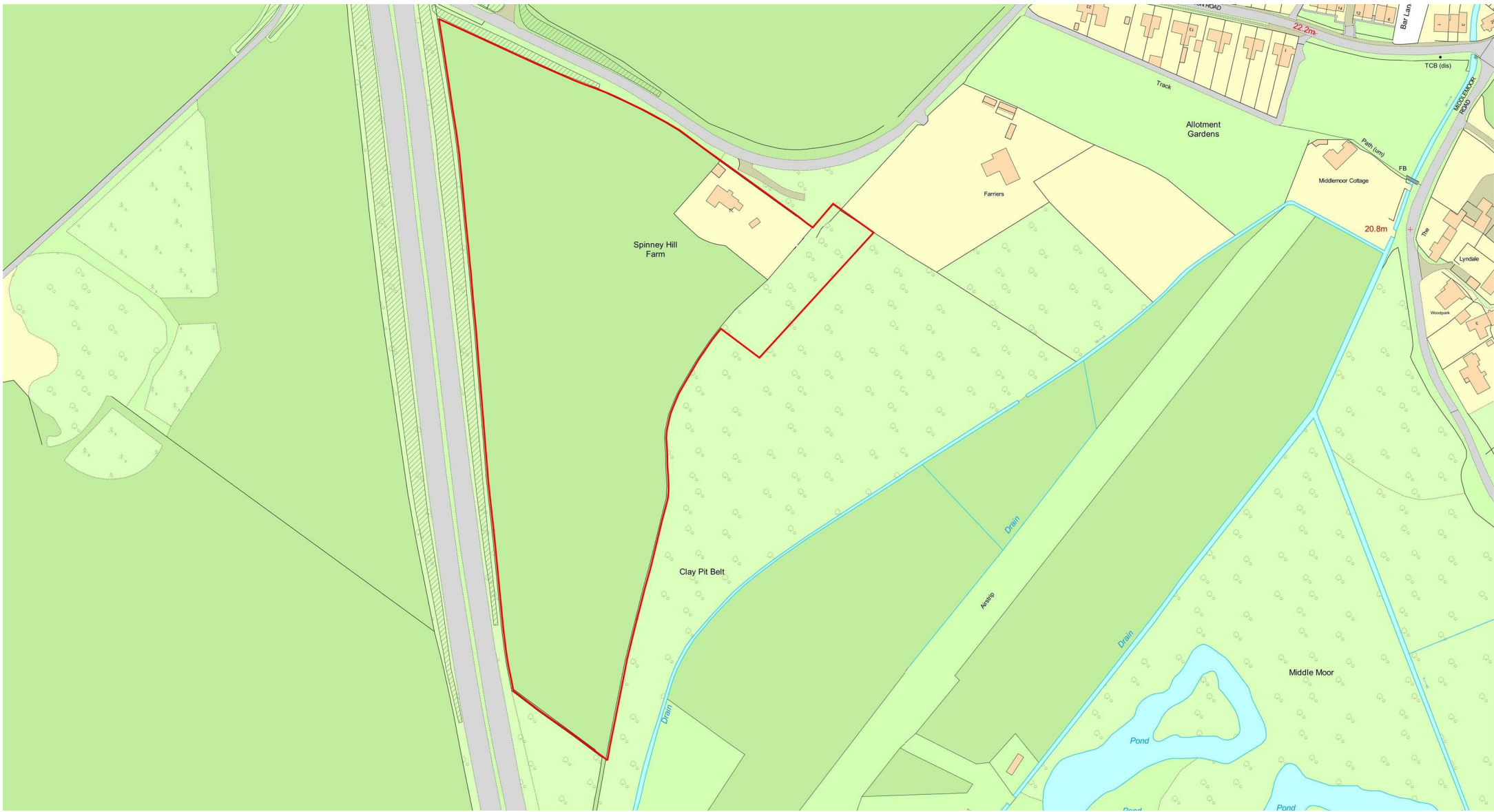
Clarke Gammon

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

