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LAND FOR SALE IN HADDENHAM, CAMBRIDGESHIRE

LAND OFF SUTTON ROAD, HADDENHAM, ELY, CAMBRIDGESHIRE, CB6 3PS

GRAZING LAND FOR SALE SUITABLE FOR PADDOCKS WELL SITUATED NEAR
ELY, COTTENHAM, CAMBRIDGE, A10 AND THE M11 MOTORWAY



Approximately 16 acres of flat grazing land for sale with potential to convert into good sized paddocks. The land is available as a whole or in 3 separate lots. It is securely bordered by mature hedgerows and access is available off North Fen Drove, a well-maintained track off Sutton Road.

The site is situated in the village of Haddenham, a small village set in the peaceful countryside of east Cambridgeshire. The area boasts flat farmland and a cluster of houses with easy access to Cambridge, Ely and St Ives.

Haddenham has a strong equestrian interest with a number of riding schools and equestrian centres in the local area. The nearby racecourses at Newmarket and Cottenham also attract the horse enthusiasts.

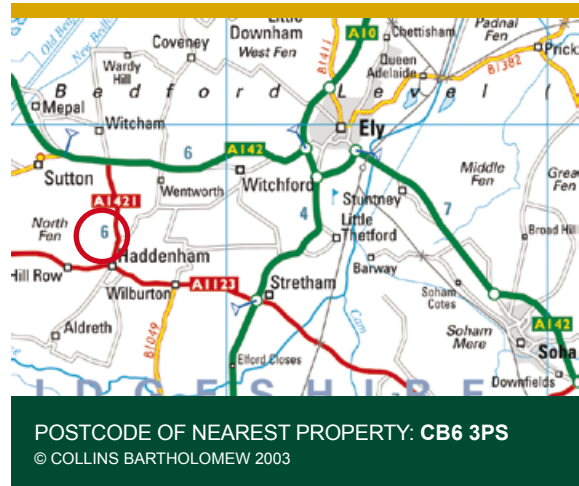
The site is available as a whole or in lots.

Lot 1:	6.81 acres	SOLD
Lot 2:	4.41 acres	SOLD
Lot 3:	4.87 acres	SOLD

TRAVEL

- ◆ 0.1 miles to the A1421
- ◆ 1.5 miles to the A142
- ◆ 4.2 miles to the A10
- ◆ 5.1 miles to Ely Train Station *
- ◆ 7.6 miles to the A414
- ◆ 9.0 miles to junction 33 of the A14
- ◆ 9.9 miles to junction 14 of the M11
- ◆ 33.6 miles to Stanstead Airport

* Journey Times: 16 mins to Cambridge;
1 hr 7 mins to London Kings Cross



LOCATION

- ◆ 1.5 miles to Wentworth
- ◆ 1.6 miles to Witchford
- ◆ 1.9 miles to Sutton
- ◆ 5.1 miles to Ely
- ◆ 5.9 miles to Cottenham
- ◆ 9.5 miles to St Ives
- ◆ 11.5 miles to Cambridge
- ◆ 13.7 miles to Newmarket
- ◆ 14.4 miles to Huntingdon

The site is located in the rural setting of Haddenham, a village located to the north of Cambridge and to the South West of Ely.

Cambridge can be accessed within 12 miles on quiet roads from the village onto the A10 motorway. Further motorways including the M11, A11 and A14 are all easily accessible within a short driving distance.

The nearest city is Ely which homes a cathedral and many historic buildings boosting its appeal to tourists. Cambridge is also a city known as a tourist attraction and is best known as homing one of the world's most prestigious universities.

London Stanstead Airport is less than an hour away and is the third busiest airport in the UK.

ACCESS

The land has direct vehicular and pedestrian access to the site via North Fen Drove, a well-maintained track accessible off Sutton Road.

EQUESTRIAN

The local area is home to a number of riding schools and equestrian centres, the nearest of which is just over 2 miles from the site. The interest in horses within the local area is strong.

The village of Cottenham is less than 6 miles from the site and is home to its own racecourse with excellent facilities for both horse owners and riders. The larger towns of Newmarket and Huntingdon are renowned for their horse riding facilities and can be accessed within 15 miles.

Newmarket is home to the largest racecourse training centre in the UK and to Tattersalls; the famous auctioneers whose sales are attended by big names in the racing business. It is also home to the National Horseracing Museum and an Equine Centre for horse health.

PLANNING

The land is designated within the Greenbelt and any development would be subject to planning permission.

LOCAL AUTHORITY

East Cambridgeshire District Council
The Grange
Nutholt Lane
Ely
Cambridgeshire
CB7 4EE

VIEWING

To arrange a site visit, please call 01727 817479 or email enquiries@vantageland.co.uk.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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