
CHIPPENHAM LODGE ESTATE

An aerial photograph showing a large, modern, curved building complex with a central circular structure, surrounded by lush green parkland and trees. The building has a light-colored facade and a dark roof. To the right, there is a smaller, traditional-style house with a red roof. The surrounding area is filled with green grass and scattered trees, creating a parkland setting.

UNIQUE OPPORTUNITY TO CREATE A
SUBSTANTIAL HOME IN A PARKLAND SETTING



CHIPPENHAM LODGE ESTATE

Newmarket, Suffolk



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CHIPPENHAM LODGE ESTATE

Newmarket, Suffolk

*Newmarket 4 miles, Ely 11.5 miles, Bury St Edmunds 14 miles, Cambridge 18 miles,
Stansted International Airport 40 miles, Central London 73 miles*
(All mileages are approximate)

Planning permission granted to replace the existing house with an impressive 1,405 sq m (15,123 sq ft) contemporary style house including indoor pool.

Existing house providing extensive accommodation totalling 1,177 sq m (12,669 sq ft)

Lawn gardens with ha-ha, tennis court, old outdoor swimming pool

Coach house, office and various outbuildings

Four stables and a stallion box

Machinery store

Post and rail paddocks

6.254 HECTARES (15.45 ACRES)

Additional property available by separate negotiation:

Four 3-bedroom cottages

Range of stud buildings including 39 boxes, lunging ring and horsewalker

37.317 HECTARES (92.21 ACRES)

IN ALL ABOUT 43.57 HECTARES (107.66 ACRES)

*These particulars are included only as a guide and must not be relied upon as a statement of fact.
Your attention is drawn to the important notice on the last page of the text.*





SITUATION

Chippenham Lodge Estate is located in a rural setting surrounded by parkland on the edge of the village of Chippenham in Cambridgeshire, approximately 4 miles to the north of the headquarters of thoroughbred racing at Newmarket.

Chippenham is an historic, picturesque village with many traditional buildings including an 11th Century church. It is a small village with a thriving community benefiting from a cricket club, tennis courts and village pub.

The nearby A11 and A14 provide road access to the north, east and west and the M11 provides good access to London. The nearest station is Newmarket which has links to London Liverpool Street and King's Cross, via Cambridge, with journey times between 80 minutes and 2 hours. London Stansted Airport is 40 miles away. Private aircraft can be landed at Stansted and Cambridge Airport.

Newmarket provides two world famous racecourses, which host many highly prestigious flat race fixtures throughout the year. It is also home to Tattersalls, Europe's leading sales complex, and provides local shopping and leisure facilities. The nearby, historical towns of Cambridge, Ely and Bury St Edmunds also provide additional amenities. These towns offer a good selection of private and state assisted schools.



HISTORY

The picturesque village of Chippenham can be traced back to the days of William the Conqueror who gifted the manor of Chippenham to Geoffrey de Mandeville, one of his knights. Chippenham was subsequently owned by the Order of Knights Hospitalers of St John of Jerusalem and then passed to private individuals when it became known as the Chippenham Park Estate.

Chippenham Lodge Estate originally formed part of the Chippenham Park Estate. It is understood the property was originally called The Cottage and was used as a shooting lodge for the Estate. However it was renamed Chippenham Lodge in 1931 and subsequently sold from the Estate in 1937.

After the Second World War Chippenham Lodge Stud was established. When the property was subsequently sold in 1983 to the late Mr James McAllister he initiated a program of extensive redevelopment to create a high class private stud.

Chippenham Lodge Estate is currently used as a working stud and private residence. The principal house and gardens were used until recently as a corporate entertaining and wedding venue.

There are no public rights of way traversing the land providing both privacy and security.







INTRODUCTION

The ability to build a house in established mature surroundings is very rare due to the severe planning constraints in the open countryside. Chippenham Lodge Estate, with its existing dwelling, provides the opportunity to fulfil the dream of a bespoke family home. The historic landscaping makes an appealing setting for such a home.

Chippenham Lodge Estate is located in undesignated open countryside and is outside the conservation area and village boundary of Chippenham. The house has previously been used as shooting lodge, private residence and wedding venue. Currently part of it is occupied and is in good decorative order. A large proportion of the property has not been occupied for many years.

There is therefore potential for renovating or replacing the property to create a unique home in parkland setting. This may encompass a modern design incorporating all the latest design materials and technologies or may utilise and alter the existing building to provide more desirable accommodation.

The Estate comprises 6.254 hectares (15.45 acres) as shown coloured yellow on the plan.



PROPOSED REPLACEMENT DWELLING

The site is sold with planning permission to demolish the existing dwelling and to replace this with an architecturally exceptional dwelling (reference 10/00280/FUL, East Cambridgeshire District Council). The proposal retains the existing boulevard of trees to the entrance of the property, whilst the replacement luxury house will be a striking design providing flexible, contemporary style accommodation. The house is designed to optimise fully the impressive southerly parkland views by using glass walls along the rear of the property.

The proposed replacement dwelling will provide a double height entrance hall, spacious open plan lounge and dining/entertaining area, leading into the kitchen /breakfast room. All of the main living areas will have glass walls looking out over the gardens and parkland beyond. In addition the south wing will provide an indoor swimming pool, gym and guest accommodation. There will also be a smoking room, snug, various utility rooms and domestic staff accommodation.



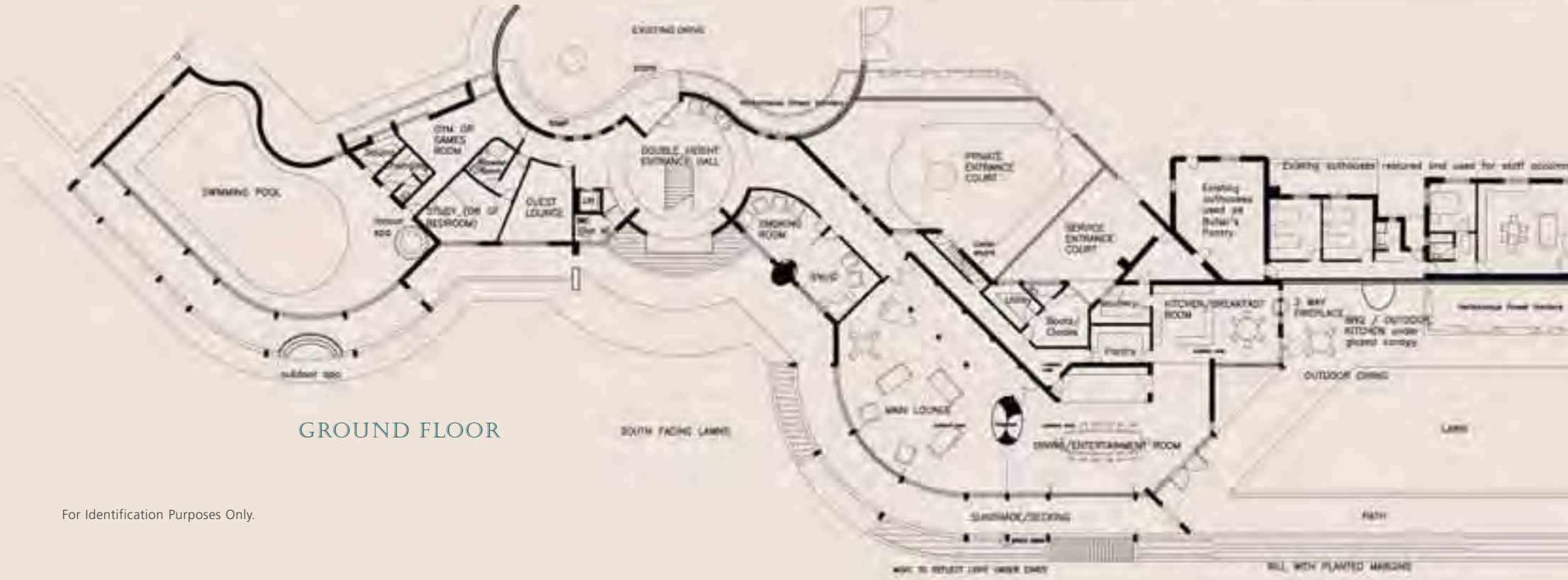
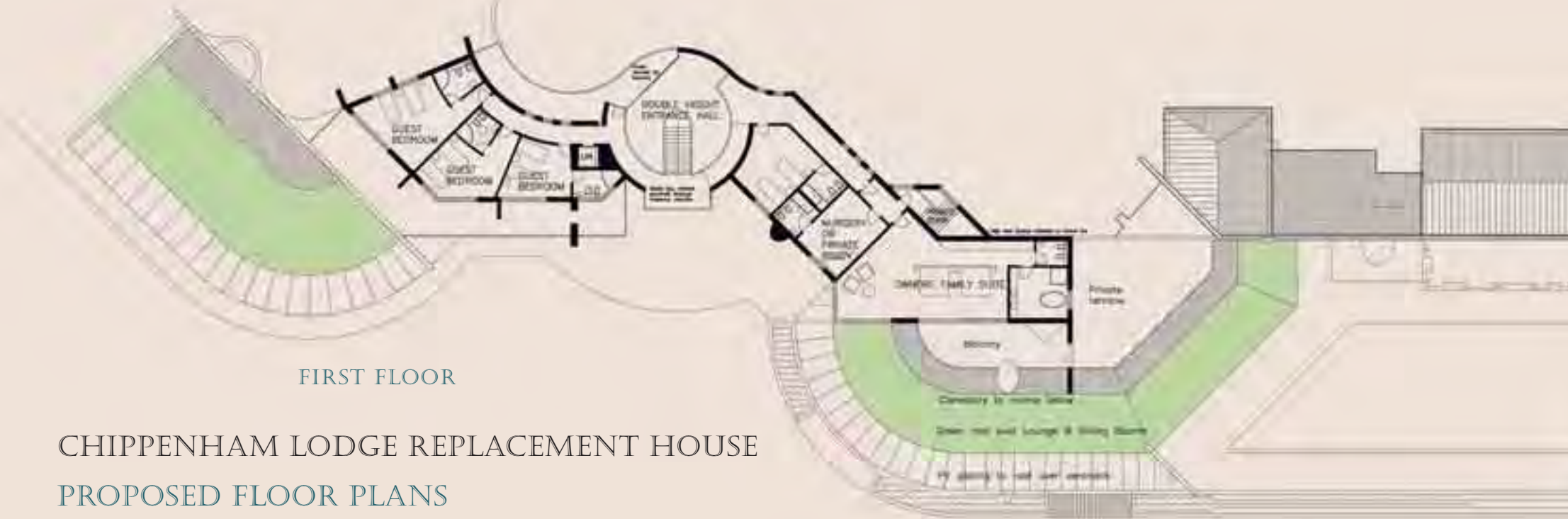


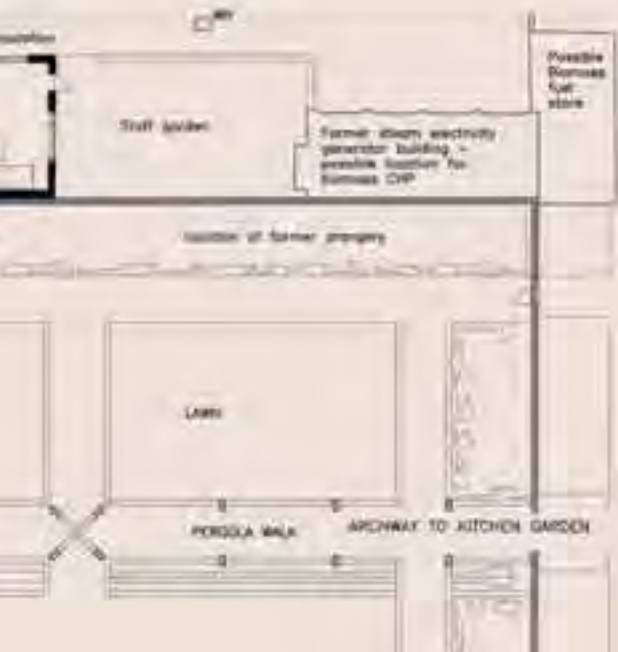
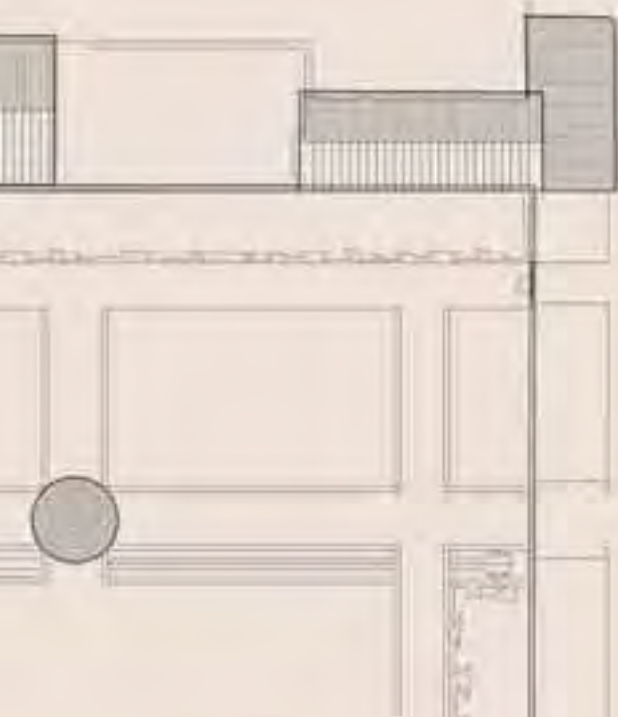
FIRST FLOOR

CHIPPENHAM LODGE REPLACEMENT HOUSE
PROPOSED FLOOR PLANS

GROUND FLOOR

For Identification Purposes Only.





On the first floor there will be 6 bedrooms including a large family suite with balcony and private terrace. The green roof repeats the relationship between the lawn and the ha-ha, providing a green outlook from the upper level balconies.

Adjoining the kitchen/breakfast room will be an outdoor barbecue/kitchen area under a glazed canopy, leading onto a lawn with herbaceous border and pergola walk. Running in front of the house the proposal allows for an area of decking separated from the lawn by a moat.

The house has been designed to incorporate the latest energy saving technologies and will be able to meet any required level of the Code for Sustainable Homes. The use of photovoltaic panels and/or biomass CHP mean it has the potential to exceed the highest level by generating more energy on site than it uses. The swimming pool wing has potential to be used as a heat sink for storing solar gain and surplus heat from a biomass boiler. The roofs of the pool and guest wing will face south, well orientated for locating solar collectors.

Further information can be obtained from the Vendor's agent.



CHIPPENHAM LODGE

Accessed via a tree lined drive, Chippenham Lodge is set in the heart of parkland, which is currently being used as grazing for equestrian purposes. The drive leads up to a large parking area and a gravel sweep in front of the house.

Chippenham Lodge, constructed of brick elevations under a slate roof, is believed to date from 1840, but has been subject to numerous subsequent additions.

On the ground floor the hallway leads into a newly fitted kitchen and breakfast room with wooden floor, fitted wooden wall and island units and Rangemaster oven. There are large sash windows and a window seat, with wonderful southerly views over the parkland, and double doors onto the terrace. The drawing room benefits from equally impressive views and sash windows, as well as Georgian style pillars, a marble fireplace, wood burning stove and double doors into the garden. There is also a large study with wooden floor and large fireplace, utility room and pantry. Cellars comprise plant room and wine stores.





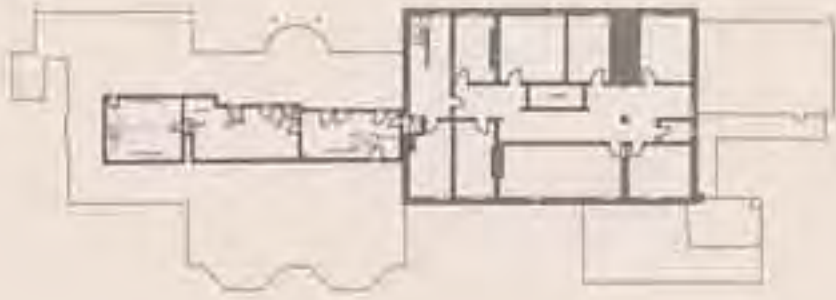


From the hall a wooden staircase to the landing area leads to a double bedroom, a dressing room/second double bedroom and a family bathroom. There is also a master bedroom with dressing room and a second family bathroom. All of these bedrooms also benefit from southerly parkland views.

The remainder of the house provides extensive accommodation over three floors, including a further

18 bedrooms. This part of the house has not been occupied for many years and could be redeveloped in conjunction with the remainder.

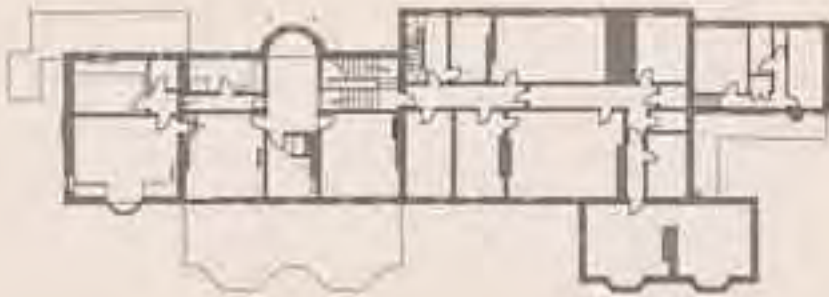
Immediately adjoining the house on the north east elevation is a separate WC and various stores, one of which contains an original in-built bread oven. On the south west elevation there are also two separate WCs.



SECOND FLOOR

CHIPPENHAM LODGE EXISTING HOUSE FLOOR PLANS

For Identification Purposes Only.



FIRST FLOOR



CELLAR



GROUND FLOOR

GARDENS, GROUNDS AND OUTBUILDINGS

Immediately surrounding part of the house is a fenced terraced area providing a good outside entertaining area. The rest of the gardens are principally lawn interspersed with specimen trees and occasional shrubberies. A traditional ha-ha separates the garden from the surrounding paddocks, providing uninterrupted views of the parkland setting.

Adjacent to the house is an outdoor swimming pool enclosed by a paved surround, however this has not been used for many years. There is also a tennis court located to the east of the house.

The house and gardens are surrounded by paddocks with post and rail fencing and mature broadleaf trees, creating an attractive parkland setting.

To the north east of Chippenham Lodge is a 4 bay garage of brick and slate construction with timber sliding doors.

The old Coach House is a two storey building of brick and tile construction, providing potential for conversion, subject to planning.

In addition there are traditional buildings of brick and slate construction and a timber game larder. The stud office is located behind the coach house and is a single storey building of brick and tile construction providing office, hall and cloakroom.

Behind the current tennis court is a range of stores of brick and flint construction with tile roof and a brick extension providing 4 stables.

There is an old walled garden which is now split into nursery paddocks and an orchard area, surrounded by a greenhouse, a stallion box of breezeblock construction with corrugated sheet roofing, a feed room of brick construction and a three bay machinery store of brick and breezeblock construction with steel profile sheet roof.





THE LAND

The land is mainly classified as Grade 3 and has soil belonging to the Moulton Series, which is a course well drained loamy soil with some calcareous areas over chalk or chalk rubble. It is well suited for stud use and is also able to produce reasonable yields of grass for hay.

ADDITIONAL PROPERTY

In addition to the Chippenham Lodge Estate as described, there are an additional 37.317 hectares (92.21 acres), stud buildings with 39 boxes and 4 cottages, accessed via a separate drive, available by separate negotiation. This additional property is shaded blue on the plan and briefly comprises:

34.75 hectares (85.87 acres) of grazing and ancillary woodland.

Stud buildings accessed via the northern drive. These comprise:

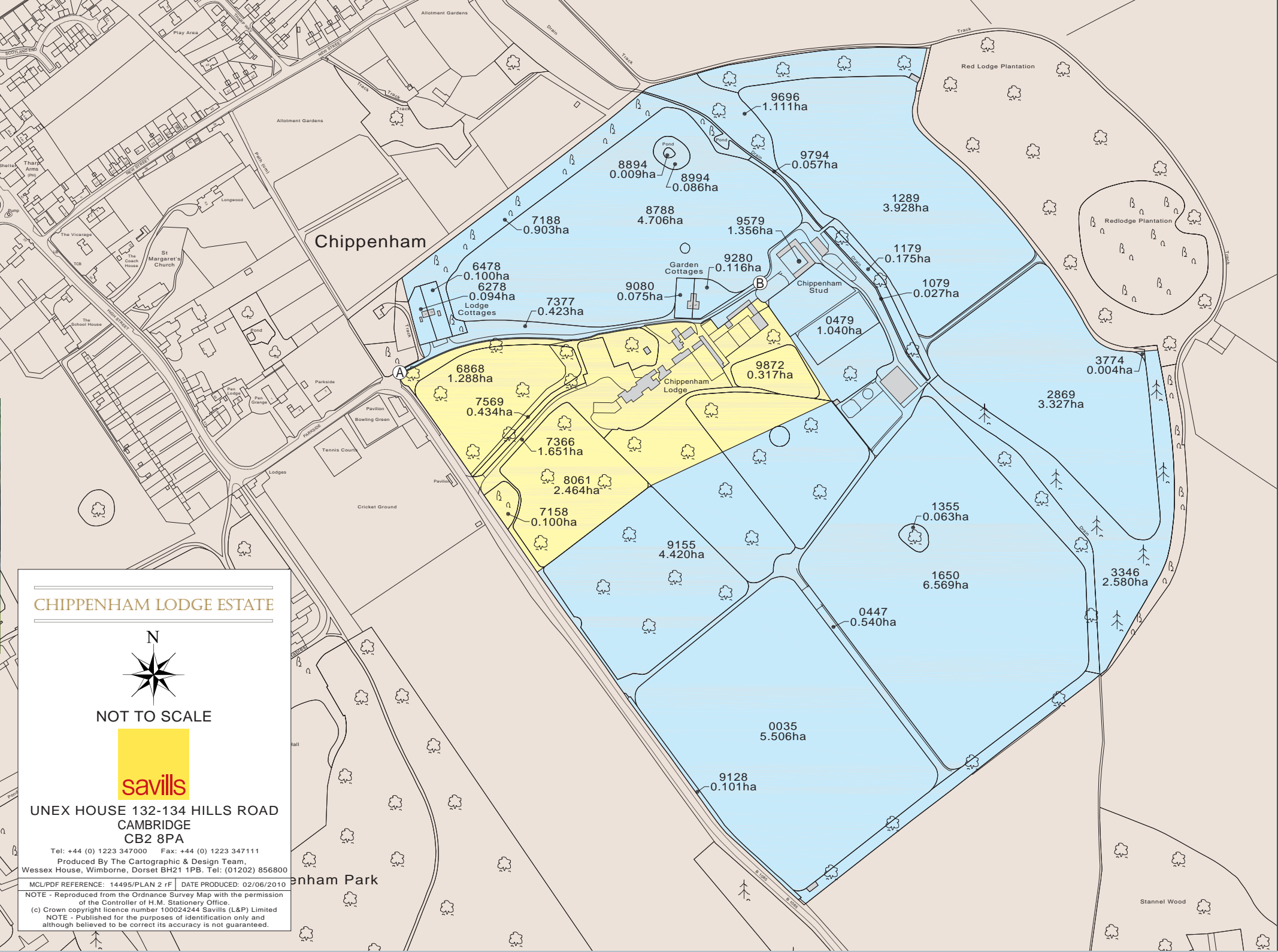
- A range of 7 loose boxes of brick construction with plastic sheet roofing
- Foaling yard of brick and tile construction with 10 boxes, 2 foaling boxes, vets room, sitting up room and stocks area
- 3 bay, open sided steel portal frame barn with corrugated profile sheeting
- American barn of concrete block and steel frame construction with corrugated profile sheeting providing 20 boxes, stocks area, tack room and machinery store area
- Horse walker
- Lunging ring with Passada surface.

1 & 2 Lodge Cottages - Two 3-bedroom cottages of brick and tile construction with single garages and gardens, located near the entrance of the back drive.

3 & 4 Garden Cottages - Two 3-bedroom cottages of brick and pantile construction with gardens, located to the north of Chippenham Lodge.

More information is available from the Vendor's agents.





CHIPPENHAM LODGE ESTATE



NOT TO SCALE



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MCL/PDF REFERENCE: 14495/PLAN 2 rF DATE PRODUCED: 02/06/2010

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NOTE - Published for the purposes of identification only and
although believed to be correct its accuracy is not guaranteed.



GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

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

EXCHANGE OF CONTRACTS AND COMPLETION

Contracts are to be exchanged within 21 days of issue of the draft contact by the Vendor's solicitors. A 10% deposit will be payable on exchange of contracts. Completion will be by agreement as soon as possible thereafter.

TENURE AND POSSESSION

Freehold with vacant possession upon completion.

SERVICES

All of the properties and stud buildings benefit from mains water, electricity and private

drainage. Part of Chippenham Lodge and the ancillary cottages benefit from oil fired central heating

SINGLE FARM PAYMENT

The Single Farm Payment for 2010 will be retained by the Vendor. The Vendor will use reasonable endeavours to support the transfer of Single Farm Payment entitlements to the Purchaser(s) with effect from the date of completion. The Purchaser(s) will indemnify the seller in respects of all actions, costs, claims and demands in respect of any failure on the part of the Purchaser(s) to comply with cross compliance requirements in respect of the 2010 year. More details available from the Vendor's agent.

PLANNING

Planning permission was granted on 11th June 2010 for the demolition and replacement of the dwelling. Reference no. 10/00280/FUL.

The property is offered subject to any current or past development plans, tree preservation orders, town planning schedules, applications, permissions and resolutions which may or may not come into force. The Purchaser(s) will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the property.

SPORTING, TIMBER AND MINERALS

All sporting rights, standing timber and minerals are included so far as they are owned.

LOCAL AUTHORITY

East Cambridgeshire District Council.

Tel: 01353 665555

COUNCIL TAX & RATES

The amount payable for the year ending 31st March 2011 is:

Chippenham Lodge Band E £1,755.82 p.a.

1 & 2 Lodge Cottages Band C £1,276.96 p.a.

3 & 4 Garden Cottages Band C £1,276.96 p.a.

Commercial business rates are payable on the stud buildings. These have a current rateable value of £7,600.

POSTCODE

CB7 5PX

EASEMENTS, COVENANTS, RIGHTS OF WAY AND RESTRICTIONS

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale, or not.

In particular the purchaser will be granted a right of way for access between points A & B on the plan.

The Purchaser will be granted an easement over the land shaded blue for the benefit of any existing water pipes and electricity cables which cross the land. An easement will be reserved by the owner of the land shaded blue and their successors in title over the land shaded yellow for the benefit of any existing water pipes and electricity cables which cross the land.

VIEWING

Strictly by appointment with the Vendor's agents.

EPC's

A copy of the EPC for Chippenham Lodge is enclosed. Copies of the Energy Performance Certificates for the other residential properties are available upon request.

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or other statements or representations of fact.

2. Any areas, measurements or distances are approximate. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as accurate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function, and prospective purchasers / tenants should satisfy themselves as to the fitness of such equipment for their requirements.

Details prepared: June 2010

Photographs taken: May 2010

Brochure produced by Mark Riley Design

MAIN HOUSE EPC





