

**Land to South of Ferry Hill Farm, Stocking Drove, Chatteris**  
Chatteris

Guide Price **£1,000,000**

# Land to South of Ferry Hill Farm, Stocking Drove

Chatteris

An attractive opportunity to purchase a residential development site with planning consent for the construction of 5 x 5 bedroomed detached properties located off London Road just outside Chatteris. Sealed bids are invited by Friday 11th July 2025. Tenure: Freehold

- Residential Development Site
- Gross Development Value: **Approx £3.5M**
- Planning Consent for 5 x 5 Bedroom Houses
- Stunning Rural Location
- Sale Of Separate Plots May Be Considered

Planning - The original outline planning consent was granted by Fenland District Council on the 7th July 2023 for the erection of up to six detached dwellings with garages and new vehicular accesses (reference F/YR23/0077/O)

A Reserved Matters Consent was granted on the 3rd June 2025 for the appearance and landscaping of five properties (reference F/YR25/0185/RM)

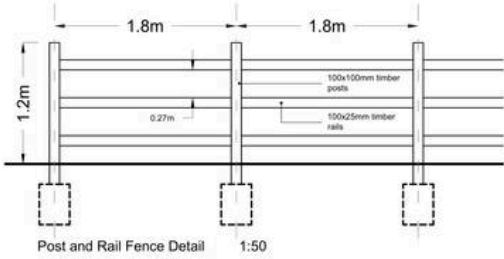
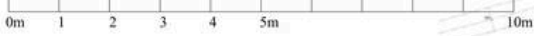
Each of the five plots is approximately 869 square metres / 9,354 square feet

Once built the properties at plots 2 and 6 will consist of 279 square metres / 3,003 square feet of accommodation and the properties at plots 3, 4 and 5 will be 263 square metres / 2,831 square feet.

The vendor may consider selling plots separately.



Scale: 1:500

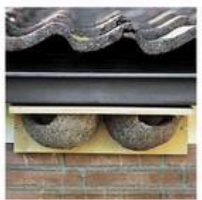


**BIO-DIVERSITY ENHANCEMENTS - TO BE READ IN CONJUNCTION WITH PHILLIP PARKER ASSOCIATES PRELIMINARY ECOLOGY ASSESSMENT JAN. 2023**

- Bird boxes**  
A variety of nest boxes catering for House Sparrow and Swift should be installed on the new building facing north-east and all heights of at least five metres; 4 No House Sparrow nest box & 8 No. Swift boxes (in groups of two). To be installed prior to occupation of dwelling.
- Bat boxes**  
The Vivara Pro Built-in WoodStone Bat Box has been specifically designed to fit into the cavity of house walls. It features a slim sided entrance hole which can fit both in a course of bricks to provide a discreet entry way for bats. It is manufactured from hard-wearing WoodStone and plywood with removable side panels so that several boxes can be placed side by side. Position the box at least 2m above ground level away from artificial light sources. WoodStone is a mixture of sawdust from FSC wood sources and concrete, and it is designed to last for years. It is breathable so there will be no problems with condensation and Woodstone maintains a consistent temperature inside, providing excellent insulation for roosting bats. Bat boxes should be installed, generally south-west or south-west elevations.
- Hedgehog Home**  
Exterior quality 12mm resin bonded ply. The box remains unbraced on the inside. Best situated in a quiet corner of the garden and covered with leaves and other garden debris. Removable lid for cleaning purposes and reinforced corners, manufactured with surface sunk nails to resist ruiding. Nest box size: Height 220mm x Width 380mm x Length 470mm



House Sparrow bird box (SP) x 2



Swift bird box



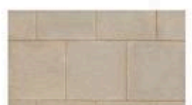
Bat boxes (BB) x 5



Hedgehog Home (HH) x 1



Marshalls Drivestl Tegula 'Triora' permeable block paving. Colour - Traditional



Marshalls Perfecta Concrete Paving Slabs Colour - Natural



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**PLANT SCHEDULE**

No.	Planting Details	Species	Plant Name	Quantity	Plant Size	Planting Date	Planting Location
1	100x100mm timber posts	100x100mm	100x100mm timber posts	100	100x100mm	10/24/24	Plot 2
2	100x25mm timber rails	100x25mm	100x25mm timber rails	100	100x25mm	10/24/24	Plot 2
3	Native species hedge planting	Native species	Native species hedge planting	100	Native species	10/24/24	Plot 2
4	Native species hedge planting	Native species	Native species hedge planting	100	Native species	10/24/24	Plot 3
5	Native species hedge planting	Native species	Native species hedge planting	100	Native species	10/24/24	Plot 4
6	Native species hedge planting	Native species	Native species hedge planting	100	Native species	10/24/24	Plot 5
7	Native species hedge planting	Native species	Native species hedge planting	100	Native species	10/24/24	Plot 6

**3320 OUTLINE SPECIFICATION NOTES**

- Implementation**  
Soil landscaping to be finished and implemented during the first planting season (Mid November to Mid March) after the substantial completion of the building.
- Liquid preparation**  
Soil tests and topsoil shall be specified to a depth of 300mm. Soils areas shall be specified to a depth of 100mm. Two plots within soil landscape areas shall be excavated to a maximum size of 100 x 100 x 100 mm and backfilled with approved topsoil and 100mm depth of sand for compact. All soil to be thoroughly incorporated across base and also to back fill. All planting beds and hedgerows shall be covered with 50mm depth of peat covered across all back prior to the installation.
- Proposed native shrub, ornamental shrub and hedgerow areas**  
The liquid areas planted with shrubs and hedgerow plants shall be 300mm deep 800mm wide and shall be cultivated to a depth of 100mm. Hedgerow plants shall be planted in the centre of the prepared trench a minimum of 750mm wide and 300mm deep in a single row at 2m spaced at the centre of the trench.
- Turf Areas**  
New grass shall be cultivated only and left to the occupier to either seed or turf areas otherwise instructed by the developer.
- Maintenance**  
To comply with planning conditions the site shall be maintained for a period of 5 years by the contractor, resident or client as applicable.
- Weeding Flamed Areas & Hedgerows**  
Remove all weed growth by hand/chemical spot treatment to ensure weed free and tidy planting beds and the base of plants and throughout the length and width of all hedgerows. Take great care not to disturb back hedges when applicable. All weeds shall be removed from the site and not left on site but in a bag. A minimum of 10% general maintenance visits are required per growing season, with visits not outside of the growing season in December or January to inspect the condition of the beds. Beds should be evenly spaced and occur in line with weather conditions, from 1st April to October. Weeding frequency will depend on density of cover and will need to be assessed throughout the scheme. The frequency will be at least weekly during the growing season, between 10 and 12 times - whether it is required to achieve a weed free scheme.
- Spot Herbicide Treatment & Pest Control**  
Prevent personal weeds shall be controlled by spot treatment in planted areas and flamed meadows. Aggressive, persistent and pernicious weeds such as Ranunculus, Oxalis, Thistle, Ragwort, Dock, Dandelion, Ground Elder and nettles shall be controlled in planted areas. For trees and shrubs, 1.0% DMSU herbicide shall be applied to the base of the plant. Apply a suitable slow acting systemic herbicide to control weeds using a hand pump sprayer to avoid killing wanted plants. Ragwort shall be manually mechanically lifted from the root, bagged and removed from site due to its toxic nature when used. Insects of note, grasshopper and locusts should be controlled using garden treatments.
- Hedges**  
The client must ensure that hedge treatments when necessary to October of each year and once a year thereafter, using the same or similar product to the previously supplied. Purchase ornamental Conifer hedges once or twice annually, depending on removal of the current bearing ones. New hedges shall be planted once every alternate year in February. December, to ensure that trees are removed early in the winter and to maintain constant growth from the base. Hedges must not be allowed to overhang paths or parking bays to obstruct vehicle access. Pines may be allowed or refer to hedge (including the removal of new stems and limbs back to ground level) in a separate area, to allow for healthy regeneration. Removal of stems and limbs which are weak or are a danger of falling or breaking in stormy gales. Removal of all cut material from site and not to be left on site. Proposed native hedges shall be permitted to grow to 1.5m high x 1.2m wide with standard trees as indicated above hedge line in reality, cut into an 8' shape to top line.
- Watering Generally**  
The Client shall apply water to newly planted and shrubs up to the specified installation from 1st April to the end of September. A minimum of 12 visits. The timing and frequency of irrigation should take into account the prevailing weather conditions, but not less than the requirements of the tree species to water, either, or products of ground soil analysis. The frequency of irrigation is more important than the volume of water given at any one time. Watering is recommended through an automatic slow watering system during the growing season at 20°C. Increased water volumes cannot compensate for a lack of frequency. Watering shall be increased also during long dry periods from the 30th March until the end of any 4 week periods and the developer shall be responsible for determining such periods and applying the timing of such additional watering. The developer shall report if hot sun exposure any planting which is to be cut during periods of drought, when retention is planned on the site of water. The developer shall be responsible for ensuring separate class water and the costs of planting such water.

**Replacement or Enhancement Generally**  
Any hedges, shrubs or ornamental plants that do not show growth or develop bad foliage (including plants damaged during management operations), where such shall be replaced within a year of the planting date. Such plants shall be suitable replacement and shall be removed and replaced with quality specified. Specimens, shrubs or ornamental plants to replace that in the same or from specified, previously supplied and approved. Where any shrubs increase in height planting for property control, removal and disposal of all material. Once removed the site shall be considered for the need for any further replacement or enhancement planting, to maintain the class of the ground, in the interests of the long term sustainability of temporary ornamental vegetation.

**Existing Hedgerows/Shrub Groups**  
Hedgerows shall be maintained by annual trimming with appropriate machinery in February, to retain stems and subs for wildlife over the winter months. All remaining weeds shall be removed from existing hedges. Hedges to be kept in good condition. Large shrubs shall be removed where possible. Hedge cutting shall be every 100m on site, by hand or machine, to be kept in good condition. New water boundary hedges may benefit from occasional irrigation in high and dry areas 20 times to encourage the growth and to remove historical weeds from the regular top growth. Hedges higher than 2.0m and all to be sprayed 4-6 times annually or more, retaining standard trees to grow on a return line.

Rev B May 25 Clarification provided on landscaping scheme and maintenance provided.  
Rev A Apr 25 Clarification provided on landscaping scheme and maintenance provided.



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PLANING [ ] FILE COPY [ ]

CLIENT: Howard Renovations Ltd

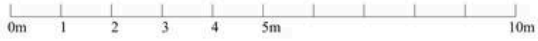
PROJECT: Land South of Ferry Farm, Stoking Drive, Chatterton, Cambridge.

PROPOSED SITE PLAN

SCALE: 1:500 @ A3  
DATE: September 2024  
DRAWN: LB  
CHECKED: B

DRAWING NUMBER: CH24/LBA/667/RM-1-101  
REVISION: B

Scale: 1:100



Proposed North-East Elevation



Proposed South-East Elevation

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- Key to symbols**
1. TBS Brinkdale Blend facing brickwork
  2. Vertical larch timber cladding
  3. Zinc Cladding
  4. Grey powder coated aluminium doors and windows
  5. SIGA 39 Blue Grey Slate
  6. Grey rainwater goods



Proposed South-West Elevation



Proposed North-West Elevation

Rev A Dec. 24 Minor Revisions.



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	PLANNING	FILE COPY

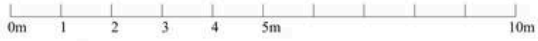
CLIENT  
Howard Renovations Ltd

PROJECT  
Land South of Ferry Farm, Stocking Drive,  
Chatteris, Cambridgeshire

DRAWING TITLE  
Proposed Elevations  
Plot 2  
270m2

SCALE	DATE	DRAWN	CHECKED
1:100 @ A3	December 2024	LB	
DRAWING NUMBER	REVISION		
CH24/LBA/667/RM-1-103	A		

Scale: 1:100



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- Key to symbols**
1. TBS Audley Antique facing brickwork
  2. Vertical larch timber cladding
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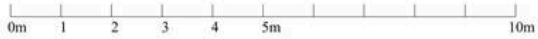
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CLIENT: Howard Renovations Ltd  
 PROJECT: Land South of Ferry Farm, Stocking Drive, Chatteris, Cambridgeshire

DRAWING TITLE: Proposed Elevations  
 Plots 3 and 5  
 263m2

SCALE: 1:100 @ A3 DATE: December 2024 DRAWN: LB CHECKED:  
 DRAWING NUMBER: CH24/LBA/667/RM-1-105 REVISION: A

Scale: 1:100



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- Key to symbols**
1. TBS Audley Antique facing brickwork
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Rev A Dec. 24 Minor Revisions.



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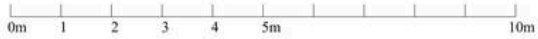
CLIENT: Howard Renovations Ltd

PROJECT: Land South of Ferry Farm, Stoking Drive, Chatteris, Cambridgeshire

DRAWING TITLE: Proposed Elevations Plot 4 263m2

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Scale: 1:100



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Rev A Dec. 24 Minor Revisions.

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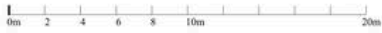
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CLIENT: Howard Renovations Ltd  
 PROJECT: Land South of Ferry Farm, Stocking Drive, Chatteris, Cambridgeshire

DRAWING TITLE: Proposed Elevations  
 Plot 6  
 270m2

SCALE: 1:100 @ A3 DATE: December 2024 DRAWN: LB CHECKED:  
 DRAWING NUMBER: CH24/LBA/667/RM-1-109 REVISION: A

Scale: 1:200



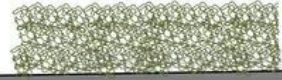
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Existing Street Elevation to Stocking Drive



Proposed Street Elevation to Stocking Drive

Rev A May 2025 Street Elevation amended to reflect existing hedge to Stocking Drive



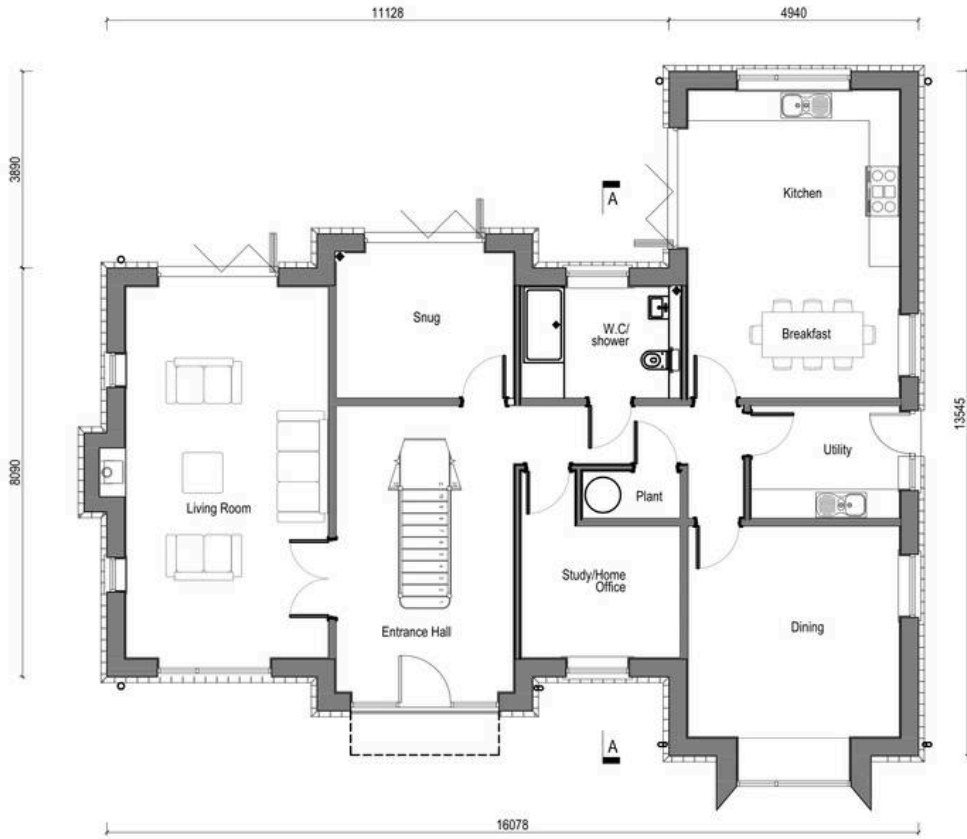
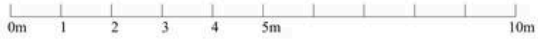
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PROJECT	Land South of Ferry Farm, Stocking Drive, Chatteris, Cambridgeshire.		
DRAWING TITLE	Existing Street Elevation to Stocking Drive Proposed Street Elevation to Stocking Drive		
SCALE	DATE	DRAWN	CHECKED
1:200 @ A2	January 2025	LB	REVISION
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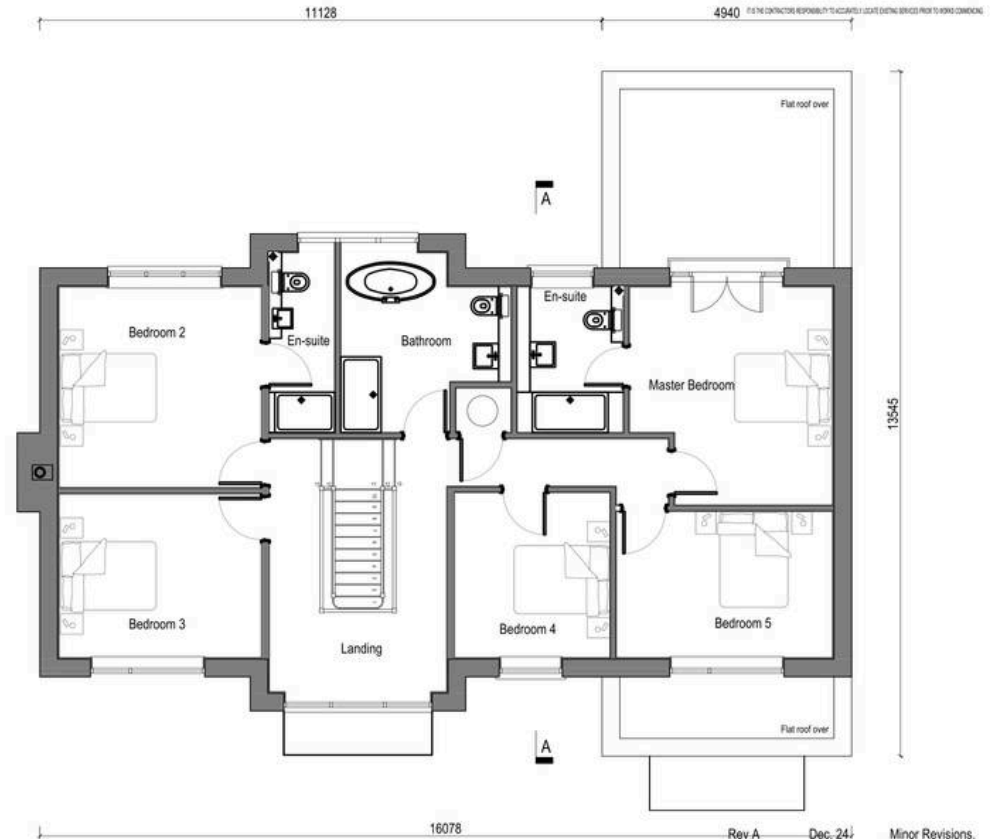


Scale: 1:100



Proposed Ground Floor Plan

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Proposed First Floor Plan

Rev A Dec 24 Minor Revisions.



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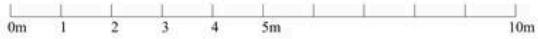
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CLIENT: Howard Renovations Ltd  
 PROJECT: Land South of Ferry Farm, Stoking Drove, Chalfont St Giles, Cambridgeshire

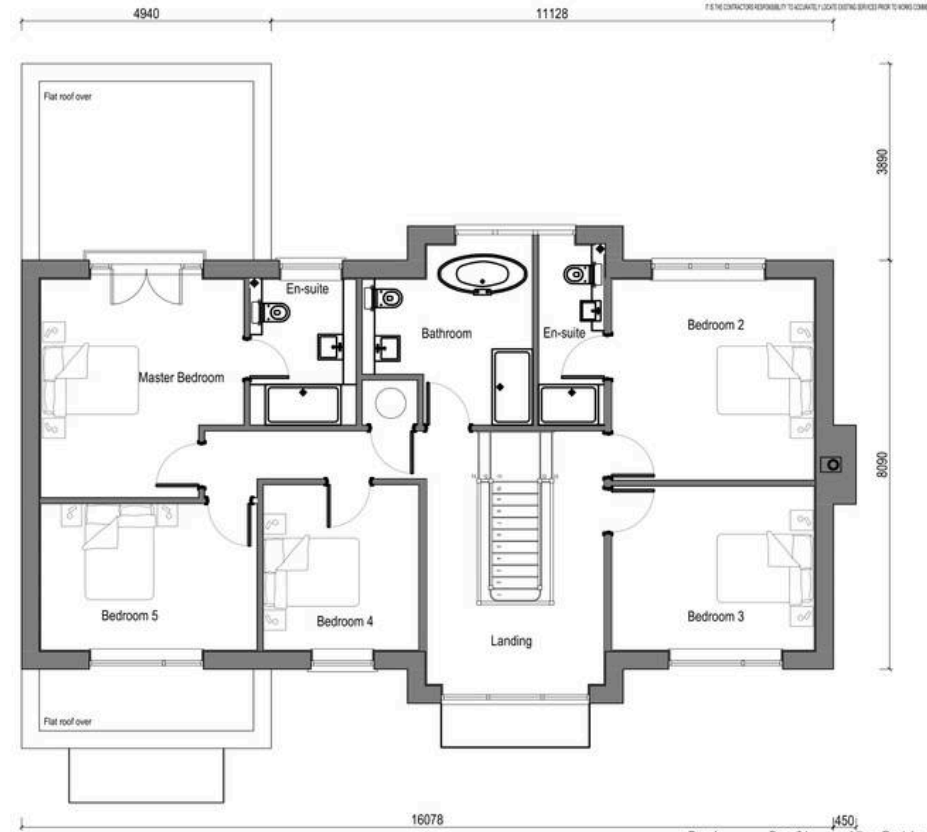
DRAWING TITLE: Proposed Floor Plans Plots 3 and 5 263m2

SCALE: 1:100 @ A3 DATE: August 2024 DRAWN: LB CHECKED: LB  
 DRAWING NUMBER: CH24/LBA/667/RM-1-104 REVISION: A

Scale: 1:100



Proposed Ground Floor Plan



Proposed First Floor Plan

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ALL MEASUREMENTS SHOULD BE CHECKED ON SITE AND ANY DISCREPANCIES SHOULD BE REPORTED TO THE ORGANISER.

ALL WORKING TO COMPLY WITH CURRENT CONSTRUCTION REGULATIONS AND APPROVED. IT IS THE CLIENT'S RESPONSIBILITY TO FULLY COMPLY WITH THE CDM 2015 REGULATIONS INCLUDING APPROVING PERSONS, DESIGN AND PRINCIPAL CONTRACTOR FOR PROJECTS WHERE THERE IS ONE CONTRACTOR ON SITE.

WE WORK TO COMPLY WITH THE CDM 2015 REGULATIONS AND CONFIRMED A BIDDING. L BEVENS ASSOCIATED ARCHITECTS LTD ACCEPTS NO LIABILITY FOR THE WORKING.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCURATELY LOCATE EXISTING SERVICES PRIOR TO WORK COMMENCING.

Rev A Dec. 24 Minor Revisions.



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DRAWING STATUS: PRELIMINARY  CONSTRUCTION   
PLANNING  FILE COPY

CLIENT: Howard Renovations Ltd  
PROJECT: Land South of Ferry Farm, Stocking Drove, Chalfonts, Cambridgeshire

DRAWING TITLE: Proposed Floor Plans  
Plot 4  
263m<sup>2</sup>

SCALE: 1:100 @ A3 DATE: August 2024 DRAWN: LB CHECKED: LB  
DRAWING NUMBER: CH24/LBA/667/RM-1-106 REVISION: A





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