



# STEEPLE CHASE FARM

Cottenham, Cambridgeshire

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## A UNIQUE OPPORTUNITY TO ACQUIRE THE FORMER COTTENHAM RACECOURSE

### SUMMARY

- Planning permission granted for a 4 bed dwelling
- Historic planning permission for a 3 bed dwelling
- Farm buildings
- Productive arable and pasture
- Occupied under two Farm Business Tenancies
- For sale as a whole or in up to four lots

**In all about 202.26 acres**

**For sale by private treaty**

### DISTANCES

Cottenham - 1 mile  
Waterbeach - 3 miles  
Cambridge - 7 miles  
(All distances are approximate)



## INTRODUCTION & HISTORICAL CONTEXT

Steeple Chase Farm (also known as Cottenham Racecourse) represents a truly unique opportunity to acquire a property with a rich sporting history.

According to records, racing started at Cottenham Racecourse in the 1830's organised by the University of Cambridge Racing Club and attracted a visit from the Prince of Wales and his nobility in 1870 (latterly Edward VII). At its peak the ever popular meetings attracted crowds of 6,000 or more race goers from across the country and even merited direct trains from London to Waterbeach.

Cottenham operated as a National Hunt Racecourse where racing was held 'under rules' until 1924. After 1924, due to competition from racecourses at Huntingdon and Newmarket, the management switched to a more informal, amateur point to point track offering race meetings three times a year.

Cottenham held its final meeting in 2020 before the pandemic hit after which race meetings sadly became unviable. The property was acquired by its current owners in 1961 and is offered for sale following the retirement of the current longstanding owner whose family links to racing at Cottenham date back to the 1930s.

## LOT 1 - STEEPLE CHASE FARM

Coloured red on the sale plan and extending to 179.38 acres (72.587 hectares) and comprising:-

### The Grandstand

In 2023, Nick Dakin of Dakin Estates was granted planning permission on behalf of the Vendor to convert the grandstand into a single four bedroom dwelling to include a home office and garage. Planning permission was granted under reference number 23/03002/FUL.

NP Architects have designed a proposal that is both highly functional and retains a memory of its former use. The ground floor will comprise bedrooms with en suite bathrooms and a reception room. The first floor will include an open plan kitchen, dining and living room with a spacious terrace. Large windows will allow ample natural light into the property as well as framing the far reaching views over the wider farmland.

The planning permission allows for a building known as the Masters hut to be demolished and replaced by an outbuilding housing the home office, garage and ancillary storage.

### Agricultural Dwelling

In 1990 and again in 1996, planning permission was granted to build a dwelling subject to an Agricultural Occupancy Condition, whilst these permissions were never enacted, it is likely that a further application may be granted.

### Land and buildings

The majority of the land is classified as Grade 2 with areas of Grade 1 towards the western boundary and Grade 3 towards the southern boundary. The soils are described as being of the Milton Series but are variable, the majority being a freely draining loam with a heavier area of clay towards the southern boundary.

- The arable land extends to 111.12 acres and is split into 5 fields.
- The pasture and former racecourse extends to 61.42 acres.

There are two farm buildings located towards the western boundary:-

- A steel framed general purpose barn measuring 80ft v 60ft.
- A timber pole barn measuring 75ft x 60ft.



### Future prospects

Cambridgeshire County Council are undertaking a consultation as part of the proposed improvement to the A10 between Cambridge and Ely. Six proposals have been submitted of which it is believed Option D would affect the property and may therefore bring future opportunities for change of use.

In September 2019 planning permission was granted for up to 6,500 new dwellings to be built on the former Waterbeach Barracks site located approximately two miles to the east of the property. The new town of Northstowe which, when completed, will house 10,000 additional homes is located approximately 5 miles to the west of the property. Both these developments could offer Steeple Chase Farm additional opportunities.

### LOT 2 - LAND TO THE SOUTH OF BEACH ROAD

Coloured blue on the sale plan and located to the south of Beach Road, lot 2 comprises a useful block of 17.50 acres of arable and fenced pasture. Access is taken direct from Beach Road.

### LOT 3 - LAND TO THE WEST OF STEEPLE CHASE DROVE

Coloured green on the sale plan and located to the west of Steeple Chase Drive, lot 3 includes 4.01 acres of fenced pasture land. Access is taken from Steeple Chase Drive.

### LOT 4 - RAM MEADOW

Coloured yellow on the sale plan and adjoining the south eastern corner of Steeple Chase Farm is an area of 1.37 acres of fenced pasture known as the Ram Meadow. Access is taken direct from Beach Road. If Lot 4 is sold separately to Lot 1 then access rights will be reserved for the benefit of Lot 1.



Lot 2



Lot 3



Lot 4

## GENERAL REMARKS & STIPULATIONS

### Postcode

The nearest postcode for Steeple Chase Farm is CB24 8RG.

### what3words

The entrance to the track leading up towards the grandstand can be found with the What3Words location service reference //destiny.door.handbags.

### Method of Sale

Steeple Chase Farm is offered for sale by Private Treaty as a whole or in four lots.

### Timing

The Vendor will be seeking an exchange of contracts within 42 days of the Purchaser's solicitor receiving a draft sale contract. It is expected that completion of the sale will take place as soon as possible. The Purchaser will be required to pay a 10% deposit upon exchange of contracts.

### Tenure and Possession

The property is offered for sale freehold subject to two Farm Business Tenancies Terminating on 28th September 2025. Further information is available from the selling agents.

### Land Registry

The freehold interest in Steeple Chase Farm is registered under title numbers CB281845 and CB123435.

### Overage

The property will be sold subject to a development uplift clause on the basis of 25% of the uplift in value being payable to the Vendor on the grant of planning permission, or use of the land for any non-agricultural use. This will last for a period of 25 years from the date of completion. Further details are available from the selling agents.

### Sporting, Minerals and Timber

In so far as they are owned by the Vendors, rights of sporting, mineral and timber are included in the sale. All such rights are believed to be owned by the Vendor.

### Fixtures and Fittings

Unless described in these particulars, all fixtures and fittings are specifically excluded from the sale.

### Basic Payment Scheme

The land is registered under the current Basic Payment Scheme (BPS). No entitlements are offered with the sale.

### Environmental Scheme

The property is not entered into any environmental schemes.

### Easements, Covenants, Rights of Way and Restrictions

The property is sold subject to, or with the benefit of, all existing wayleaves, easements, quasi-easements, rights of way, covenants, and restrictions whether mentioned in these particulars or not. Public footpaths cross the property where indicated on the plan.

An underground 33KV power line runs adjacent the western boundary of Lot 4.

### Boundaries, Plans, Areas, Schedules and Disputes

The boundaries are based on the Ordnance Survey and are for reference only. The Purchaser will be deemed to have full knowledge of the boundaries and any error or mistake shall not annul the sale or entitle any party to compensation in respect thereof.

Should any dispute arise as to boundaries or any points arise on the general remarks and stipulations, particulars, schedules, plan or the interpretation of any of them, such questions shall be referred to the selling agent whose decision acting as expert shall be final.

### Local Authority

South Cambridgeshire District Council  
Cambourne Business Park  
Cambourne  
Cambridge  
CB23 6EA

### Solicitors

HCR Hewitsons  
50 – 60 Station Road  
Cambridge  
CB1 2JH

Attention: James Frankland

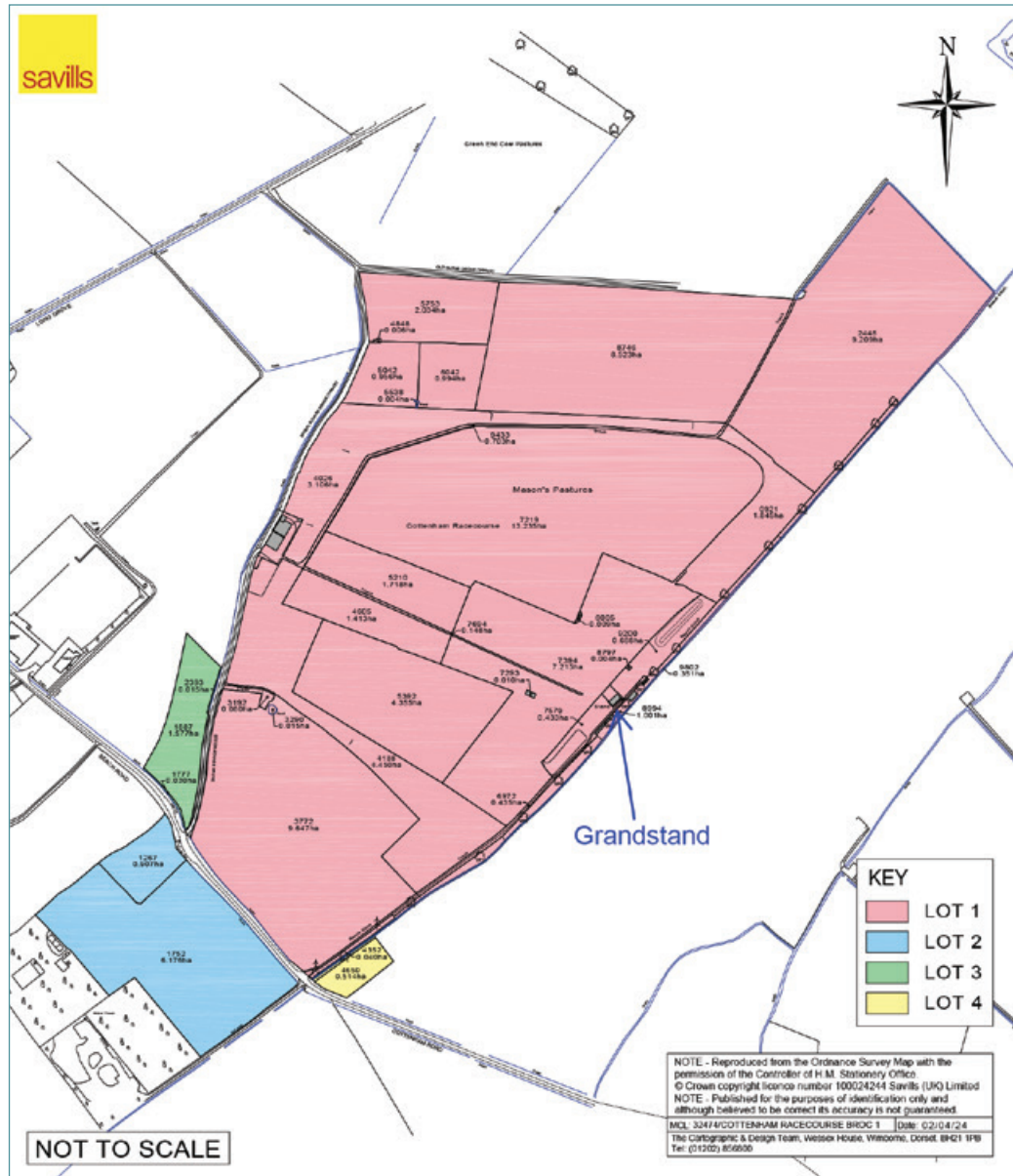
### VAT

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property or any part thereof or any right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

### Health and Safety

Given the potential hazards of a working farm we would ask you to be as vigilant as possible when inspecting the farm for your own personal safety.





## ANTI-MONEY LAUNDERING

In accordance with the Money Laundering Regulations 2017, once an offer has been accepted, the Purchaser will be required to provide proof of identity and address prior to the instruction of solicitors.

## VIEWINGS

Strictly by appointment through Savills.

Given the potential hazards of a working farm, we ask that for your own safety, to be as vigilant as possible when making any inspection.

### Oliver Carr

ocarr@savills.com  
07808 643274

### Savills Cambridge

Unex House, 132-134 Hills Road  
Cambridge, CB2 8PA



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