



Weston Green, Cambridgeshire

Pocock + Shaw

Weston Colville Stud
Mill Hill
Weston Green
Cambridge
Cambridgeshire
CB21 5NY

An exciting opportunity to acquire almost 7 acres of paddock land situated in attractive undulating countryside south east of Cambridge.

Guide Price £250,000



The very pretty and largely unspoilt village of Weston Green is a small hamlet situated on the outskirts of the Weston Colville village which is approximately 12 miles south east of the university city of Cambridge and some 7 miles from the historic horse racing town of Newmarket. The village is set amidst, what is generally accepted, as some of the most attractive undulating countryside in the Cambridge/Newmarket areas. It has excellent access to the A11 dual carriageway which interconnects with the M11 going south to London via the A14, going east towards the east coast ports and west towards the M1/M6 junction. For those requiring access to a train there is a service to London via Whittlesford, Audley End on the London to Cambridge line. Facilities can be found in the nearby village of Balsham including a well regarded primary school. Secondary education is provided for in the village of Linton which is just beyond Balsham.

The land known as “Weston Colville Stud” is situated just to the north of Weston Green and is understood to be just under 7 acres in size. The land is split into 6 paddocks with post and rail fencing, 5 field shelters and a water stand pipe by each paddock. The access is via a five bar gate direct from the road (Mill Hill).

Tenure

The property is freehold.

Services

Mains water is connected.

Viewing: Strictly by prior arrangement with Pocock & Shaw. PBS





Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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