



Acorn Ridge

REDHILL, ENBORNE, NEWBURY, BERKS RG20 0JN



Acorn Ridge

A fabulous opportunity to acquire a significant burial site/cemetery which has immense potential, with burials in excess of 30,000 possible. The current business has been trading since 2008 but has not been fully marketed or exploited.

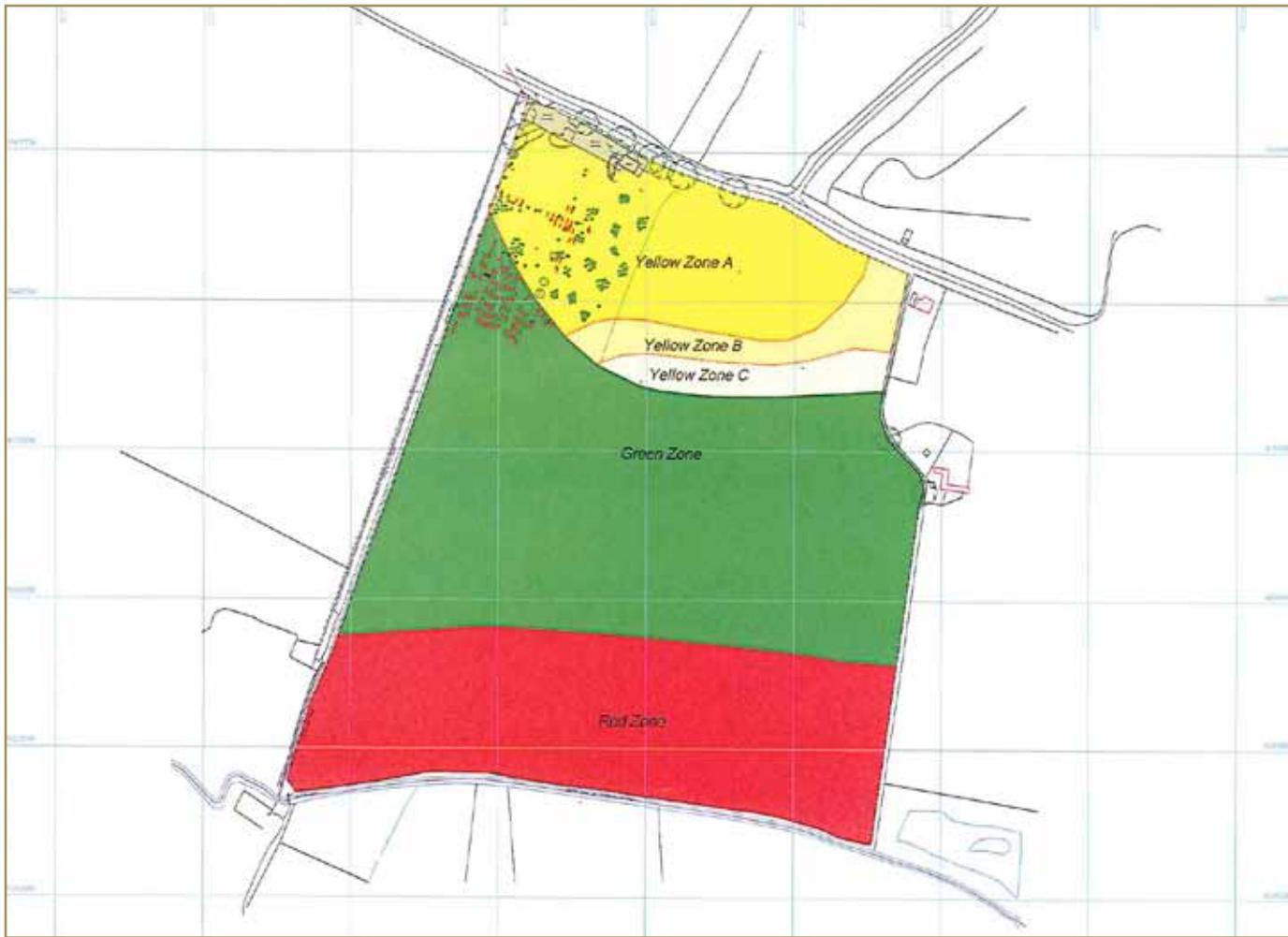
Current gross revenues are running between £50,000 and £80,000 per annum.



DESCRIPTION

Acorn Ridge Burial Site/Cemetery has had a somewhat turbulent start to its life, with hard fought consent which was finally ratified in 2008. The current owners have not aggressively marketed the potential in the general area, and have decided that a more serious operator, possibly specialising in this market should take over and run the business. The site itself measures 35.145 acres (14.2226 hectares) as identified on the various plans attached to this brochure. With potential burials of 30,250, to date there have been 142 full burials and 156 ash interments to date. Prices and costs

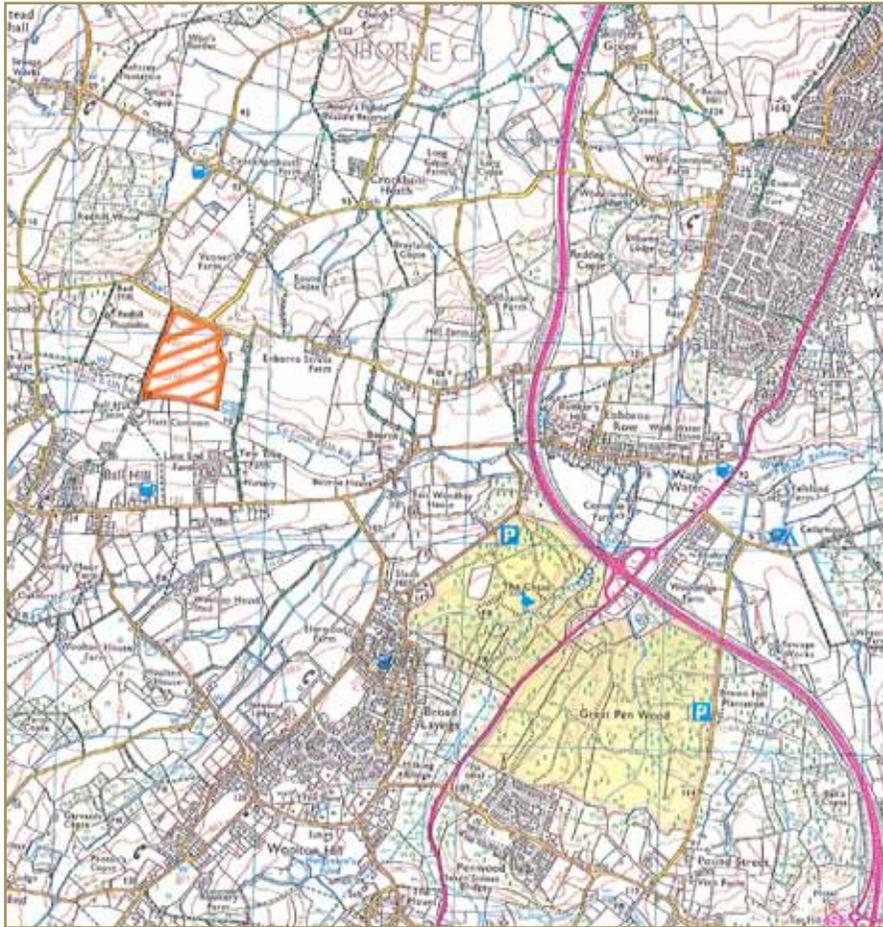
can be obtained from the Acorn Ridge website; www.acornridge.co.uk. There is a large storage barn on the site which has been extended to provide further accommodation for a Chapel of Rest or future facilities on the site. There is a cloakroom with the building, currently mainly used for storage of machinery and tea room. There is ample parking and turning areas and access via a double gate which is locked for security. The site is very well presented and cared for.



SITUATION

Acorn Ridge is located in a quiet rural setting, approximately 120 meters above sea level with spectacular outlook across the adjoining countryside to the north. Whilst in a rural location, it is only just off the A34 Newbury junction (A343). The potential of this site will be served by the larger towns and cities of Newbury, Basingstoke, Reading, Andover, Winchester, Oxford and Swindon, which circle Acorn Ridge. Outer London is approximately 35 miles away, with the M4 being sited 5 miles to the north of junction 13.

	M ²	HA	ACRES
CAR PARK & BARN	1403	0.140	0.347
YELLOW ZONE A	22949	2.295	5.671
YELLOW ZONE B	5824	0.582	1.439
YELLOW ZONE C	4365	0.436	1.079
GREEN ZONE	66463	6.646	16.424
RED ZONE	41219	4.122	210.186



LOCAL AUTHORITY

West Berkshire Council, Market Street,
Newbury RG14 5LD.
Tel: (01635) 42400.
Website: www.westberks.gov.uk/

Planning Reference No for the barn: 11/02229/FUL

SERVICES

Currently there is no mains water connected to the site, although this is in the road outside of the site boundary.

VIEWINGS

Viewings can be undertaken at interested parties pleasure, although the gate is locked and we would appreciate notification so that arrangements can be made.

FURTHER ENQUIRIES

Contact Mark Steward, Clarke Gammon Wellers,
Haslemere Office, (01428) 664800
Direct email; mark.steward@clarkegammon.co.uk

SPECIAL CONDITIONS

The owner would like to reserve the right to farm the current fir trees on the site for four years. This does not interfere with the operation.

HASLEMERE OFFICE

72 HIGH STREET, HASLEMERE, SURREY GU27 2LA
T: 01428 664 800 F: 01428 664 252
E: haslemere.sales@clarkegammon.co.uk
clarkegammon.co.uk

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

DIRECTIONS

Coming from London M4, Swindon M4 or Oxford A34

1. At junction 13 on the M4/A34, head South (towards Andover) on the A34 (Newbury Bypass). Take the exit marked Highclere and Wash Common. (Tip: this exit occurs immediately after the County Marker for Hampshire).
2. At the roundabout, take the 1st exit into Andover Road (A343) towards Newbury.
3. Go past the used car sales lot on your right, and over a small bridge. Take the turning left marked East Woodhay and Ball Hill. (Tip: after turning, The Woodpecker Public House will be on your right).
4. Continue along this road for approximately ½ a mile. Turn right into Andover Drove. When you reach the end of the road, turn left onto Enborne Street.
5. After approximately ½ mile Enborne Kennels and Cattery will appear on your left. Go through a set of marked 'S' bends.

6. Continue past Vanners Lane on your right. Keep looking out for a wooden barn on your left - this sits within the cemetery. Shortly afterwards, at the end of the grass verge, you will see a double gateway, with a green post box to the left. This is the entrance to Acorn Ridge.

Heading North on the A34

1. Take the exit marked Highclere and Wash Common. This is the exit immediately after Tot Hill. At the T-junction, turn left towards Newbury.
2. Go straight across at the roundabout..
3. Continue as per no. 3, above.

LANDRANGER: SU425641
OS GRID REF: 442499, 164100

VIEWINGS BY APPOINTMENT ONLY

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE
T: 01483 880 900

SHERE OFFICE
T: 01483 202 016

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223 101

