



UNIVERSITY OF
CAMBRIDGE

Estates Division

Greater Cambridge Local Plan – Call for Sites

Whittlesford Mill

7th March 2025

1. Background

1.1 Whittlesford Mill is occupied by the Hamilton Kerr Institute, who plan relocate into Cambridge and vacate the property in the next 12-18 months.

1.2 The property comprises:

1.2.1 Whittlesford Mill House (shown at 1a in the Plan below) and Mill (1b) - an 18th Century Grade II Listed brick house and limestone dressed mill, part 2 and part 3 storey.

1.2.2 The Orangery (2) - a rear extension to the Mill building facing onto the River Cam at its northeastern corner.

1.2.3 Garages / sheds (3)

1.2.4 Garden (4) - a garden associated with the Mill and House

1.2.5 Whittlesford Mill Woodland (5) - a large parcel of heavily wooded greenfield land bisected and bordered by the River Cam through its centre and to the east.

1.2.6 Whittlesford Mill Water Paddocks (6) - a large parcel of sparsely wooded greenfield land bordered on all sides by the River Cam, currently leased to a farmer for grazing.



Image courtesy of Knight Frank

2. Development Potential

2.1 The Mill House, Mill and Orangery have potential for conversion to residential use. Given the status of the heritage asset, and the fact that parts of the site are designated within flood zones 2 and 3, there is limited potential for any redevelopment or new build on-site; however, the less sensitive buildings (garages and sheds) provide some scope for minor redevelopment that would better optimise the use of the site and reflect the surrounding heritage assets more appropriately.

2.2 Any proposal for alternative uses, extensions, alterations and/or new build development would be informed by specialist advice from a heritage consultant, to ensure that the proposals are sensitively designed and preserve or enhance the relevant heritage assets.



3. Conclusion

- 3.1 The Mill, Mill House, Orangery and outbuildings are located in Flood Zone 3, by virtue of the Mill being located on the River Cam. This should not be a barrier to conversion to residential use – the Mill House was built for residential uses, and it is not uncommon for Mill buildings to be converted for residential use.
- 3.2 Sensitive conversion to residential use would keep this important Grade II listed heritage asset in use.