



Head Fen Country Retreat

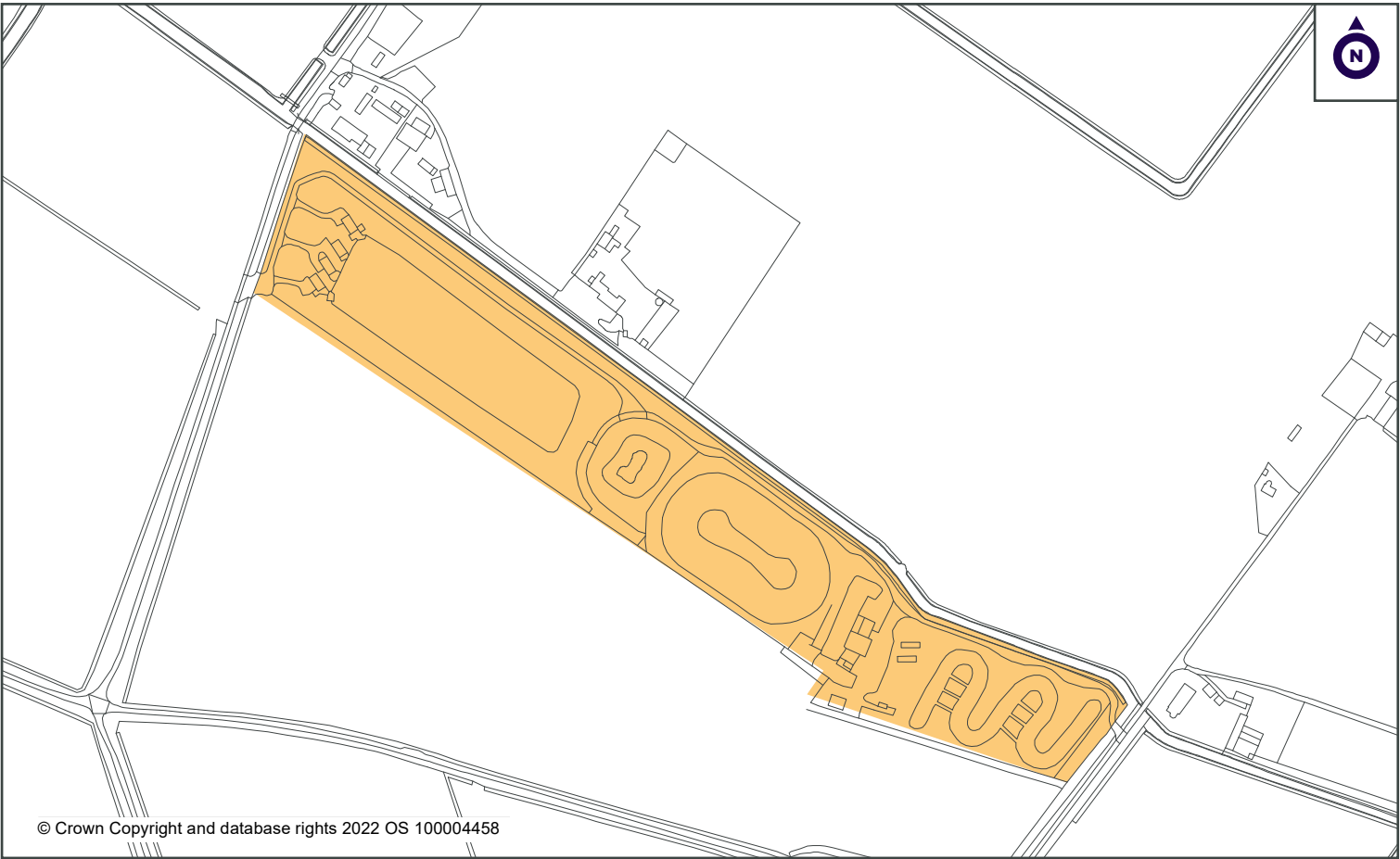
| LITTLE DOWNHAM

| **Carter Jonas**

HEAD FEN
COUNTRY RETREAT
HEAD FEN DROVE
LITTLE DOWNHAM
CAMBRIDGESHIRE
CB6 2ER

**An opportunity to purchase
a luxury retreat complex
set in 15.59 acres.**

The site area totals 15.59 acres, including a large car park, landscaped green space, four well-stocked fishing lakes and a stock lake. Guest accommodation is provided via eight lodges, plus Egret House. The capacity of the nine accommodation units ranges from two to six people. All accommodation is equipped with private hot tubs. There are also shower blocks and separate w/c's on-site, with a reception building that could also support either a restaurant or shop to serve the site (subject to planning permission).



Egret House



PROPERTY

The Head Fen Country Retreat complex totals an area of 15.59 acres and is comprised of the following elements:

Cathedral View Lodges (x4): 63.31 sqm timber lodges sleeping up to six people, each with an extensive terrace, hot tub and a single sauna.

Egret Lodges (x2): 36.57 sqm timber lodges sleeping up to four people, each with a terrace and hot tub.

Egret House: 125.20 sqm luxury cottage with an extensive terrace, hot tub, spacious living and dining room, sleeping up to six people.

Mini Lodges (x2): 14.33 sqm open-plan glamping pods sleeping up to two people, each with a hot tub.

Additional Facilities: 38.71 sqm reception building, a shower block and two w/c's.

Note: the two shepherd huts located at the property are to be excluded from the sale, and will be removed from the site prior to the sale completion.

The above area measurements of the lodges have been provided on a Gross Internal Area basis.

THE BUSINESS

Head Fen Country Retreat generated a gross turnover of £342,000 for the year ending 31 December 2021, with a gross profit of £136,000.

More specific details of the company accounts can be made available to parties who have viewed the property.

Note: a small proportion of this income is derived from a caravan business which is operated by the Vendor on adjacent land. By way of separate negotiation and subject to agreement, there is the potential for the Purchaser to lease the caravan site from the Vendor.

Due to the attractiveness of the site and its rural location, booking rates are high for the business, with all accommodation frequently fully booked. The weekly booking price per cabin is approximately £2,000.

The Head Fen Country Retreat business model relies primarily on income derived from the holiday accommodation, with a secondary revenue stream provided by the established fishing lakes. The lakes are abundant with mature fish, including Carp, Perch, Trout, Bream, Chub, Ide, Tench and Barbel. The property offers great flexibility for keen anglers, with a range of options available, including yearly membership, residents' tickets or day tickets.

LOCATION

Head Fen Country Retreat is situated in a tranquil part of rural Cambridgeshire, making it an ideal destination for getaways all year round.

The famous Welney Wetland Centre is only 6 miles to the north-east and attracts an array of wildlife, enhancing the local scenery.

The quiet road and footpath network surrounding Head Fen Retreat makes it the perfect location for cycling and walking.

The Fenlands provide a wide range of attractions. Ely, famous for its Cathedral, is 5.4 miles south of the property. Ely is also home to the former residence of Oliver Cromwell, as well as many museums, pubs and restaurants. The market towns of Whittlesey, Downham Market and March, are rich in history and hotspots for fresh local produce.

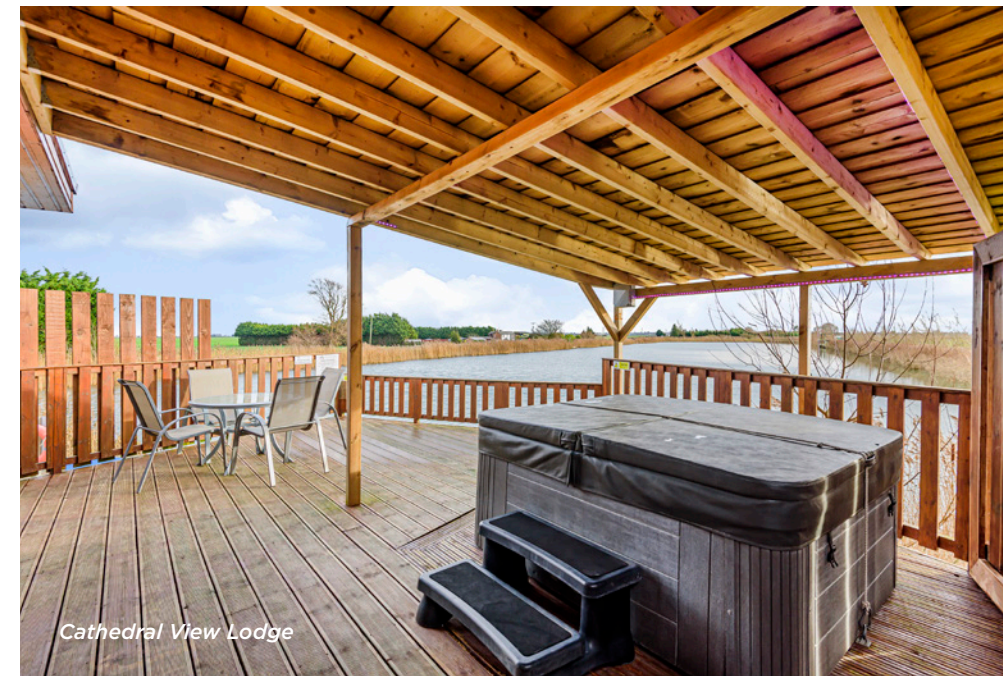
During the summer months, a trip to the picturesque Norfolk coast is only a 50-minute drive.



Egret Lodge



Cathedral View Lodge



Cathedral View Lodge



Egret Lodge



Mini Lodge



Cathedral View Lodge



Mini Lodge



Reception

METHOD OF SALE

The freehold of the site is offered for sale by private treaty with the vacant freehold available upon completion. The property and trading business is to be sold as a going concern, inclusive of the company's trading website and furnishings of the buildings.

PLANNING

The Vendor has commenced planning work to remove the holiday accommodation use restriction on Egret House.

Previous planning application reference numbers include: 01/00467/FUL, 06/00371/FUL, 13/00457/FUL, 16/00892/FUL, 18/01040/FUM, 18/01040/DISA, 19/00538/FUL and 19/01546/FUL.

ACCESS

The site benefits from mains water and electricity. Drainage to all accommodation is provided via biodigesters. Hot water and heating is delivered to the accommodation via immersion heaters and electric radiators, with the exception of Egret House which utilises LPG for powering central heating and electricity for hot water.

SERVICES

The site benefits from both a mains water and electricity supply. Drainage to the lodges is provided via Sewage Treatment Plants, whilst Egret House has a septic tank installed. Hot water and heating is delivered to the lodges via immersion heaters and electric radiators, whilst the central heating in Egret House is powered by LPG, and hot water generated by electricity.

TENURE & POSSESSION

The site is to be sold with vacant possession.

LOCAL AUTHORITY

East Cambridgeshire District Council

The Grange Car Park
Nutholt Lane
Ely
CB7 4EE
01353 665555

HEALTH & SAFETY

All viewings are carried out at the sole risk of the viewer and neither the letting agent nor the Vendor takes responsibility.

VIEWINGS

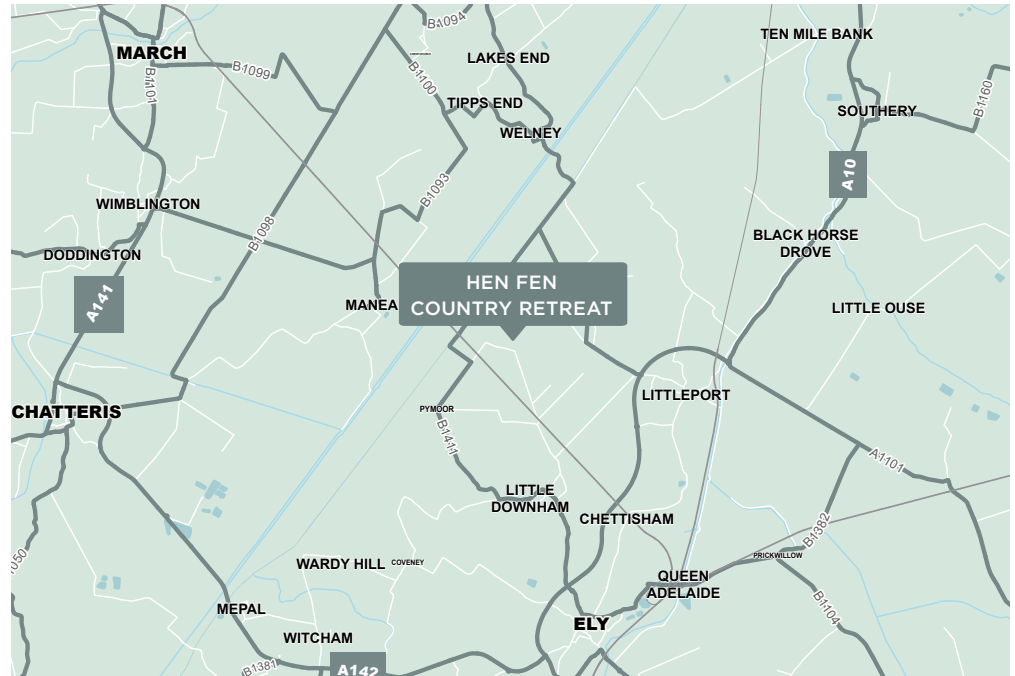
Viewings of the property are strictly by appointment only, and to be accompanied by either the selling agent or the Vendor.

DIRECTIONS

From Cambridge: Head north on the A10 for 13.9 miles. Take the exit onto Downham Road/B1411. Just before St Leonard's Church in Little Downham, turn right onto Lawn Lane, following the road to join California Road. Continue straight and take the exit onto Main Drove. Continue along Main Drove until you reach Head Fen Country Retreat.



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IMPORTANT INFORMATION

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