

NEW FARM & WATERSIDE LODGES
LANDBEACH, CAMBRIDGE, CB25 9FD

CHEFFINS



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A SUPERB RURAL BUSINESS OPPORTUNITY INCLUDING A DETACHED 5 BEDROOM FARMHOUSE, 4 SELF CATERING COTTAGES, 6 HOLIDAY LODGES, FISHING LAKE AND GROUNDS EXTENDING TO 14.48 ACRES LOCATED JUST 4 MILES FROM CAMBRIDGE



Introduction

New Farm and Waterside Lodges offer an excellent opportunity to purchase a holiday letting enterprise with well-established holiday cottages together with the more recently developed holiday lodges. The property has excellent access to the A10 and A14 trunk roads with the nearby Milton Park & Ride providing easy access to Cambridge City Centre. The property is well located for the University City of Cambridge and the historic cathedral City of Ely which provide extensive recreational and tourist attractions. Waterbeach station (2 miles) and Cambridge North station (3½ miles) are both in close proximity.

The property is offered for sale either as a whole or in two separate lots.

Self-Catering & Holiday Lodge Enterprise

New Farm Holiday Cottages (Lot 1) - the 4 self-catering holiday cottages and 2 bedsits have been maintained to a high standard with excellent occupancy rates from both short and long term lets. Residents include holiday and business occupiers and the units produce an income of around £60,000 per annum. The accommodation has a Tourist Board 3 & 4 star rating.

Waterside Lodges (Lot 2) - the lodges are a recent addition to the business, and the 4 completed lodges were built in 2018/19 to a bespoke design by the current owners. Each lodge is finished to a high standard with private parking, enclosed garden and decking area with hot tubs overlooking the fishing lake. There are two further lodges that have been constructed to a 'shell' stage and ready to be fitted out either by the buyer or seller, providing an opportunity to generate further letting income. The 4 completed lodges have enjoyed an occupancy rate of 90% in the first year, and the equivalent of 3 completed lodges produced a 12 month turnover of £113,000 (September 2019 – September 2020). The lodges have a Booking.com rating of 9.8/10.

Further information and images can be viewed at www.newfarmcottages.co.uk and www.watersidelodges.com

An additional area of undeveloped land to the north of the fishing lake provides space to develop additional lodges, camping or glamping facilities subject to obtaining the necessary consents and permits.

Lot 1 - New farmhouse with self-catering holiday cottages and grounds extending to 0.88 Acres (0.35 Ha)

New Farmhouse originally dates back to the 1930's and has been substantially extended and improved in recent years to provide spacious and flexible living accommodation which has been maintained to a high standard and is superbly presented throughout.

The property is approached over a circular gravel driveway providing shared access to the holiday cottages, together with a separate driveway to the front of the farmhouse. The accommodation includes:

Covered Entrance Porch with brick pillars and flagstone floor leading to entrance door with glazed panels and side windows.

Entrance Hall with impressive galleried staircase with half landing and under stair cupboard.

Cloakroom with low level wc, washbasin and radiator.

Sitting Room with large bay window and French doors to patio, fireplace with exposed brick chimney breast, stone hearth and gas fire with hand-built alcove shelving and storage cupboards.

Dining Room with bay window, hand-built display shelving and storage cupboards.

Kitchen/Breakfast Room refitted in 2019 with porcelain tiled floor, breakfast bar and range of modern gloss finish units; oil-fired Aga, integral electric oven and hob, two extractor units, under-counter ceramic sink with mixer tap and drainer, larder cupboard, doors to side patio and garden. Open-plan seating area with bay window and integral fireplace.





Utility Room refitted in 2019 with porcelain tiled floor, a range of fitted gloss wall and base units, single sink with drainer and door to rear **Hall** leading to **Boiler Room/Store**, internal door to the double **Garage** and door to outside.

Study with oak laminate wood flooring and bay window.

A feature galleried staircase with half landing leads to the first floor with light and spacious rooms including:

Master Bedroom - with exposed timber floor, vaulted ceiling, fitted wardrobes and large picture window with views across the garden. En-suite bathroom with tiled floor, glazed corner shower unit with power shower, panelled bath, low level wc, wash basin and heated towel rail.

Bedroom 2 - double bedroom and en-suite with cubicle shower, low level wc and wash basin.

Bedroom 3 - double bedroom and en-suite (or separate family bathroom) with tongue and groove panelling, corner shower unit with power shower, period style free standing bath, low level wc and wash basin with further door to landing.

Bedroom 4 - double bedroom with en-suite fitted with cubicle shower unit, low level wc and wash basin.

Landing with airing cupboard.

Bedroom 5/Music Room with arched picture window and vaulted ceiling.

The rear garden is enclosed partly with close board fencing and partly brick walled, and is predominately laid to lawn with well stocked herbaceous borders, patio areas, summer house and garden pond, together with a post and rail poultry run and duck pond. There are further herbaceous borders to the front and side of the property.

New Farm Cottages were originally established in 2000 with further conversions in 2004 and have been converted and maintained to an excellent standard with modern appliances and fittings.



Beagle Cottage and Dolls Cottage

A pair of 2-bedroom single storey cottages each of which have the following accommodation:

Entrance hall with tiled floor and airing cupboard, open plan kitchen/living area with fitted units, integral electric hob and oven with extractor unit, stainless steel sink, plumbing for dishwasher and washing machine, exposed brick chimney breast and fitted alcove shelving and storage cupboard.

2 double bedrooms and bathroom with panelled bath and overhead shower, low level w.c. and wash basin.

Outside there are enclosed front gardens with patio areas.

Horseshoe Cottage

A one-bed cottage with accommodation over two floors comprising:

Entrance hall with tiled floor, cloakroom with low level wc and wash basin, airing cupboard.

Open plan kitchen, living and dining area with fitted units, integral electric hob and oven with extractor unit, stainless steel sink, plumbing for washing machine, exposed brick chimney breast and door to patio and enclosed garden area.

First floor there is a double bedroom with Velux windows, fitted eaves storage and bathroom with panelled bath and shower over, low level wc and wash basin.

Chestnut Cottage

A three-bed cottage with accommodation over two floors comprising:

Entrance hall with airing cupboard and fitted storage cupboards.

Open plan kitchen/living area with a range of fitted units, integral electric hob and oven with extractor unit, stainless steel sink, exposed brick chimney breast, fitted storage box and door to outside patio and enclosed garden area.

Two ground floor double bedrooms and bathroom with panelled bath, wash basin and low level wc.

First floor double bedroom with Velux windows, eaves storage and bathroom with cubicle shower, wash basin and low level wc.

Bed-Sits

There are 2 separate single bedroom units which are let as bedsits, each with a shower room with cubicle shower, low level wc and wash basin.

Freezer/drying room with light and power.



Lot 2 – Waterside lodges & lake extending to 13.60 Acres (5.50 Ha)

The holiday lodge development has been recently established around a spacious site extending in total to 13.60 acres, including a 2.70 acre lake, and is approached through a secure gated access with a separate gravel driveway. The site has extensive grassed areas with post and rail paddocks with timber field shelters, 6 holiday lodges and additional buildings which have been developed in an attractive weatherboard style providing facilities for the complex.

Reception/Office & Games Room – guest reception and parking with key drop, games room with full size snooker table, pool table and table tennis, guest toilet, oil fired heating and kitchenette. Covered cycle store.

Maintenance Store & Yard – workshop with concrete floor, insulated roof and roller shutter door, together with 3 brick built stables with covered storage area and maintenance yard.

Laundry Store – fitted with plumbing for washing machines (for guests use), sink unit, laundry/cleaners store and enclosed bin storage area.

Holiday Lodges – the lodges are named after Cambridge Colleges (Trinity, Pembroke, Homerton and Darwin) and are set in an attractive waterside setting overlooking the lake. Each lodge benefits from individual parking, enclosed gardens, and covered decking area with a private hot tub. The accommodation for each lodge has been attractively furnished and extends to 77 sq.m. with Entrance Hall, 2 Bedrooms, 2 Bathrooms and open plan Living Area with Kitchen.

The two additional lodges have been constructed to shell stage and are ready to be fitted out. Planning permission has also been approved for an additional machinery/vehicle storage building and yard.

The fishing lake extends to 2.70 acres with two islands, one of which is connected to the main bank with a timber walkway. There are 12 concrete pegs and fishing is reserved exclusively for guests staying at the lodges, with species including Mirror Carp, Common Carp, Tench, Roach and Rudd and carp catches up to 22lbs.

There is a secondary maintenance access off Frith Drove and an additional area of undeveloped land to the north of the fishing lake provides space to develop additional lodges, camping or glamping facilities subject to obtaining the necessary consents and permits.









Outgoings & Energy Performance Ratings

New Farmhouse - South Cambridgeshire District Council Band D. EPC Rating D.

Holiday Cottages - Business Rates 2017 Rateable Value £11,500 per annum (currently qualifies for a 50% Small Business Rates Relief). EPC Ratings C and D

Waterside Lodges - EPC Rating B

Value Added Tax

In the event that any sale of the property or any right attached to it become a chargeable supply for vat the purchaser shall in addition to the consideration pay to the vendors the full amount of such tax.

Fixtures And Fittings

All fixtures and fittings are excluded from the sale of the property unless specifically referred to within these sales particulars. The fixtures and fittings contained within the self-catering units and holiday lodges are included in the sale and a full inventory will be provided prior to exchange of contracts.

Services

New Farmhouse & Holiday Cottages - oil-fired central heating; mains water and electricity, private drainage system.

Waterside Lodges - oil-fired combination boilers, mains water and electricity, private drainage system.

Outbuilding/Games Room - oil-fired combi-boiler, mains water, mains electricity, private drainage system.

Viewings & Further Information

All viewings will be conducted in line with social distancing measures and Cheffins COVID-secure working guidelines.

Viewings are strictly by appointment with the sole agent. For further information please contact Simon Gooderham or Catherine Hackshall, Cheffins Cambridge office (01223) 213777.

As always, potential hazards exist on all properties and it is requested that all viewings are undertaken with care and safety particularly with regard to any areas in and around buildings and open water.

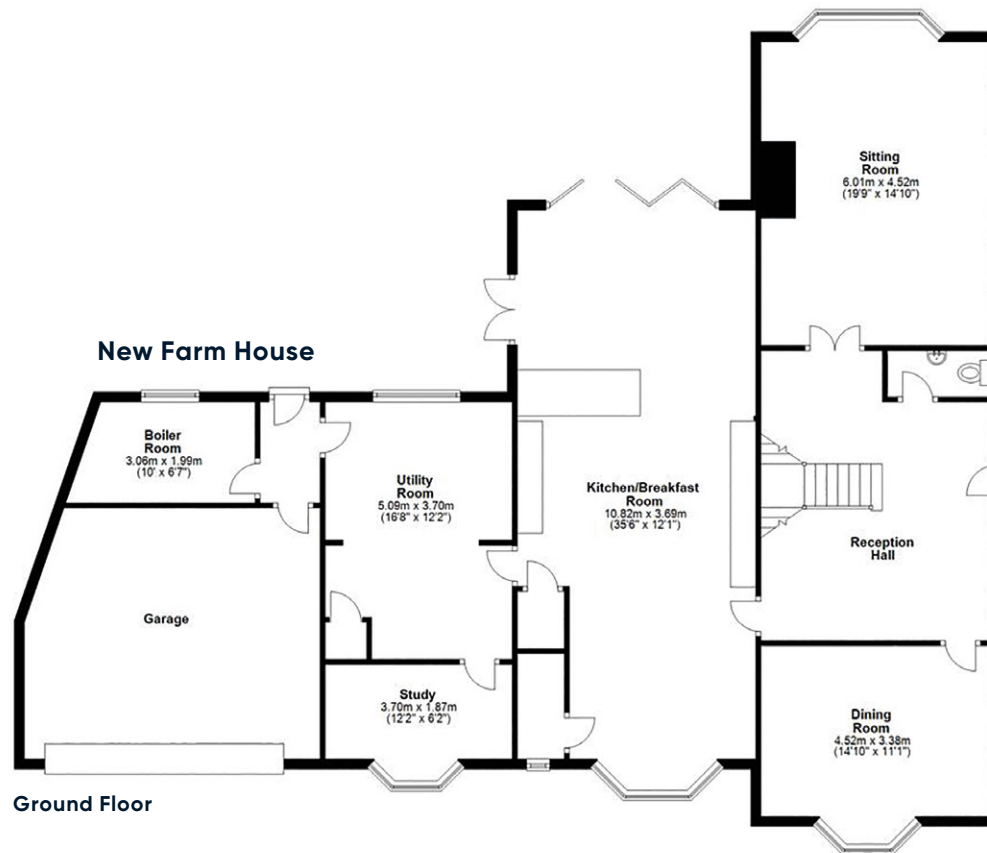
Agents Notes

For clarification we wish to inform purchaser(s) that we have prepared these sales particulars as a general guide. None of the statements contained in these particulars as to the property shall be relied on as statements of fact. All measurements are given as a guide and no liability can be accepted for errors arising therefrom. The plan and acreages use gross acreages taken from the ordnance survey sheets and are for identification purposes only. The purchaser(s) shall be deemed to have full knowledge of the state and condition thereof and as to the ownership or any tree boundary or any part of the property. If communications, condition of the property, situation or such factors are of a particular importance to you please discuss these priorities with us before arranging an appointment to view. This should avoid a wasted journey. October 2020.

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Approx. gross internal floor area:

New Farm House – 310 sq m / 3325 sq ft



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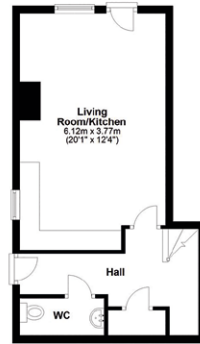
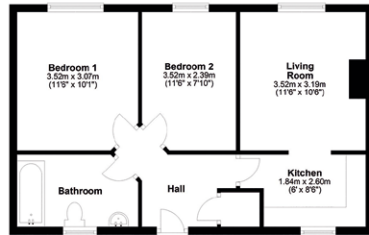
Beagle Cottage - 49 sq m / 525 sq ft

Chestnut Cottage - 96 sq m / 1025 sq ft

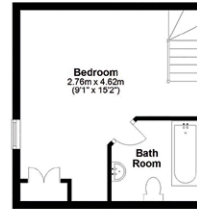
Darwin Lodge - 77 sq m / 825 sq ft

Horseshoe Cottage - 57 sq m / 625 sq ft

Beagle Cottage



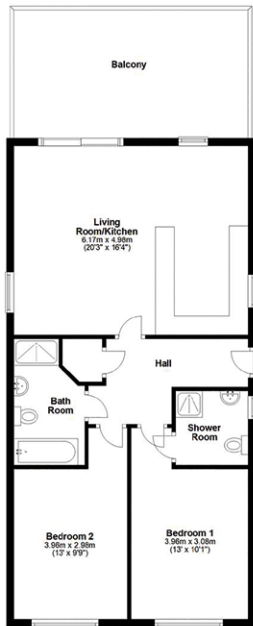
Horseshoe Cottage



Ground Floor

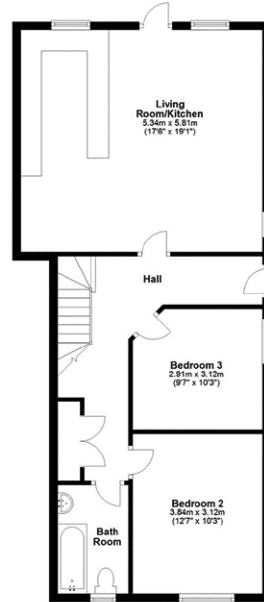
First Floor

Darwin Lodge

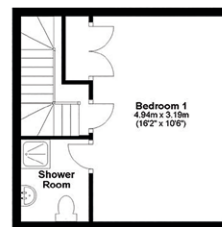


Ground Floor

Chestnut Cottage

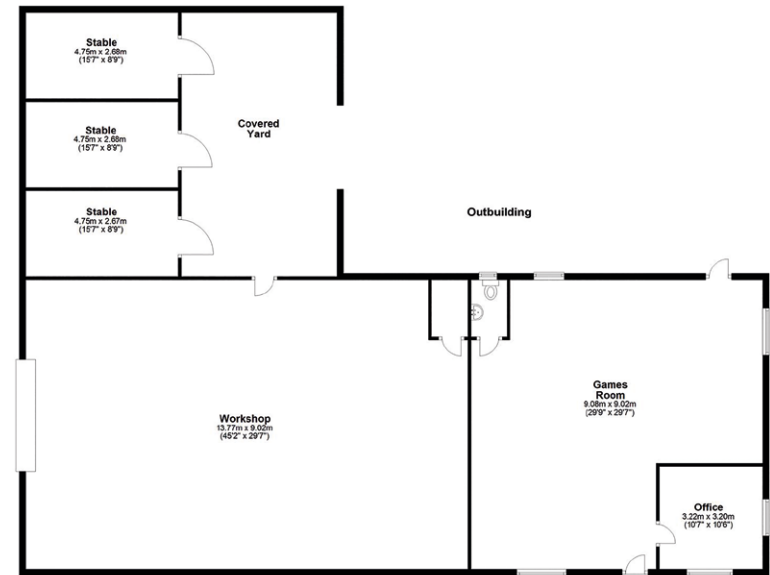


Ground Floor



First Floor

Outbuildings



Outbuilding



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Importance Notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Cheffins in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Cheffins does not have any authority to make any representations about the property and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).