



*Head Fen Country Retreat*

LITTLE DOWNHAM

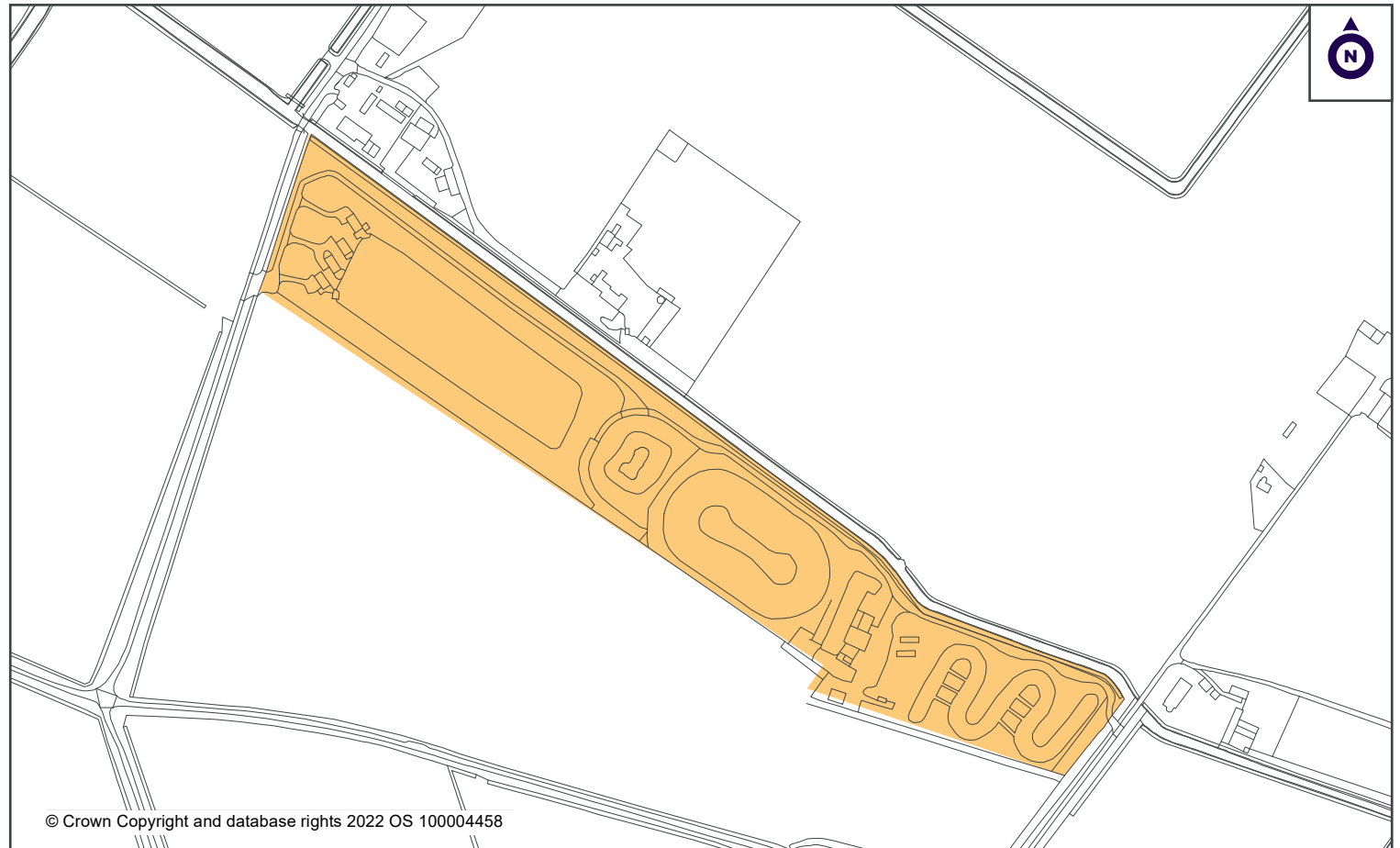
**Carter Jonas**



**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).



**Carter Jonas**

Simply better property advice

## 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): 63.3 sqm timber lodges sleeping up to six people, each with an extensive terrace, hot tub and a single sauna.

Egret Lodges (x2): 36.6 sqm timber lodges sleeping up to four people, each with a terrace and hot tub.

Egret House: 125.2 sqm luxury cottage with an extensive terrace, hot tub, spacious living and dining room, sleeping up to six people.

Mini Lodges (x2): 14.3 sqm open-plan glamping pods sleeping up to two people, each with a hot tub.

Additional Facilities: 38.7 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 Country Retreat makes it the perfect location for cycling and walking.

The Fens 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*



*Mini Lodge*



*Cathedral View Lodge*





*Cathedral View Lodge*



*Egret 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 property benefits from two secure gated access points directly off the adopted highways, Seventh Drove and Head Fen Drove.

## SERVICES

The site benefits from both a mains water and electricity supply. Drainage from 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

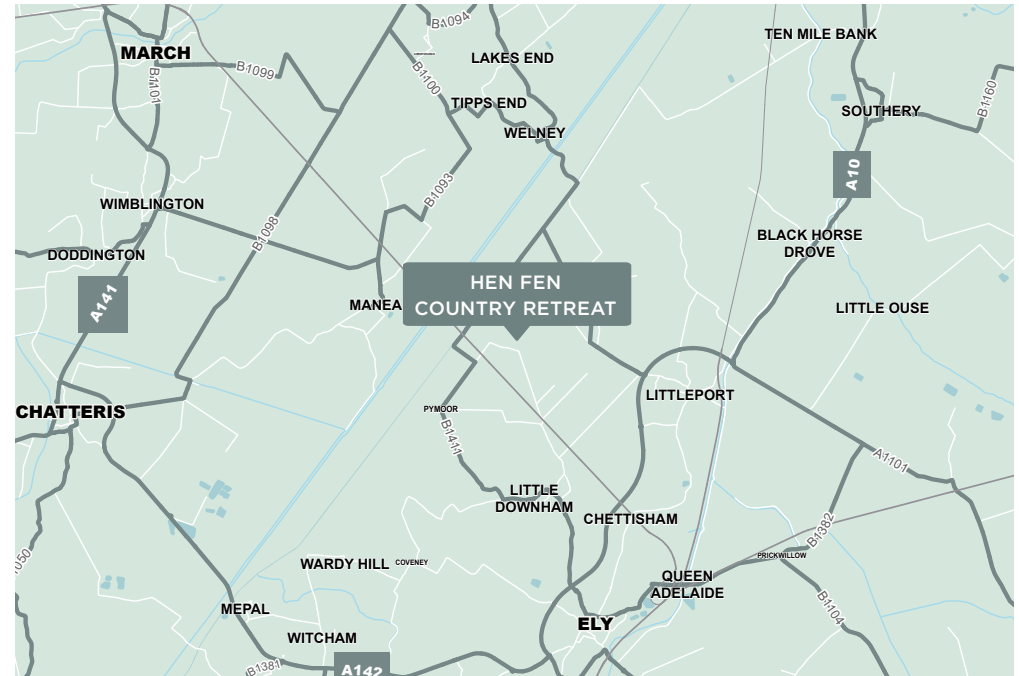
Viewings of the property are strictly by appointment only, and to be accompanied by either the selling agent or the Vendor.

## 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.



/// plank.brilliant.squeaks



## CAMBRIDGE

01223 346600 | [jamie.elbourn@carterjonas.co.uk](mailto:jamie.elbourn@carterjonas.co.uk)  
01223 346600 | [jasmine.holland@carterjonas.co.uk](mailto:jasmine.holland@carterjonas.co.uk)

## LEISURE

01823 428590 | [leisure@carterjonas.co.uk](mailto:leisure@carterjonas.co.uk)

## IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.



[carterjonas.co.uk](http://carterjonas.co.uk)

Offices throughout the UK

**Carter Jonas**

Simply better property advice