



Horsley Hale Farm

| Ely

| **Carter Jonas**

Horsley Hale Farm Littleport Ely Cambridge CB6 1ER

An opportunity to purchase a luxury glamping business, farmhouse and farm buildings with significant scope for expansion.

The site offers luxury glamping via a range of accommodation types, a well-stocked fishing lake, residential accommodation in Horsley Hale Farmhouse, The Gate House holiday cottage and extensive on-site services/amenities. There are two agricultural barns that offer potential for commercial or residential development (STPP).

In all extending to approximately 10.24 acres.

For sale by private treaty as a whole.



Farmhouse Rear Elevation

Property

Horsley Hale Farm totals an area of 10.24 acres and is comprised of the following elements:

Farmhouse: A five-bedroom farmhouse extending to 4,672 sq ft. The Property offers spacious living and is finished to a high specification with the addition of roof-mounted solar panels.

Agricultural Barns/Stables (x3): Two steel portal frame barns currently used for storage but offer potential for residential or commercial development. Additionally, there is a stable block recently converted into a licensed bar to service the holiday complex. These stables could be converted back to equine use.

Safari Tents (x5): Luxury tents sleeping from 8 to 11 people, each equipped with a shower, kitchen and dining area. Each safari tent is provided with a fire pit, outdoor seating and a BBQ.

Family Safari Tent (x1): Open-plan safari tent with capacity for 4 people.

Nomadic Bell Tents (x9): Steel frame tents equipped with a super king size bed and two single beds. Each tent is provided with a set of cooking utensils for the communal kitchen.

Shepherd's Hut (x1): A cosy hut that sleeps two people, equipped with a hob, shower and w/c. This is owned by a third party and to be sold by way of separate negotiation.



Bell Tents & Yurt

Yurt (x1): A singular tent with an oak framed king size bed.

The Gatehouse: A residential property sleeping up to 5 guests located at the entrance of the site.

Static Caravan: Provides managerial accommodation.

Fishing Lake: A large fishing lake with wooden decking and well-stocked with Carp weighing up to 30 lbs. The lake offers potential for further angling swims to be installed.

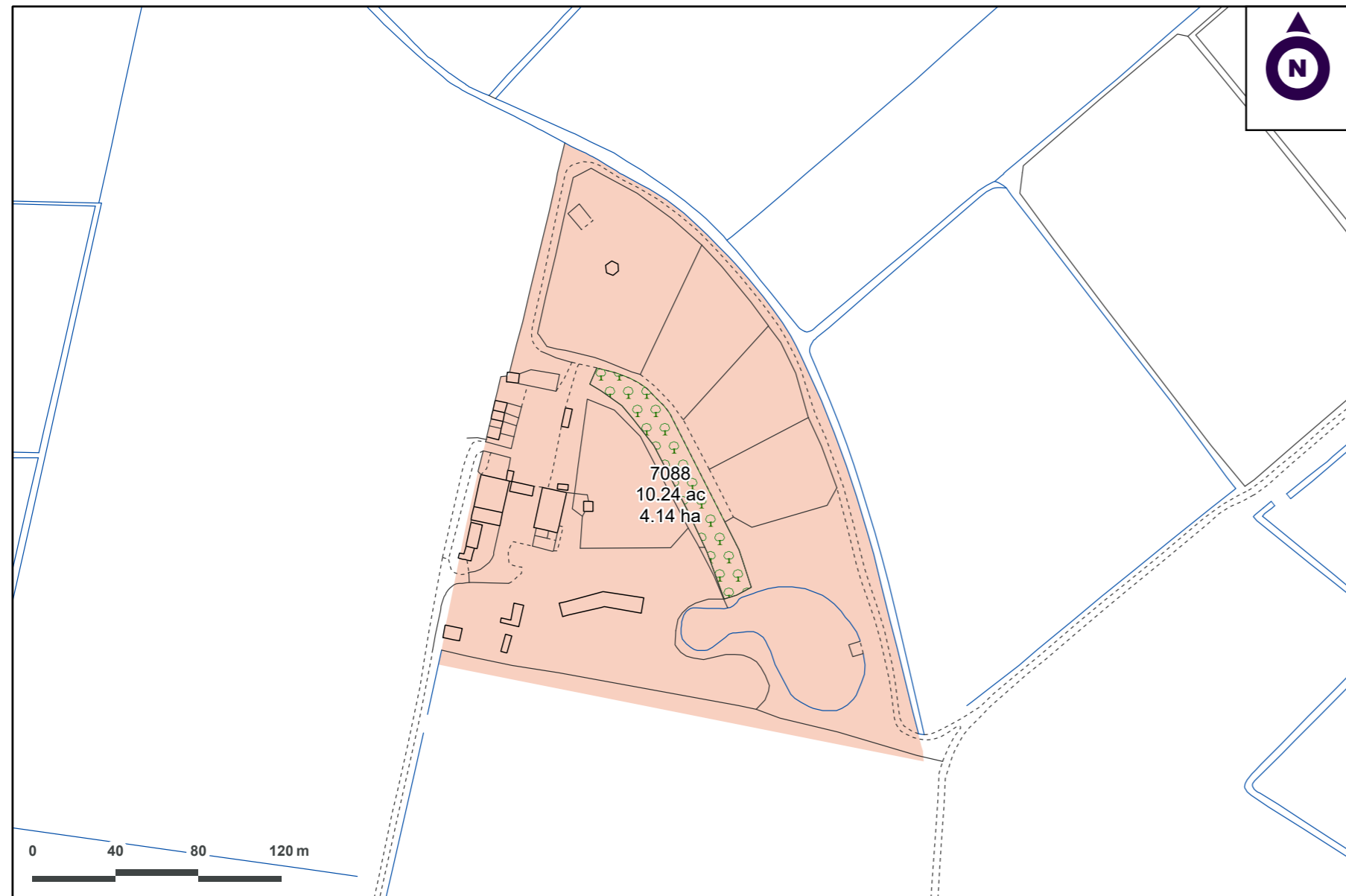
Shared Facilities: There is a large, well-equipped communal kitchen with allocated fridge and freezer space as well as outdoor seating. There are showers, a central firepit pavilion and bio-toilets servicing the site.

Horsley Hale Farm has ample open space and benefits from a license to serve up to 15 large events per year, therefore providing opportunities for expansion and diversification of the existing business. The paddocks located adjacent to the farmhouse provide the perfect setting for equine/livestock grazing, or a garden extension.

Details of the company accounts can be made available to parties who have viewed the Property.

Location

Littleport is located 4 miles north-east of Ely and 10 miles south-east of Downham Market. The rural surroundings offer ample walking trails around the area. The local towns are accessible via two principal roads, the A10 and A1101, Littleport railway station (0.9 miles) provides direct rail services to Ely, Cambridge and London Kings Cross.



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Floor plans

Horsley Hale Farm, Horsley Hale,
Littleport, Ely, CB6

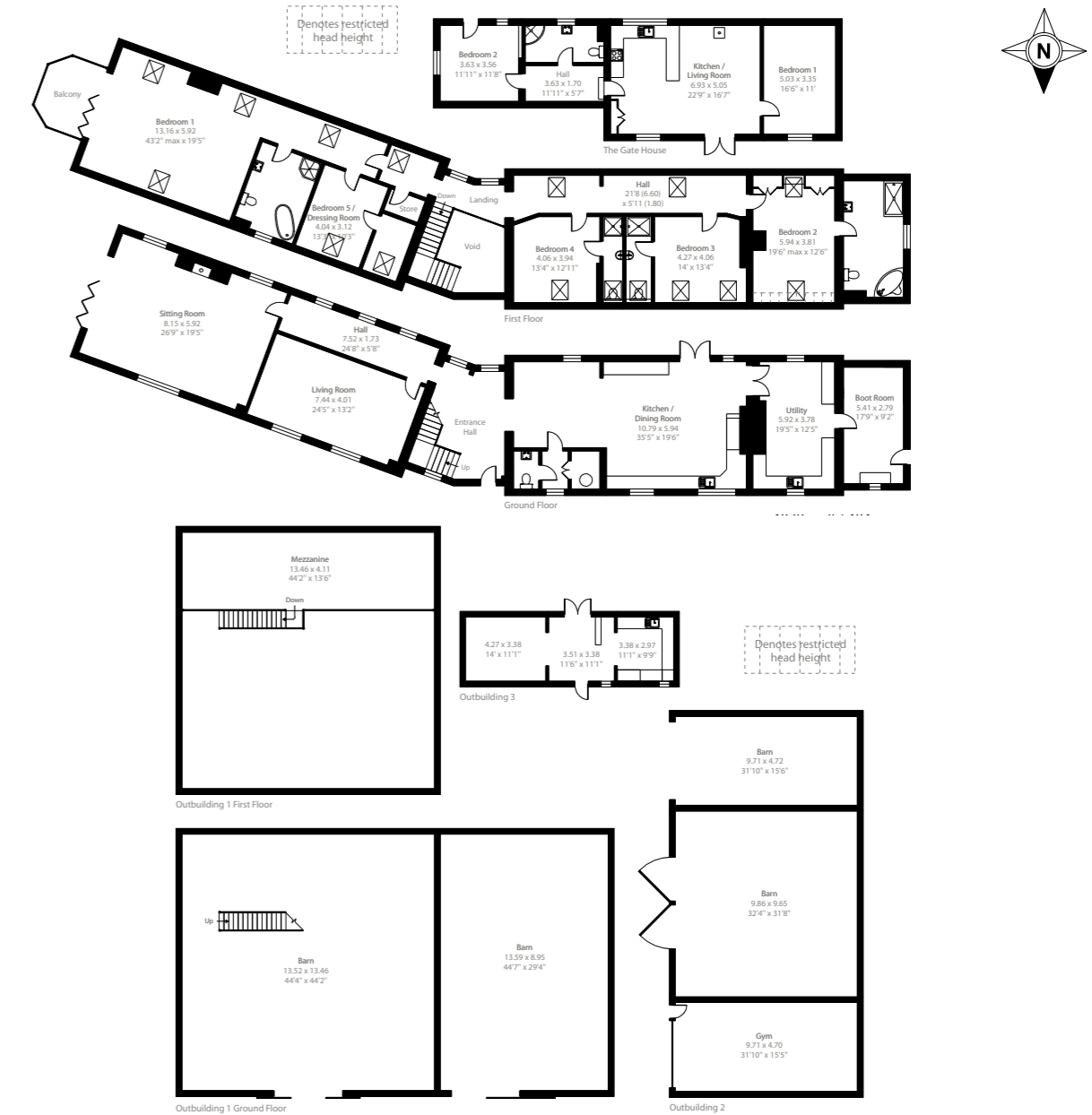
Approximate Area:
4672 sq ft / 434 sq m (excludes void)

Limited Use Area(s): 1
9 sq ft / 1.7 sq m

The Gate House:
876 sq ft / 81.4 sq m

Outbuildings:
6410 sq ft / 595.5 sq m

Total:
11967 sq ft / 1112.6 sq m



For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.



Farmhouse Kitchen



Farmhouse Family Bathroom



Farmhouse Principal Bedroom



Outbuildings

Method of Sale

The Property is offered for sale as a whole by private treaty.

Tenure & Possession

The freehold of the site is offered for sale. The Property and trading business is to be sold as a going concern, inclusive of the company's trading website and furnishings of the business accommodation.

Access

The Property is accessed directly off the A10, down Horsley Hale.

Planning

The Property has planning consent to use the land as a 'glamping' site with associated visitor access and parking (Ref: 18/00831/FUL).

Previous planning application reference numbers include: 18/00831/DISA, 14/00430/AGN, 11/00325/FUL, 06/00316/FUL, 95/00556/FUL, 93/00528/FUL, 93/00252/FUL, 91/00467/FUL.

Alternative uses and development of the Property will be subject to achieving the necessary planning permissions.

Services

The site benefits from mains water and electricity throughout.

The farmhouse is heated by an oil-fired boiler, with drainage provided via a septic tank.

The Gatehouse has a separate septic tank and is heated via Calor gas.

Wayleaves, Easements & Rights of Way

The Property is to be sold subject to, and with the benefit of all existing wayleaves, easements, covenants and rights of way, whether or not disclosed.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that the sale of the Property becomes a chargeable supply for the purposes of VAT, such tax will be payable (or become payable by the purchaser) in addition to the purchase price.

Sporting, Timber & Mineral Rights

To be included in the sale.

Health & Safety

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

EPC

Horsley Hale Farmhouse: C
The Gatehouse: E

Local Authority

East Cambridgeshire District Council
The Grange Car Park
Nutholt Lane
Ely
CB7 4EE

01353 665555

Viewings

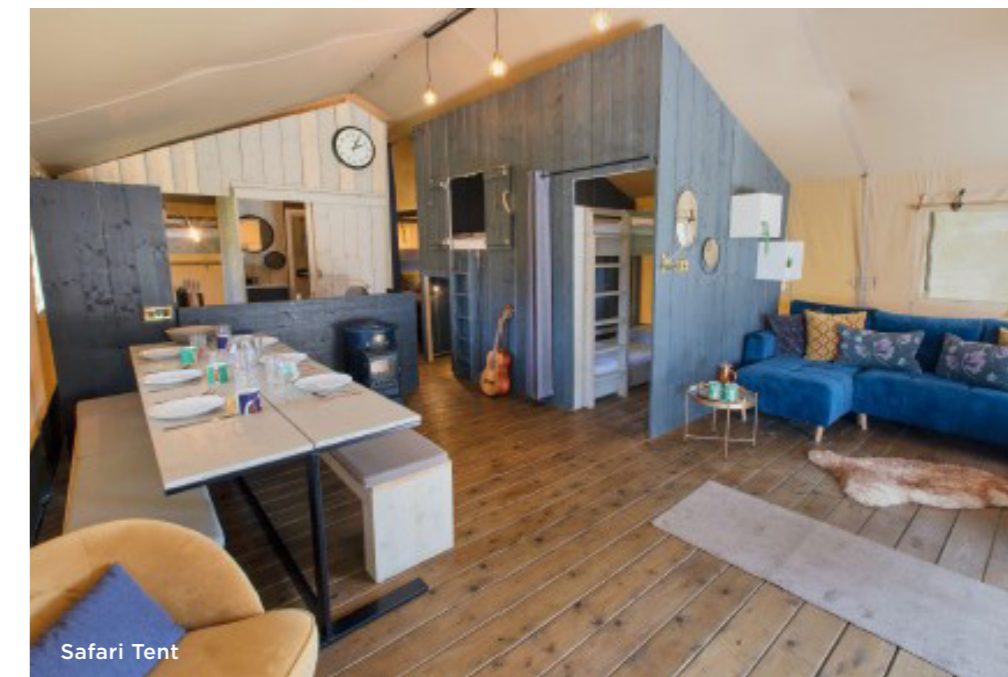
Viewings of the Property are strictly by appointment only, and arranged through the selling Agent.

Directions

From Cambridge: continue along the A10 passing Ely. Take the second exit at the Littleport BP roundabout and follow the A10 for 1.6 km, where there is a left hand turning onto Horsley Hale. Continue down the track for 800 m until you arrive at the Property.



/// holiday.yacht.dared



Safari Tent



The Gate House



Cambridge

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Important information

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