



Marmion House, Lynn Road, Wisbech PE13 3DD

Welcome to

Marmion House Lynn Road, Wisbech

Marmion House is a substantial and characterful period property prominently situated on a main road in Wisbech. The building showcases traditional brick construction with distinctive white detailing and striking blue doors, offering a unique opportunity for buyers seeking a property with charm and potential. The front of the main building is grade 2 listed. This property has been a family run business for over 50 years and now represents a rare opportunity for investors, developers, or owner-occupiers to acquire a building of significant character and scale. With the right vision, Marmion House could be transformed into stylish apartments, a boutique business hub, or a combination of uses to maximize its potential subject to obtaining the appropriate planning permission. Accommodation: MAIN HOTEL: 12 bedrooms all with ensuites over multiple floors. Generous dinning room alongside a large kitchen. Lounge and bar at the front of the property. There is a self-contained flat above shop area which was once a hair salon. The Lodge: 6 bedrooms with ensuite on multiple floors with a basement that has potential for development once checks have been obtained. Laundry room. Apartments: Basement one room with ensuite and a kitchenette. One room that can sleep three with ensuite and a kitchenette. Two rooms with two bedrooms for four people, separate bathroom and a full kitchen. Outside: Large gated carpark for 12 to 15 cars. EPC: No#11:C No#17:D No#19:C



Location:

Located in the heart of Wisbech, Marmion House benefits from excellent road links and proximity to local amenities, including shops, schools, and transport connections. The property sits within a well-established area, offering both convenience and character. Also the property sits next door to a planned housing development, so the area is thriving.

Agents Notes:

'There is a easement on the title, please enquire with the branch'.

Important Notice:

For each Lot, a contract documentation fee of £1,800 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

Guide Price:

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in

respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this.

Whilst Barnard Marcus make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers.

Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk.

Important Information:

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Photographs and Measurements: Some images may have been taken by a wide angled lens camera. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the

services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SEQUENCE (UK) LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



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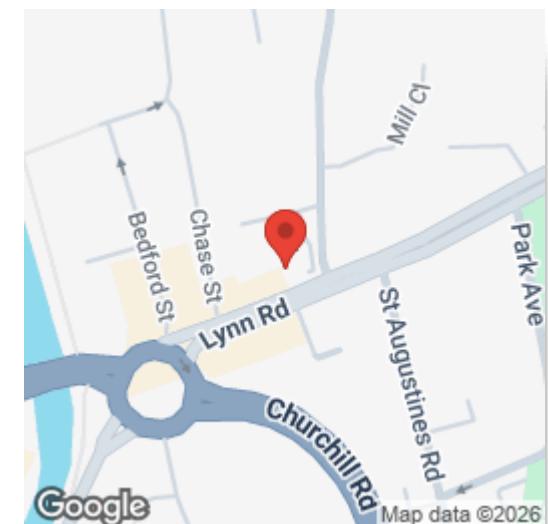
- Hotel and apartments separated by gravel drive to carpark
- Up to 23 established rooms
- Close to the heart of the town
- Located in the heart of Wisbech
- Viewings Essential!

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£500,000



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Property Ref:
WSB128035 - 0006

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