



The Lion, Herne Road

In Excess of £2,100,000



The Lion

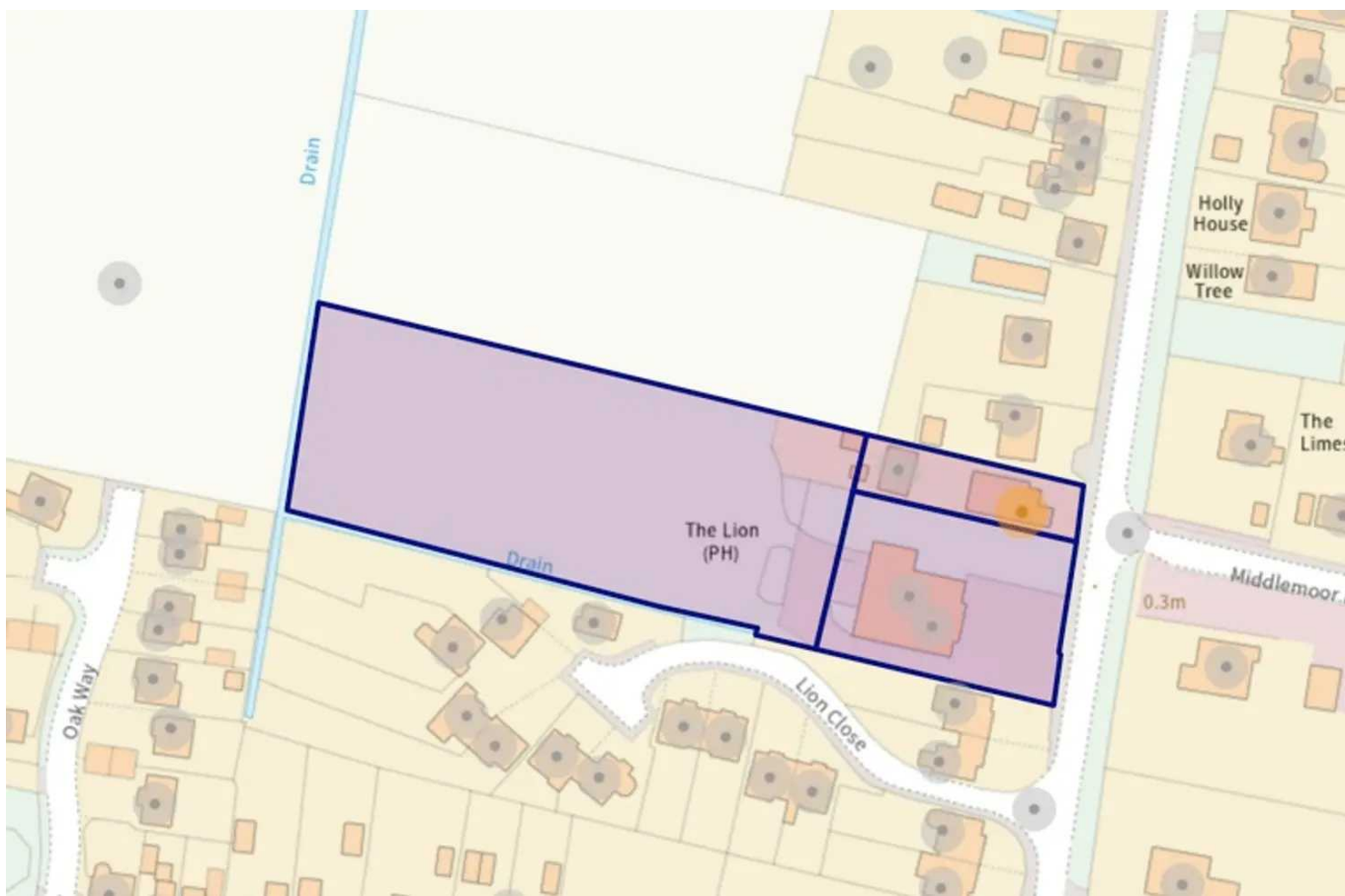
Herne Road, Huntingdon

A development opportunity in the form of a detached public house, detached four bedroom home and two bedroom detached annexe on a 1.74 acre plot, offering further development potential (subject to planning)

Tenure: Freehold

- Unique development opportunity.
- A detached four bedroom home of 1971 sq/ft / 183 sq/metres.
- A detached two bedroom annexe of 749 sq/ft / 69 sq/metres.
- A detached Public House of 609 sq/metres / 6555 sq/ft.
- An adjoining plot of land to the rear of 1.24 acres.
- A total plot size of 1.74 acres.
- 11.6 miles to Peterborough Train Station.
- Approximately 3.6 miles to local amenities within Ramsey.
- Countryside setting with rural views.
- Close to the village shop and schooling.





INTRODUCTION

A unique development opportunity in the form of a detached public house with adjoining plot of land, a four bedroom house and two bedroom detached annexe in a countryside setting. Although there is no planning permission to hand, the site is considered suitable for residential development and could present a perfect investment opportunity should the house and annexe be rented out whilst planning permission is being obtained.

LOCATION

Located in the fenland village of Ramsey St Mary's, Herne Road is approximately mid-way between Peterborough City Centre and Huntingdon Town Centre, both some 11 miles away, and only 3.8 miles from Ramsey Town which hosts a range of independent shops, schools (nursery, primary and secondary), three supermarkets, two medical centres, a dentist and a good selection of pubs, cafes and restaurants. Ramsey is a heritage-rich market town which grew up around its Abbey and, prior to the 12th century, was once one of the most important monastic institutions in England. There are many historical sites around the area worth exploring, including the river that runs beneath the centre of the town after it was covered by the Great Whyte street in 1852. Huntingdon and Peterborough train stations have fast lines into London Kings Cross taking only 45 minutes, and a guided bus from Huntingdon goes straight into Cambridge City.





205 HERNE ROAD

A detached four bedroom home of 1971 sq/ft / 183 sq/metres with driveway parking to front. The property has two large reception rooms as well as a large extend UPVC conservatory to the rear with a refitted kitchen / breakfast room, separate utility and downstairs shower room. Upstairs are four bedrooms, the principal of which has an en-suite shower room as well as a balcony and there is also a separate family bathroom. The title number for this plot is CB182343 which also incorporates the annex.

205a HERNE ROAD

A detached two bedroom annex of 749 sq/ft / 69 sq/metres, situated to the rear of the garden of 205 Herne Road. The property has a downstairs shower room, kitchen / diner downstairs with a living room and two bedrooms upstairs. There is also a store, accessed externally and a garden area.

THE LION 201 HERNE ROAD

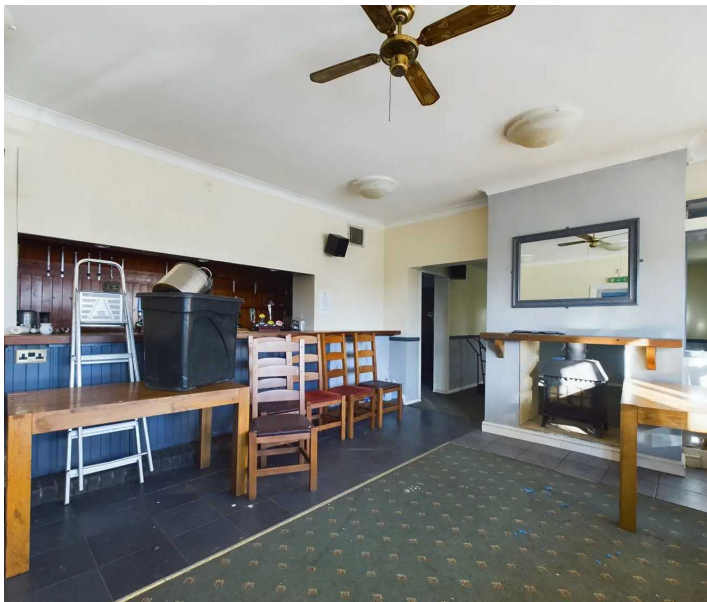
The Lion Public House is detached and of brick construction with a slate roof extending to a gross internal floor area of approximately 609 sq/metres / 6555 sq/ft sitting on a plot of 0.15 acres. The Title Number for this plot is CB106182.

ADJOINING LAND

To the rear of the public house is a plot of land measuring 1.24 acres which can be accessed via either side of the public house.

PLANNING HISTORY

Applications under reference 23/01033/FUL | Conversion of public house to 5 No. 2 bedroom flats and 1 No 1 bedroom flat including new bin store and cycle store, parking and landscaping. | The Lion 201 Herne Road Ramsey St Marys were submitted, however withdrawn under Huntingdonshire District Council.





PRE APPLICATION

A pre application submitted to Huntingdonshire District Council dated 2018 is available on request and deports the conversion of the public house to apartments and residential development of the rear land to dwellings. More information available on request.

ADVERTISING HISTORY

The Lion Public House has been available for sale on the open market as a going concern from 27 Apr 2021 to 4 Dec 2023.

RATINGS

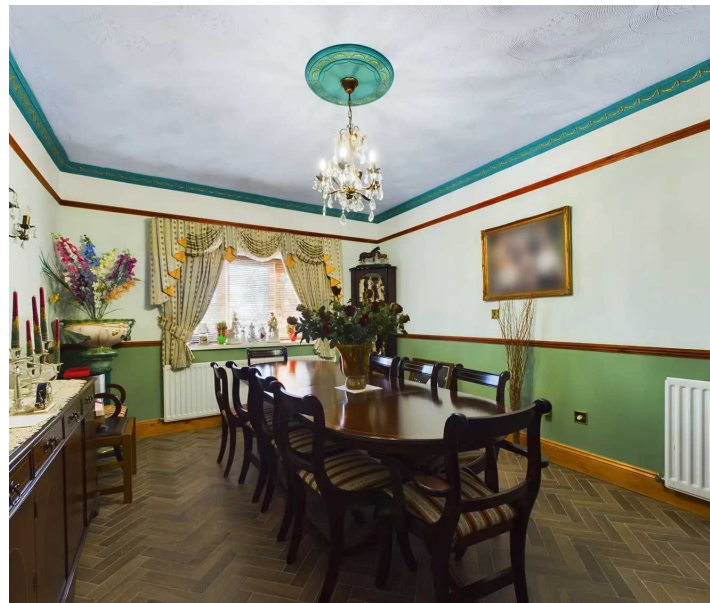
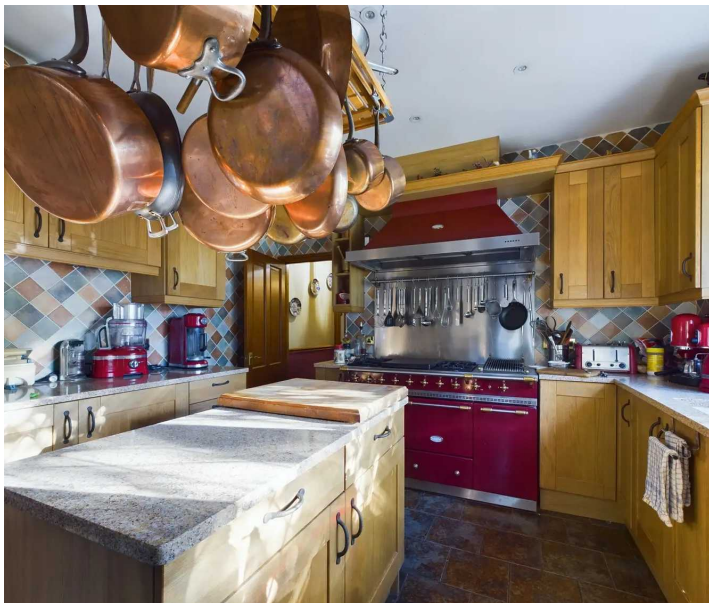
205 Herne Road is Council Tax Band F. 205a Herne Road is Council Tax Band A. The rateable value for the Lion Public House is £8,200.

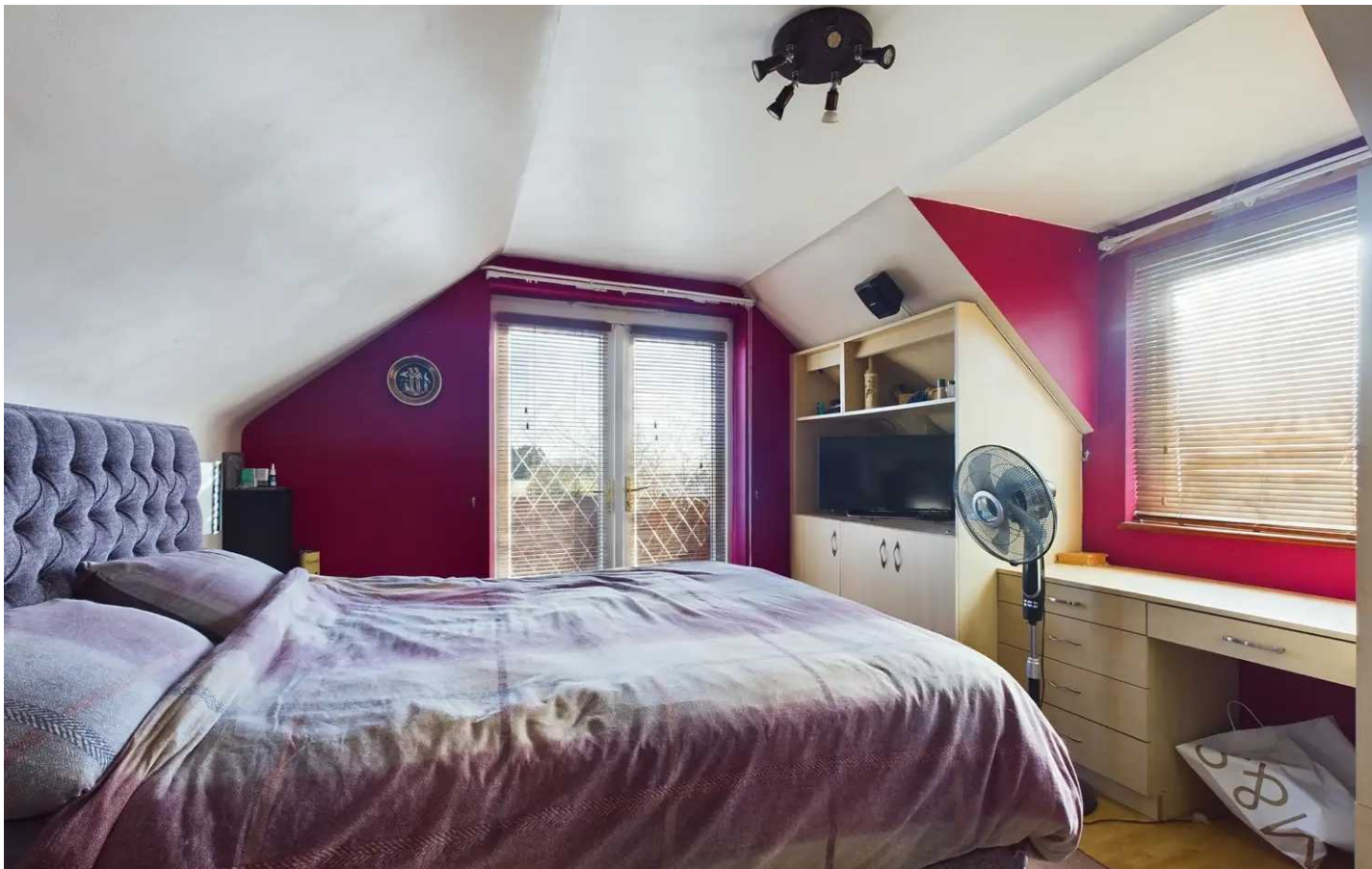
SERVICES

It is understood that all mains services are available to the site. However, any prospective Purchaser should make their own enquiries.

TENURE

The Tenure of the opportunity his Freehold, with vacant possession on completion.



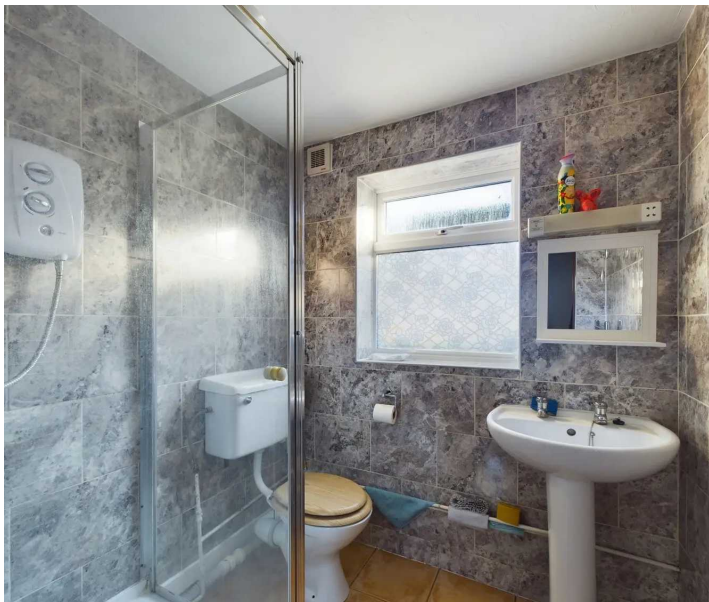


AGENTS NOTES

These particulars whilst believed to be correct at time of publishing should be used as a guide only. The measurements taken are approximate and supplied as a general guidance to the dimensions, exact measurements should be taken before any furniture or fixtures are purchased. Please note that Oliver James Property Sales and Lettings has not tested the services or any of the appliances at the property and as such we recommend that any interested parties arrange their own survey prior to completing a purchase.

MONEY LAUNDERING REGULATIONS

In order to progress a sale, Oliver James will require proof of identity, address and finance. This can be provided by means of passport or photo driving licence along with a current utility bill or Inland Revenue correspondence. This is necessary for each party in joint purchases and is required by Oliver James to satisfy laws on Money Laundering.





GARDEN

DRIVEWAY

20 Parking Spaces

Ample driveway to the front providing parking.





Ground Floor Building 2



Floor 1 Building 2

Oliver James

Approximate total area
1971.26 ft²
183.14 m²

Reduced headroom
24.16 ft²
2.24 m²

Excluding balconies and terraces

Reduced headroom
(below 1.50/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Ground Floor Building 3



Floor 1 Building 3

Oliver James

Approximate total area
749.97 ft²
69.67 m²

Reduced headroom
141.53 ft²
13.15 m²

Excluding balconies and terraces

Reduced headroom
(below 1.50/4.92ft)

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