



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian **dadd** commercial

FOR SALE

£595,000

- Freehold former tea room, farm shop, meadows & orchard
- Totalling in excess of 3.5 acres
- Suitable for owner-occupiers/developers/investors
- Planning consent approved for residential conversion
- Further land available by way of separate negotiation

THE ORCHARD TEA ROOM, 8 REDMOOR LANE, WISBECH, PE14 0RN



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

CONTACT: 020 8501 9220
loughton@clarkehillyer.co.uk
www.clarkehillyer.co.uk

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Location

The property is situated in a rural location in Redmoor Lane, Wisbech. The A47 is accessible from the premises and this provides access to Wisbech town centre to the north and Peterborough to the south. Vehicular access to the front of the premises leads to a parking area adjacent to the tea room.

Description

Comprising a farm shop and tearoom with kitchen facilities and an additional cold store/agricultural store which was previously used as a packing shed for the fruit grown in the property's orchards. The building is situated within a large plot (exceeding 3.5 acres, subject to measured survey) of land consisting of a meadow area surrounded by orchards of established apple and plum trees. The accommodation is more particularly described as follows:

Agricultural Store (including plant room, store and toilets): 1,011 sq ft (93.5 sq m).

Cold Store: 429 sq ft (40.3 sq m).

Farm shop: 274 sq ft (25.8 sq m).

Café Area: 157 sq ft (14.8 sq m).

Kitchen: 94 sq ft (9 sq m).

Tea Room: 403 sq ft (37.8 sq m).

All measurements quoted are approximate only and on the basis of gross internal area.

Planning

Planning consent has been granted (ref F/YR23/0281/PNC04) to convert the premises into a 3-bedroom residential dwelling alongside the tea room and farm shop.

Terms

The freehold is available, subject to vacant possession, for £595,000. A further strip of land is available by separate negotiation. The premises are being sold with various appliances included as can be seen in the pictures. Please note that the appliances have not been tested and cannot be guaranteed to be working.

Business Rates

Fenland Council have advised us of the following:

2023 Rateable Value: £4,800

2024/25 UBR: 0.499 P/£

2024/25 Rates Payable: £2,395.20

Interested parties may benefit from Small Business Relief and are advised to confirm current rate liability with the local authority.

Viewings

Strictly via agents Clarke Hillyer, tel 020 8501 9220.

EPC

The premises have an Energy Performance Certificate rating of C.



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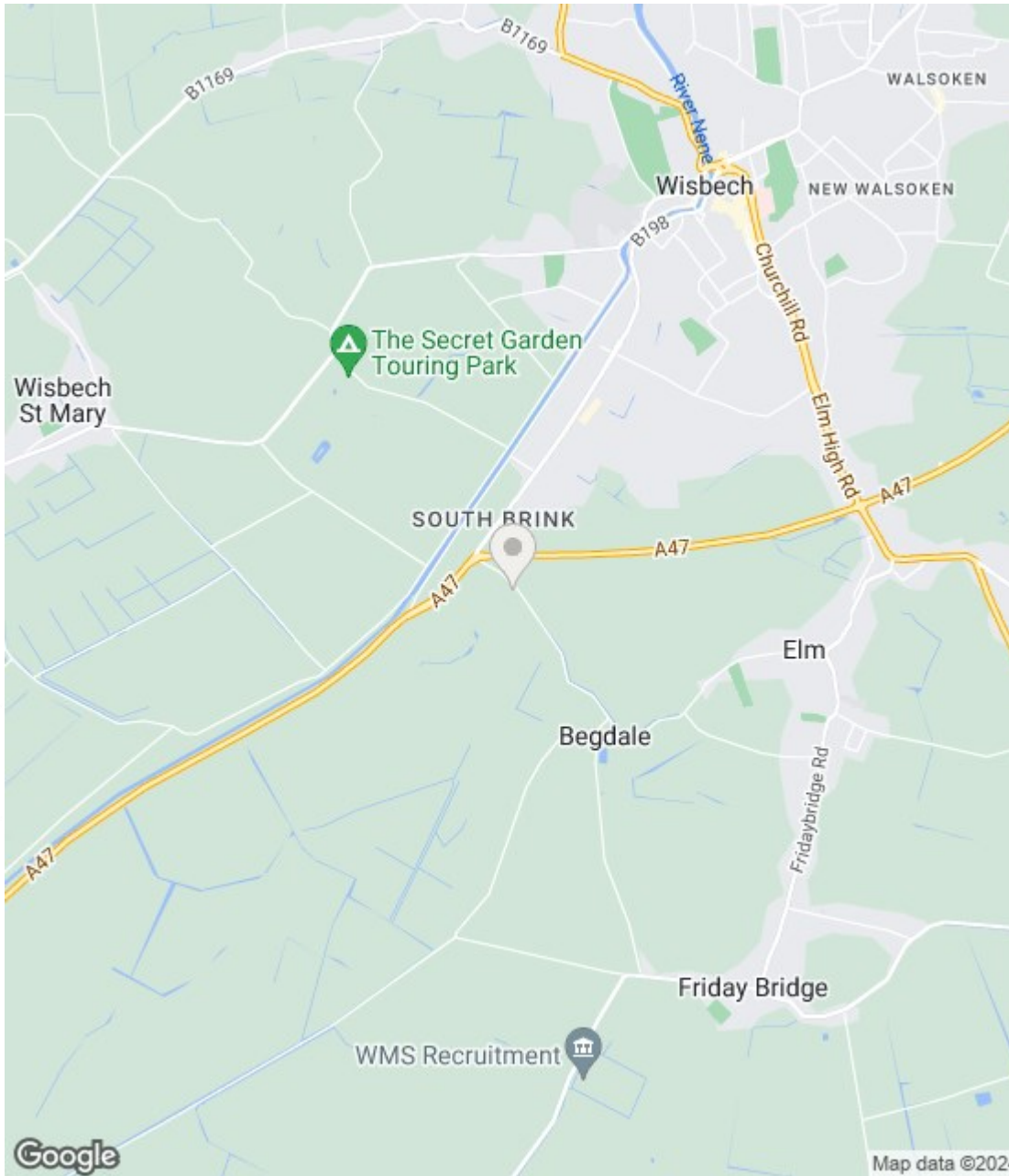
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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