



Cross Keys: Pub, House, Caravan & Camping Site

Freehold

Offers in Excess of **£750,000** (plus VAT)

Cross Keys: Pub, House, Caravan & Camping Site, Molesworth, Huntingdon, Cambridgeshire, PE28 0QF

AT A GLANCE

- Substantial 5+ acre site
- 3 self contained 1 bed flats
- Caravan & camping site
- Income producing asset
- Detached residential 3 bed house
- 2 additional bedsits
- Dedicated parking
- Scope for a variety of uses (stpp)

Viewing And Further Information

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PROPERTY

The extensive site comprises of a public house, detached residential dwelling, three self-contained flats plus 2 bedsits, caravan and camping site, and extensive grounds in over 5 acres. It is held in 4 separate Titles.

Cross Keys House provides a very well presented brick built private residential dwelling. On the ground floor there is a kitchen, bathroom, office and large lounge. The 1st floor contains a master double bedroom with ensuite bathroom, family shower room and two further double bedrooms (one ensuite).

To the rear of the property there are three separate self-contained flats, which include bedrooms, bathrooms, kitchens and lounges.

The main detached 2 storey public house contains a reduced ground floor bar, cellar and kitchen to the rear, with additional laundry room & customer WC's. Works have been implemented but not completed, as per the planning permission outlined below.

The first floor above the public house comprises of 2 further 1 bedroom flats with bathrooms, bedroom and kitchenette.

Externally, the combined property includes camping and caravan site, front dedicated parking, private gardens, courtyard and large grounds extending to 5 acres.

PLANNING

The Cross Keys is not listed but is located within a Conservation Area. The property is administered by [Huntingdonshire District Council](#).

Planning permission was granted in June 2021, and part implemented, to reduce the PH trading area and create a separate 2 bed flat:- [link](#)

MEASUREMENTS

Area 1 - Cross Keys House - 0.123 acres (building footprint 1,098 ft² (102 m²) (CB237826)

Area 2 - Public House and Land - 0.716 acres (Building Footprint 4,180 ft² (388m²) (CB426788)

Area 3 - Caravan Park - 0.855 acres (CB326539)

Area 4 - Caravan and Camp site at Cross Keys Public House - 3.367 acres (CB344924) (**subject to overage for new build residential development**) (areas are approximate)



THE BUSINESS

The public house is closed, and works have started to implement the planning and reduce the trading area, converting part of the ground floor to a further 2 bed s/c flat. The majority of the remaining units are let and income producing.

RATES & CHARGES

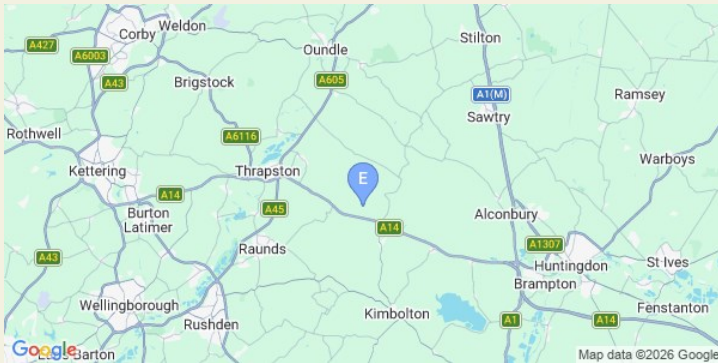
Rateable Value of the public house is £13,250 (1st April 2026 to present).

Residential units are separately assessed for Council Tax.

TENURE

Freehold offers are sought in excess of £750,000, exc VAT, if applicable, for the entire site, including all 4 Titles (CB326539, CB344924, CB426788 & CB237826).





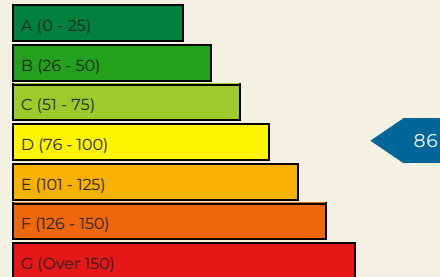
LOCATION

Molesworth is a well positioned Cambridgeshire village, approximately 10 miles northwest of Huntingdon. With immediate access to the A14 dual carriageway via Junction 16, there are rapid east-west connections to the Midlands and East Coast ports. This strategic positioning allows residents to easily link to the A1(M) motorway, placing major hubs like Huntingdon, Thrapston, Kettering, Cambridge and London within efficient driving distance.

The Cross Keys is located in the centre of the village on the High Street and is a focal point for this small community.



EPC



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