

FOR SALE

H olmewood all

Church Street, Holme
Cambridgeshire PE7 3BZ

RAPLEYS



- ✓ Unique development opportunity or private residence
- ✓ Suitable for a variety of alternative uses including residential, hotel or care home subject to necessary planning consents
- ✓ Grade II listed property and extensive outbuildings set in 10.4 acres (4.21 hectares) of picturesque woodland
- ✓ For sale freehold with vacant possession

Description

Holmewood Hall is an enchanting Grade II listed, three storey Tudor Gothic style property set amongst 10.4 acres (4.21 hectares) of historic landscaped gardens with sweeping lawns and mature trees. It was built around 1873 of traditional London red brick with a slate roof and is arranged over ground, first and second floors. Within the Hall, there are many preserved period features including original ornate and carved fireplaces, a grand staircase, hand painted stained glass and oak framed sash windows. The Gold Room on the ground floor features an 18ct gold leaf ceiling.

Amongst the extensive grounds are various outbuildings including a dry store, gate house, stables, workshops and yard buildings.



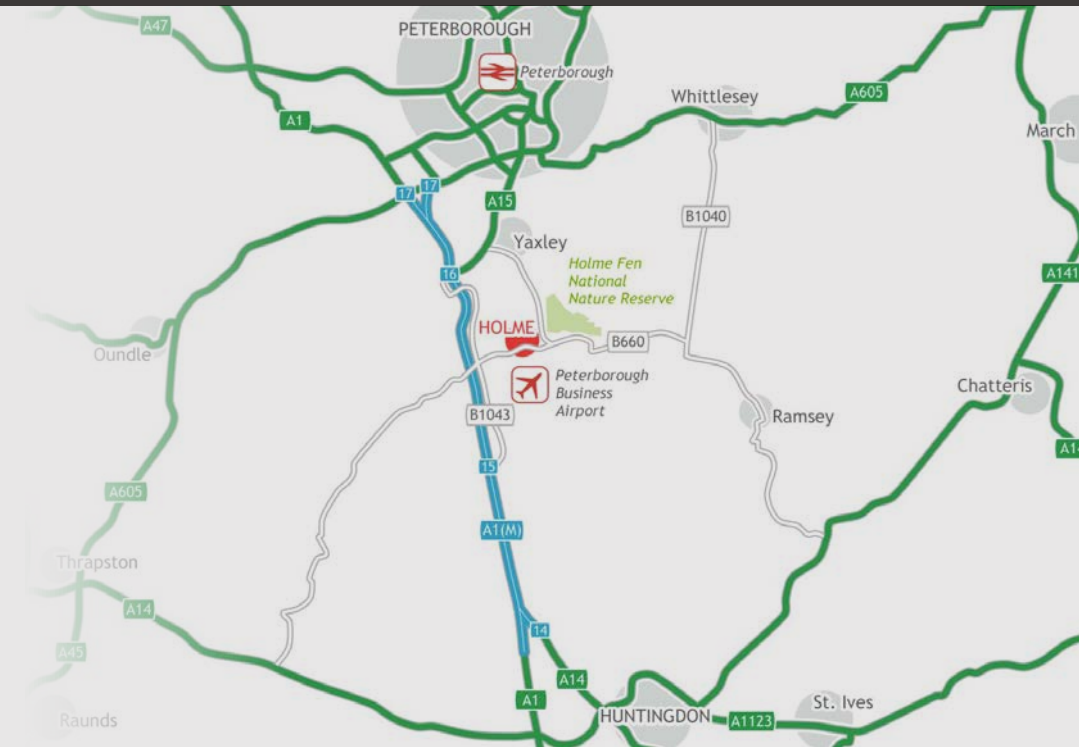
History

The present day Hall was built by the distinguished Wells family, who bought the Manor of Holme in 1752. It is believed there were two or three previous houses on the site before fire destroyed the 18th Century building, and William Wells commissioned the present hall which is said to date back to 1873.

During World War II, the Hall was used by the US office of Strategic Services (now CIA) for packing airborne containers to be parachuted into occupied Europe. In 1951, Holmewood Hall was bought by British Sugar to initially be used as a document warehouse but later became an agricultural research and development base for the company. The building, until recently, had been restored and run as a conference, training, wedding and events centre. The maximum capacity for conference and training uses is circa 300 delegates.

Location

Holmewood Hall is located in the picturesque village of Holme and is accessed via a private driveway off Church Street. Holme is located in the county of Cambridgeshire and has a population of approximately 600 residents. The site is on the 'Gateway to the Lincolnshire Fens' in open countryside in close proximity to Holme Fen National Nature Reserve. Local amenities include the Church of St.Giles, Holme Church of England Primary School and The Admiral Wells Public House. The property is situated approximately 8 miles to the south of Peterborough and approximately 12 miles to the north of Huntingdon.



Road

The site is located 1.6 miles from the A1(M), which in turn provides excellent road transport links to London, the south east and the north of England. Additionally the A14 and A47 are nearby providing excellent east to west links across Central England.

Peterborough is approximately 20 minutes by car, with Cambridge approximately 45 minutes away.

Rail

Peterborough railway station is situated approximately 10 miles north of the subject site and provides direct rail links to London Kings Cross in approximately 53 minutes and direct links to Birmingham, York, Leeds, Newcastle and Edinburgh.



Planning

The property is Grade II listed and falls within the jurisdiction of Huntingdonshire District Council.

The site's longstanding use is Class D1/D2 (conference, function and wedding venue), for which an application has been submitted to secure a Certificate of Lawfulness. In addition to the current use, the site has potential for many alternative uses such as a private residential dwelling or conversion to residential flats/homes. There is also scope to convert the property into a hotel or retirement/care home. Any conversion/redevelopment to the main building and gardens are subject to necessary planning and listed building consents. There is also potential to convert the outbuildings subject to planning permission.

A planning statement was carried out by Rapleys in July 2017 and can be found on the website: www.holmewoodhall.com



Utilities

The property benefits from oil heating and mains electricity. There is no gas supply to the village, although the property is connected to mains water and waste which has recently been upgraded.



Tenure

The property is for sale freehold with vacant possession.



Accommodation

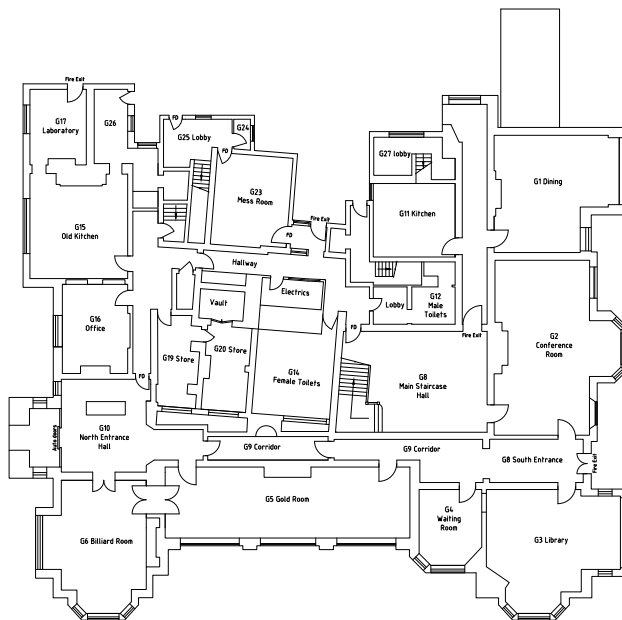
The accommodation currently provides for a number of conference and seminar rooms of various sizes. Floor plans as below or on the website: www.holmewoodhall.com

The property comprises the following approximate floor areas (Net Internal Area):

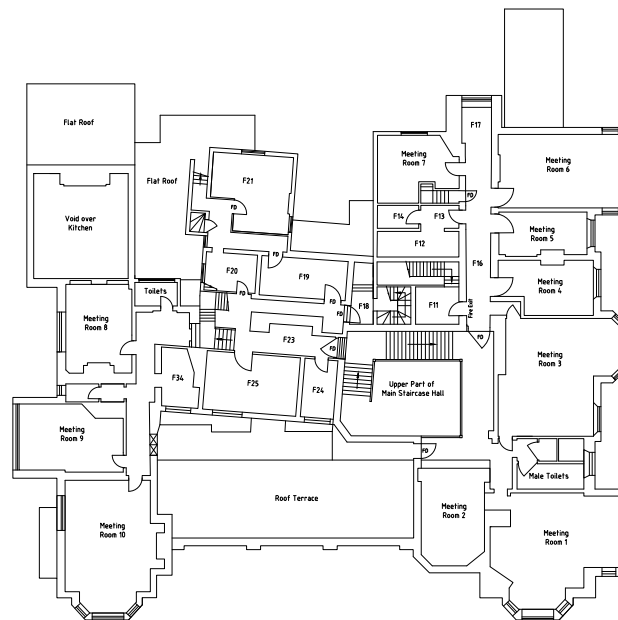
- ✓ Holmewood Hall: 11,718 sq ft (1,089 sq m)
- ✓ Outbuildings*: 18,379 sq ft (1,707 sq m)

**Dairy Building upper floors: unable to inspect*

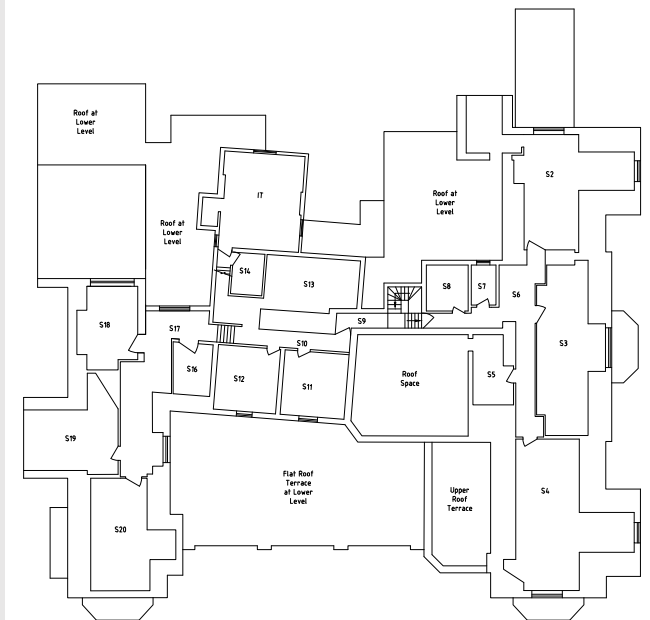
Ground floor



First floor



Second floor



Note: The above areas have been calculated on an approximate net internal basis and must be verified by the ingoing purchaser.



Terms

The property will be sold by way of informal tender (unless sold prior) and offers are invited for the freehold site on an unconditional or subject to planning basis.

All submissions should include the following information:

- ✓ Details of any conditions attached to the offer
- ✓ Confirmation of funding
- ✓ Confirmation of board approval if applicable
- ✓ Proposed timescales for exchange and completion
- ✓ Details of any overage proposals offered
- ✓ Track record of the developer and project team

Offers should be submitted via email to Angus Irvine and Marcus Warwick. The vendor does not bind themselves to accept the highest or any offer received.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Viewings are strictly by appointment only. There will be two viewing days during the marketing period. Please contact the sole selling agent for more information.

Further information can be found on the following website: www.holmewoodhall.com

Contact

Angus Irvine

07767 463884 | angus.irvine@rapleys.com

Marcus Warwick

07467 959410 | marcus.warwick@rapleys.com



www.rapleys.com

0370 777 6292

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchbrook Business Park, Huntingdon, PE29 6FG. Regulated by RICS.

Any maps are for identification purposes only and should not be relied upon for accuracy. Reproduced by permission of Geographers A-Z Map Co. Ltd. Licence No. A0203. This product includes mapping data licensed from Ordnance Survey - © Crown Copyright 2001. Licence No. 100017302 and © Crown Copyright, All rights reserved. Licence No. ES 100004619.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Rapleys or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These particulars were produced in November 2016 and updated in July 2017.