



LAND OFF WARBOYS ROAD

HUNTINGDON



An aerial photograph showing a residential area with several houses and a large green field. A road runs along the top and left sides of the field. The houses have various roof colors, including brown, grey, and blue. The green field is in the center, and there are some trees and shrubs around it.

LAND OFF WARBOYS ROAD

HUNTINGDON

*St Ives: 5.6 miles, Huntingdon: 5.7 miles, Peterborough: 19.1 miles, Central Cambridge: 24.2 miles
(All distances are approximate)*

**AN EXCITING OPPORTUNITY TO PURCHASE
A MIXED USE SITE ADJACENT TO THE A141
WITH SIGNIFICANT RENTAL INCOME**

Direct access onto the A141

An excellent investment or redevelopment opportunity

Approximately five miles north of Huntingdon

12 units with an annual rent roll of **£68,424**

**SITE AREA EXTENDS TO 0.34 HECTARES (0.83 ACRES)
WITH 19,445.60 SQ.FT OF OCCUPIED SPACE (GEA)**

For sale by Private Treaty as a whole



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Introduction

An exciting opportunity to purchase a mixed-use investment generating a significant income stream in an accessible location adjacent off the A141 north of Huntingdon.

Location

The site is situated in Old Hurst, an attractive rural village surrounded by the Cambridgeshire countryside and benefiting from a number of village amenities and hosting great transport links.

The village of Old Hurst is located under five miles northeast from the centre of Huntingdon. The property is situated just off the A141, providing access links to the A1(M), A14, A47 and other road networks, providing excellent links to major regional and national networks.

The village of Old Hurst has good transport links, with bus routes to St Ives and Huntingdon Station, which is a 12-minute drive, that provides direct links to both Peterborough and London.

Situation & Access

The site is situated within the settlement boundary of the village of Old Hurst, located to the north of the village. The property is accessed from Warboys Road, which adjoins directly from the A141 from Ramsey Road.

Old Hurst offers a range of amenities including a village church, tearoom, restaurant, and farm shop all within a short walk from the property.







The Property

The site includes a range of commercial units and a number of residential properties. The site is fully occupied. Details of these properties and occupations are provided below.

Residential Property

The property comprises four residential units which are fully occupied on Assured Shorthold Tenancy agreements and provide an annual rent of £29,400.

The residential properties consist of three terrace bungalows situated in an “L” shape formation and all benefit from private gardens. Bungalow 1 is a three-bedroom property, Bungalow 2 has two bedrooms and Bungalow 3 is a one-bedroom property.

In addition to the bungalows there is a flat situated above a retail unit which offers ample accommodation.

Full details on the residential properties are provided below:

Residential Schedule

Plan No.	Rent pcm	Rent pa	Start Date	Expiry Date	GIA (SQ FT)	EPC	Council Tax	Heating	Water and Drainage
B1	£540.00	£6,480.00	21-Oct-23	20-Oct-24	581.25	C	Band A. Council Tax payable for 2025/2026 is £1,574.63	LPG	Mains
B2	£650.00	£7,800.00	02-May-25	01-May-26	581.25	C	Band A. Council Tax payable for 2025/2026 is £1,574.63	LPG	Mains
B3	£550.00	£6,600.00	06-Apr-22	05-Apr-23	290.63	E	Band A. Council Tax payable for 2025/2026 is £1,574.63	Electric	Mains
F1	£710.00	£8,520.00	06-Jan-25	05-Jan-26	538.20	C	Band A. Council Tax payable for 2025/2026 is £1,574.63	LPG	Mains
TOTAL	£2,450.00	£29,400.00			1,991.33				



Commercial Property

The Grove, Old Hurst comprises of nine mixed-use commercial units which are let to various occupiers.

The commercial enterprise is longstanding with many of the units being in commercial occupation for a number of years. There is potential to expand or redevelop the commercial offering at the site (subject to planning consent).

All of the current commercial units are fully occupied on short term formal agreements. The commercial units provide an annual rent of £39,000. The total gross floorplate for the site is 15,926 sq ft.

The existing commercial enterprise has proven to be successful over a number of years due to its proximity to Huntingdon, excellent access and demand for storage and light industrial units in the area.

A property schedule and plan showing the layout of accommodation is provided opposite.



Commercial Unit Schedule

Plan No.	Rent pcm	Rent pa	Commence- ment Date	Expiry Date	GEA (sq.ft)	Use	EPC	Rated	Ratable Value, as of 1 April 2023
1 & 2	£925.00	£11,100.00	9th February 2025	9th February 2026	2,506.17	Leisure	C	Yes	£9,100
3	£200.00	£2,400.00	1st February 2025	31st July 2025	620.75	Storage	B	Yes	£3,500
4	£550.00	£6,600.00	9th February 2025	8th February 2026	1,268.82	Dance Studio	B	Yes	£7,800
5	£360.00	£4,320.00	1st January 2025	31st December 2025	440.43	Car Workshop	C	Yes	£4,000
6	£350.00	£4,200.00	21st January 2025	20th January 2026	708.95	Storage	E	Yes	£3,600
7	£450.00	£5,400.00	1st March 2025	28th February 2026	8,658.28	Car sales	N/A	Yes	£4,900
8	£350.00	£4,200.00	1st October 2024	30th September 2027	1,570.92	Retail	E	Yes	£9,800
9	£65.00	£780.00	9th April 2025	8th April 2026	151.82	Storage	C	Yes	£0
TOTAL	£3,250.00	£39,000.00			15,926.14				



UNTINGDON ROAD (A141)

THE GROVE

Shared area between
5 & 6

7

8

F1

5

6

1&2

9

4

3



Bungalows

B1

B2

B3

Legend

-  Residential Units
-  Commercial units

0 5 10 20 30 40 50 Metres

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Note: This plan is published for convenience only and although believed to be correct its accuracy is not guaranteed and it shall not be deemed to form part of the contract.

Trumpington Road, Cambridge, CB2 9LD
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Scale: 1:1,000 @ A4 OS Ref: TL 2977 Drawing No: A.59,648c Date: 14/05/2025

Produced by Bidwells GIS Mappings

Commercial Unit	Sq m	Sq ft
1&2	232.831	2506.17
3	57.670	620.75
4	117.878	1268.82
5	40.916	440.42
6	65.864	708.95
7	804.384	8658.28
8	145.944	1570.92
9	14.104	151.82
Total External Area	1479.591	15926.13
Residential Unit	Sq m	Sq ft
B1	113.043	1216.78
B2	62.656	674.42
B3	27.877	300.07
F1	123.395	1328.20
Total External Area	326.971	3519.47

General Remarks & Stipulations

Tenure & Possession

The property is offered for sale freehold and sale is subject to various tenancies as set out above.

The residential properties are let on Assured Shorthold Tenancy Agreements and the commercial buildings are let on formal short term agreements. Further details are available from the selling agent.

Method of Sale

The property is for sale by private treaty.

Wayleaves, Easements & Rights of Way

The land is to be sold subject to all existing rights of way, public or private, light support, drainage, water and electricity supplies and all other rights and obligations, easements, quasi easements and all wayleaves whether referred to or not in the particulars.

Purchaser(s) should be aware that a right of access exists over the land hatched blue on the sale plan in order for the owner and those authorised by the owner to access the property to the south of the site (the Grove).

The Purchaser(s) will be deemed to have full knowledge and satisfied themselves as to the provisions of any such matters affecting the property.

Services

Details available from the selling agents.

The purchaser(s) will be deemed to have full knowledge and satisfied themselves as to the provisions of any such services.

Registered Title

The land is registered under Title Number CB333381, CB492996 and CB331816.

Value Added Tax

Should any sale of the site, or any right attached to it become a chargeable supply for the purpose of VAT, such tax will be payable by the purchaser(s) in addition to the contract price.

Postcode

The nearest postcode: PE28 3AG

what3words

///subjects.shudders.desire

Viewings

Viewing and access to the property is strictly by appointment with Bidwells.

Anti-Money Laundering

To comply with the Money Laundering Regulations 2017, once an offer is accepted the purchaser(s) will be required to provide any information requested in order to undertake the relevant due diligence. This is a legal requirement.

Local Authorities

The site falls within the jurisdiction of Huntingdonshire District Council.

Pathfinder House, St Mary's Street, Huntingdon, PE29 3TN

Tel: 01480 388388

Boundaries

The Vendor and the Vendor's agent will do their best to specify the ownership of boundary hedges, fences and ditches but will not be bound to determine these. The Purchaser(s) will have to satisfy themselves as to the ownership of any boundaries.

Plans, Areas & Schedules

Plans attached to the particulars are based upon the Ordnance Survey National Grid and are for reference only.

The purchaser(s) will be deemed to have satisfied themselves of the property as scheduled.

Health & Safety

Please do not visit the site without a prior appointment with Bidwells.

Photographs, Fixtures & Fittings

The photographs in these particulars were taken in March 2025. Only those fixtures and fittings described in the sale details are included in the sale.

Date

These particulars were prepared in April 2025.

360 View

Scan the QR Code or [click here](#):



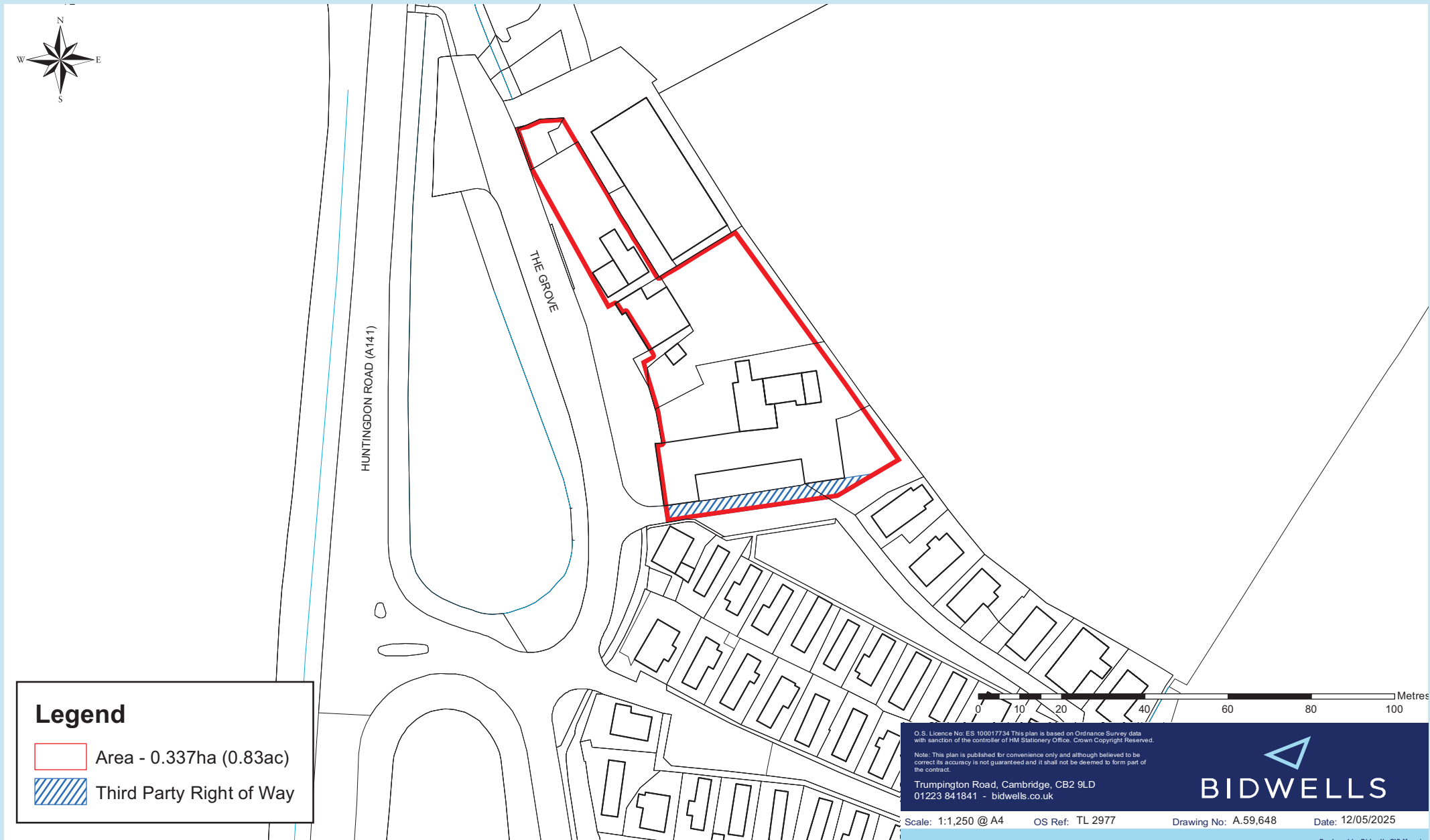
Aerial Video

Scan the QR Code or [click here](#):



Planning

Plan No.	Description	Decision
1200043FUL	Retrospective change of use from car wash/garage to bakery	Refused - 22 March 2012
1301520FUL	Change of use from general industry to car sales	Withdrawn - 3 Jan 2014
1400961FUL	Change of use to Car Sales	Approved - 22 Oct 2014
1100230NMA	Amendment to planning permission 0403160FUL as replaced by 1000114REP to make alterations including addition of personnel doors and roller shutter doors to each unit	Approved - 7 March 2011
1000114REP	Erection of workshop units (B1) with parking provision (Replacement of Planning Permission 0403160FUL)	Approved - 15 March 2010
0403160FUL	Erection of workshop units (B1) with parking provision	Approved - 29 March 2005
0403161FUL	Erection of workshop units (B1) and installation of security fencing.	Approved - 29 March 2005
0213215FUL	Change of use of car park to sale and display of caravans and/or cars	Refused - 5 March 2003
0201245FUL	Change of use of car park to sale and display of caravans and/or cars	Refused - 26 June 2002
0102044FUL	Retention of existing and erection of security fencing	Refused - 2 Jan 2002



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