

Former country house hotel in need of
TLC/refurbishment set in c. ¾ acre

Noyes
& Noyes

Chartered Surveyors &
Commercial Property Consultants



Freehold For Sale

The Ex Rosery Country House Hotel
15 Church Street
Exning
Newmarket CB8 7EH

Accommodation extending to 835m²/8,996 sf NIA.
The site as a whole covers c. 0.75 acres.

- **Converted Victorian manor house**
- **16 bedrooms**
- **Restaurant; function rooms**
- **Large garden; ample parking**
- **Easy access to A14/M11**
- **2 miles from Newmarket; 10 miles from Cambridge**
- **Development/redevelopment potential (subject to planning)**
- **No VAT on purchase price**

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8 Signet Court, Cambridge CB5 8LA

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LOCATION

The Rosery Country House Hotel is prominently located in Exning, west Suffolk. It is two miles from Newmarket, the home of British Horse Racing, with two racecourses, a year round programme of racing and events, the National Stud and National Horseracing Museum. The university city and biotech centre of Cambridge is ten miles away. The key motorways - A14 and M11 – are within a short drive.

DESCRIPTION

The property is a converted Victorian manor house which, together with a separate Coach House and Garden Room, has been enlarged and adapted to provide hotel accommodation. Externally, there is a large patio, mature gardens and large car park. The property is dilapidated and in need of attention/refurbishment. The buildings include:

Main building

- Basement - storage
- Ground – reception; restaurant seating c 60 diners; meeting room; commercial kitchen; stores; WCs; bar; function room
- First/Second – 5 double bedrooms, with ensuite; 2 family bedrooms (1 single, 1 double bed); 3 single bedrooms; laundry room

Coach House

- Ground - 1 apartment with living room, bedroom; 2 double bedrooms with ensuite

- First – 1 double bedroom with ensuite; 1 twin bedroom with ensuite.

Garden Room

- Ground Floor – 3 x double bedrooms with ensuite.

AREAS

Accommodation extending to 835m²/8,996 sf. NIA. The site as a whole covers c 0.75 acres.

PLANNING

C1 classification for the main building. The Coach House has residential use.

EPC

We are advised the property has an EPC rating of C-59

TERMS

Offers are invited for the freehold at £1,050,000. We are informed that VAT is not payable on the price.

RATEABLE VALUE

According to the VOA website the current rateable value (from 1 April 2023) is £21,250.

VIEWING

Please contact Andrew or Dee:

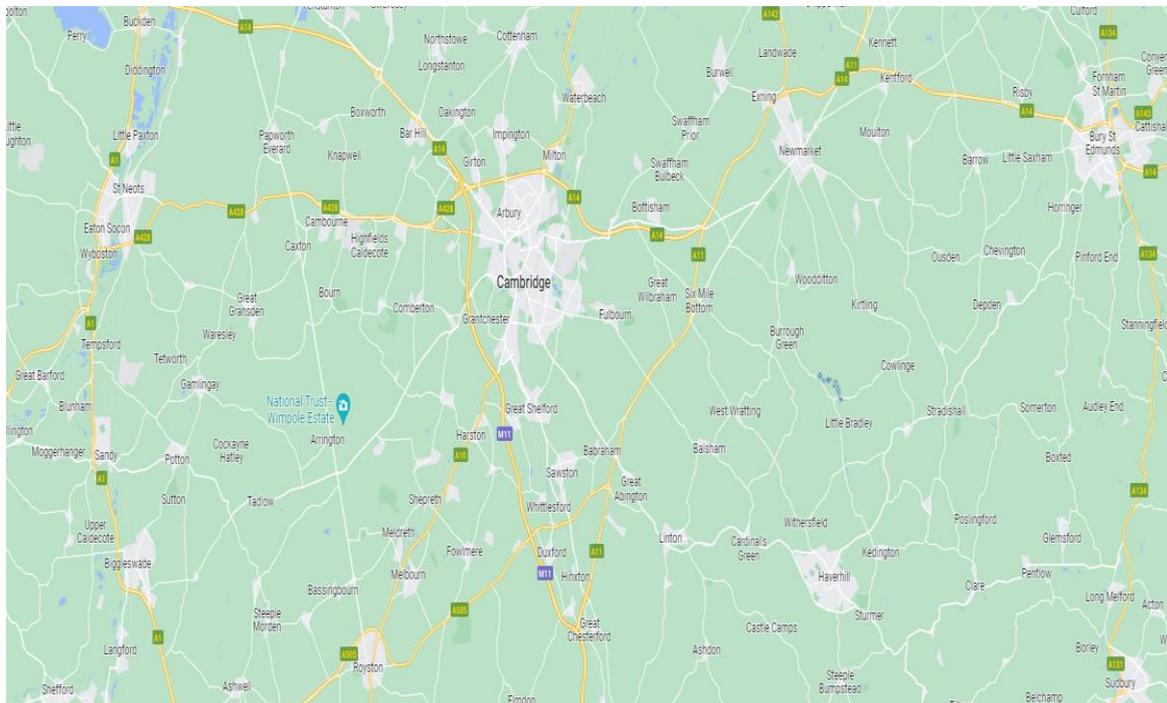
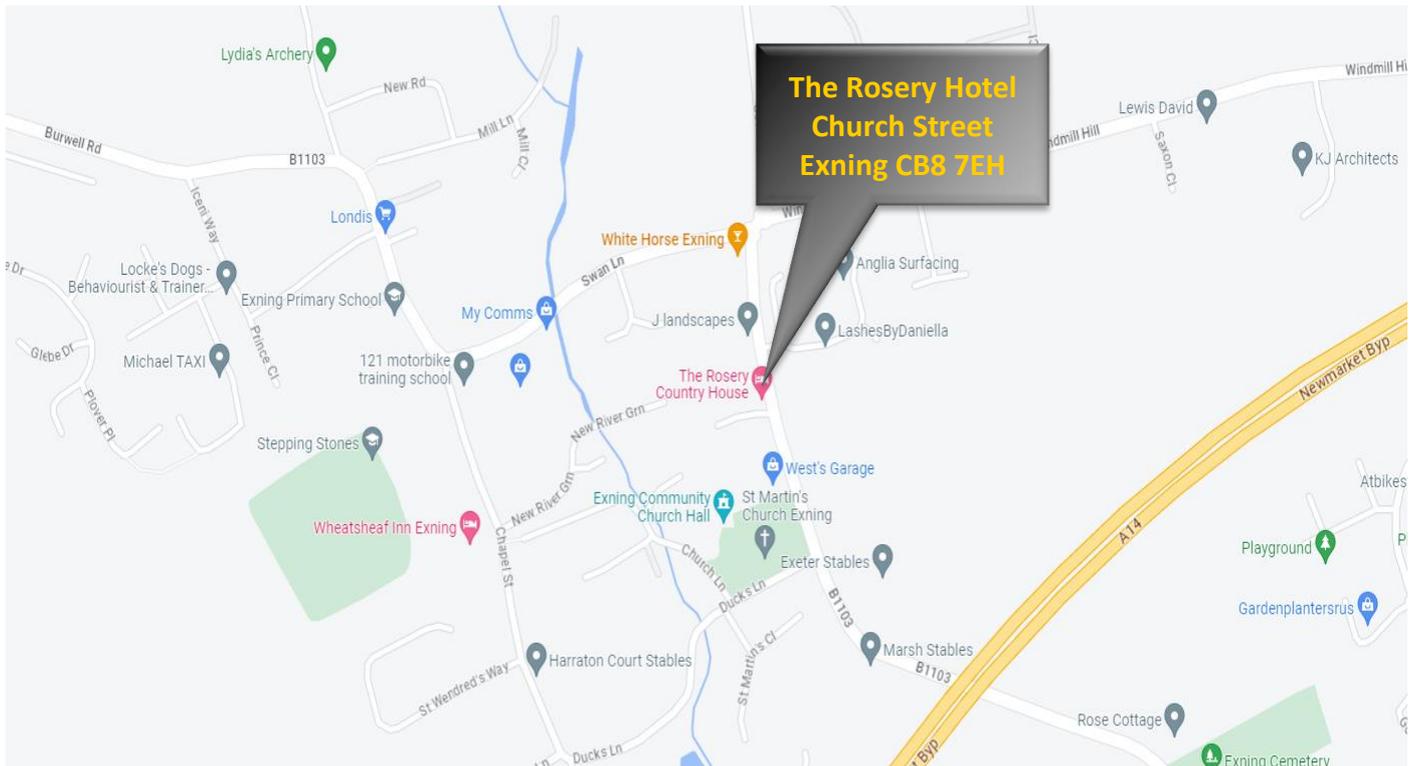
andrew@noyes-noyes.co.uk, dee@noyes-noyes.co.uk
or call 01223 311800

The Code for Leasing Business Premises

The Code for Leasing Business Premises in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through professional institutions and trade associations or through the website www.leasingbusinesspremises.co.uk

Misrepresentation Act 1967 and Property Misdescriptions Act 1991

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