



FOR SALE: LAND & BUILDINGS WITH PLANNING PERMISSION FOR A CAFE/RESTAURANT

The Conservatory
Chequers Lane
Papworth Everard
Cambridgeshire
CB23 3QQ

0.1 Hectares (0.25 Acres)

- Available by way of a private treaty freehold sale
- Detailed planning consent in May 2025 for demolition of existing buildings and construction of new café/resataurant
- Former social club and bar
- Central location within Papworth Everard, with views over King George V playing fields

Location

Papworth Everard is a village situated approximately ten miles west of Cambridge and six miles south of Huntingdon. There is a local population of approximately 3,000 people. Amenities include a pharmacy, doctor's surgery, veterinary surgery, takeaway and library.

The property is located on Chequers Lane with a large private parking area for multiple vehicles to the front of the building.

Description

This is a rare opportunity to purchase the freehold interest in a former sports and social club benefiting from detailed planning consent for the demolition of the existing buildings and construction of a new cafe/restaurant. The new restaurant comprises a footprint of approximate 520 sq m (5,597 sq ft) and includes first floor restaurant accommodation and roof terrace.

Plans for the restaurant include stunning rooftop dining which will provide a unique alfresco experience with elevated panoramic views overlooking vibrant sports grounds which include cricket/tennis/football and bowls and attractive green spaces.

Accommodation

The total site area comprises approximately 0.25 acres. The planning permission details a building floor plate of approximately 520 sq m (5,597 sq ft). The existing buildings comprise an approximate gross internal area of 313 sq m (3,371 sq ft).

Planning

There is a detailed planning consent available for inspection on the South Cambridgeshire District Council planning portal under reference 24/03899/FUL. The permitted use is for a 'cafe/restaurant'.

Uniform Business Rates

The property is entered into the 2023 Valuation Office Agency Ratings List with a rateable value of £7,500.

EPC

The property has an EPC rating of C.

Terms

Please contact the agent for quoting terms.

Legal Costs

Each party to bear their own legal and professional fees in association with this transaction.

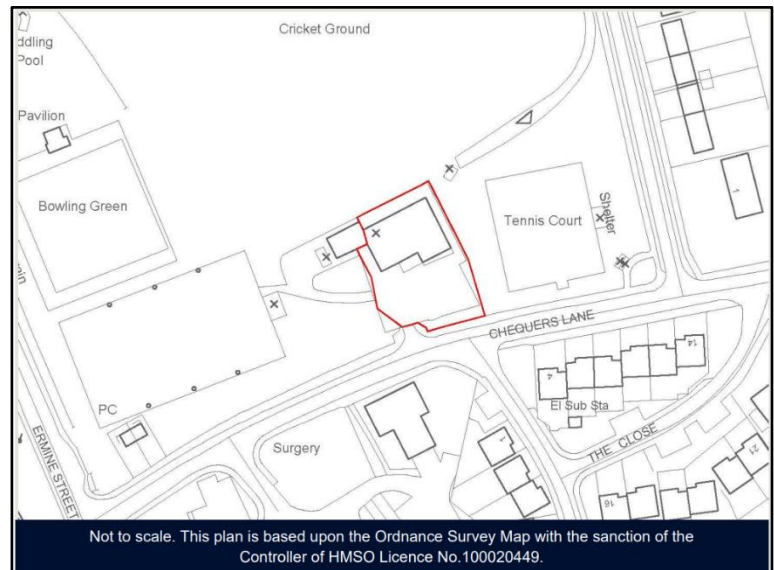
Viewing and Further Information

Strictly through the sole agent, Cheffins.

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CHEFFINS

