



# Cross Keys Pub with Land, Caravan & Camping Site

## Freehold

Offers in Excess of **£500,000** (plus VAT)

Cross Keys Pub with Land, Caravan & Camping Site, Molesworth, Huntingdon, Cambridgeshire, PE28 0QF

### AT A GLANCE

- Substantial c 5 acre site
- 4 self contained flats
- Caravan & camping site
- Income producing asset
- Detached Public 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 detached public house, 4 self-contained flats, plus 2 bedsits, caravan and camping site, and extensive grounds in almost 5 acres. It is held in 3 separate Titles.

The main detached 2 storey public house contains a reduced ground floor bar, cellar and kitchen space 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 commercial element would be suitable for a smaller pub, café, tea room or shop (stpp).

To the rear of the property there are 2 separate self-contained flats, which include bedrooms, bathrooms, kitchens and lounges, plus 2 bedsits with bathrooms.

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 (with drainage and old shower block), front dedicated parking, private gardens, courtyard and large grounds extending to 4.94 acres (approx).

## 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](#)

The caravan park was used for touring caravans not static and does not currently have local authority permission.

## MEASUREMENTS

Area 1 - Public House and Land - 0.716 acres (Building Footprint 4,180 ft<sup>2</sup> (388m<sup>2</sup>) (CB426788)

Area 2 - Caravan Park - 0.855 acres (CB326539) (\*\*subject to overage for new build residential development\*\*)

Area 3 - Caravan and Camp site at Cross Keys Public House - 3.367 acres (CB344924) (\*\*subject to overage for new build residential development\*\*) (areas are approximate)

\*(Cross Keys House - (CB237826) is excluded from sale)\* (proposed (area 2 & 3 is a 35% uplift in value, after costs, in the event of new build residential development for a 30 year period)



## 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, or used by family.

## RATES & CHARGES

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

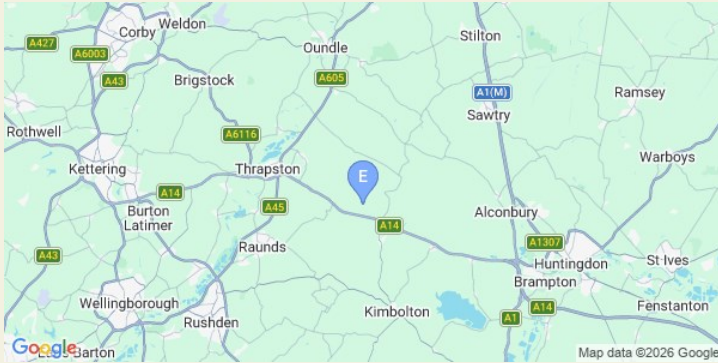
Residential units are separately assessed for Council Tax.

## TENURE

Freehold offers are sought in excess of £500,000, exc VAT, if applicable, subject to vacant possession and overage.

This includes 3 Titles (CB326539, CB344924, CB426788).





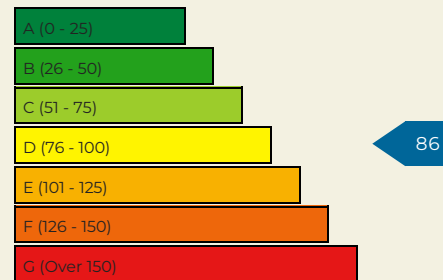
## LOCATION

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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