



MAXEY GROUNDS

commercial@maxeygrounds.co.uk

01354 602030

Commercial

£260,000



Ref: 25071E

**The Three Horseshoes, 344 March Road,
Turves, Whittlesey, Peterborough,
Cambridgeshire PE7 2DN**

A prominently located Public House with Restaurant and Owner's Accommodation extending to approximately 407.5m² Gross Internal Area together with Beer Garden. Not currently trading, the property is considered suitable for a range of alternative uses or redevelopment (Subject to Planning).



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LOCATION The property is pleasantly situated in the rural Fenland village of Turves. Turves is a village within the civil parish of Whittlesey and lies east of Whittlesey, south of the A605 and the Twenty Foot River and on the Ely to Peterborough railway line between Whittlesey and March, with a level crossing in the village. Early records indicate inhabitants of the village by the 1670s and according to Whittlesey Town Council The Three Horse Shoes public house dates back to at least 1822 and gives its name to the nearby Three Horse Shoes signal box. The Hereward Way long-distance footpath from Peterborough to Ely passes through Turves along March Road, Burnthouse Road and Quaker's Drove. Turves lies approximately 3.5 miles east of Whittlesey, 5.0 miles west of March and 9.0 miles east of Peterborough.

ACCOMMODATION

Main Bar	9.7m x 7.4m	47.9m ²
Bar Servery	4.6m x 2.7m	12.2m ²
Snug	5.2m x 3.6m	18.8m ²
Main Restaurant	7.4m x 7.1m	52.2m ²
Small Restaurant	5.1m x 3.6m	18.7m ²
Kitchen	7.0m (max) x 5.9m (max)	41.2m ²
Prep Area	7.1m x 2.3m	16.2m ²
Cellar		

First Floor Accommodation

Lounge	4.6m x 4.3m	19.6m ²
Dining Room	4.5m (max) x 4.3m (max)	14.3m ²
Kitchen	4.5m x 2.6m	11.5m ²
Utility Room	2.8m x 2.3m	6.3m ²
Bathroom	2.9m x 2.5m	7.0m ²
Office	3.8m x 1.3m	5.0m ²
Bedroom 1	4.7m (max) x 3.5m (max)	16.2m ²
Bedroom 2	4.0m x 3.5 m	13.9m ²
Bedroom 3	3.3m x 2.9m	9.5m ²

TERMS The property is offered For Sale Freehold with vacant possession upon completion of the purchase. The property is listed on the Fenland District Council Register of Assets of Community Value having been added to the list on 8th April 2024. The full moratorium period ended on 29th October 2024.

The adjacent Building Plot with consent for a pair of 2-storey 3 bedroom semi-detached houses is available by separate negotiation.

VIEWINGS Strictly by appointment with the Agent. For further details please contact Alan Faulkner. The Health and Safety of those viewing is the responsibility of the individual undertaking the viewing. Neither the Seller

nor the Agent accept any responsibility for damage or injury to persons or property as a result of viewing the property and parties do so entirely at their own risk.

RATES

Rateable Value (2023 List): £2,600

Small Business Rates Multiplier 2025/26: 49.9p in the £ NB Due to Transitional Relief the actual rates payable in respect of the property may have no relation to the figure quoted. Interested parties are advised to make their own enquiries of the Local Rating Authority as to the current rates liability. Although this property is covered by Fenland District Council all enquiries should be directed to Anglia Revenues Partnership, Breckland House, St Nicholas Street, Thetford, Norfolk IP24 1BT 01842 756568 nndr@angliarevenues.gov.uk

The liability for the payment of Business Rates rests with the Occupier.

VAT The property has not been elected for VAT. Should the sale become a taxable supply VAT at the prevailing rate will be payable in addition to the purchase price.

LEGAL COSTS Each party will be liable for their own legal costs incurred in the transaction.

PLANNING The last use of the property as a drinking establishment with expanded food provision falls within a sui generis Use Class as defined by the Town & Country Planning (Use Classes) Order 1987 (As Amended). The property is considered suitable for a range of alternative uses or redevelopment, subject to obtaining the necessary planning consents.

AGENT'S NOTES

1. The property is subject to an ongoing Insurance Claim for subsidence of part of the property. The Seller will retain the benefit of any cash settlement under this claim.
2. Interested parties should be aware of the requirements under the Localism Act 2011 in respect of acquisition of properties which have been classified as Assets of Community Value.
3. The car park area to the north of the public house is excluded from the sale.

DIRECTIONS From the centre of March, follow Wisbech Road (B1099) out of town, continuing straight over at the mini roundabout to stay on Wisbech Road. At the Peas Hill roundabout, take the take the second exit onto Whittlesey Road. Follow the road for approximately 4.3 miles until you reach Turves. The property can be found at the junction of March Road and Burnt House Road.

What3Words: ///influence.litters.videos

EPC RATING BAND C

PARTICULARS PREPARED 29th April 2025

PARTICULARS AMENDED 18th March 2026

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- LOAN VALUATIONS FOR BANKS AND BUILDING SOCIETIES
- RENT REVIEWS AND LEASE RENEWALS
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- RATING AND TAXATION VALUATIONS
- COMPENSATION CLAIMS
- EXPERT WITNESS REPORTS
- AGRICULTURAL SUBSIDY AND ENVIRONMENTAL SCHEMES

ASK FOR DETAILS OF HOW WE CAN HELP YOU

Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.

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