



quy mill hotel & spa

Church Road, Stow cum Quy, Cambridge CB25 9AF



Executive Summary

The Guy Mill Hotel and Spa is a rare opportunity to acquire a superbly positioned, trading hotel **with significant, consented development potential** and located in one of the **UK's most sought after investment areas**.

Occupying an **11.6 acre site** on the outskirts of the UK's fastest growing city, the hotel is ideally positioned to capitalise on the vast array of demand drivers associated with Cambridge and the region's status as a global hub for life sciences development.

Currently operating as a full service hotel, its already impressive facilities include 51 guest bedrooms, five meeting rooms, marquee (with capacity for 500), health club, spa and substantial car park.

The property benefits from a recently obtained planning consent to near double the size of the operation. The key elements of the consented scheme include:



INCREASING THE NUMBER
OF GUEST BEDROOMS FROM
51 TO 98



DOUBLING
THE CAPACITY OF THE
RIVERSIDE SPA



INCREASING THE CAPACITY
OF THE RESTAURANT FROM
36 TO 200 COVERS



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Location

Quy Mill Hotel and Spa is positioned just off the arterial A14, a strong trading location from which to capitalise on the broad range of demand drivers of Cambridge and the surrounding region.

Cambridge Science Park (4 miles distant) is home to an impressive 1.7 million sq. ft of high technology laboratory buildings and 170 companies employing over 7,000 people.

Cambridge Business Park (5 miles) comprises of 12 office and technology buildings totalling 325,000 sq. ft with occupiers specialising in technology and Research & Development.

Both the Science and Business park are located near Cambridge North Station which opened in 2017, demonstrating that expansion of the city is heading northwards.



Journey Times

CAMBRIDGE BUSINESS PARK

Driving: **12 Minutes**

Cycling: **13 Minutes**

CAMBRIDGE SCIENCE PARK

Driving: **13 Minutes**

Cycling: **28 Minutes**

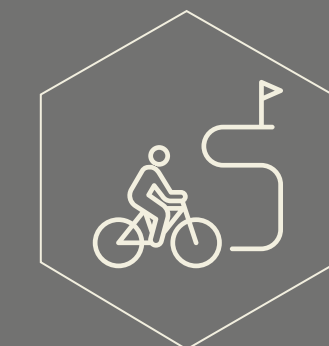
CAMBRIDGE UNIVERSITY

Driving: **18 Minutes**

Cycling: **26 Minutes**

NEWMARKET RACECOURSE

DRIVING: **17 MINUTES**



NATIONAL CYCLE ROUTE 51

Stretches over 200 miles, providing a safe cycling route from Oxford to Colchester, passing through Milton Keynes, Cambridge and Ipswich. The cycling route can be joined at the end of the Quy Mill Hotel's driveway, granting access to towns such as Newmarket and Bury St Edmunds to the east and Bedford and Oxford to the west.

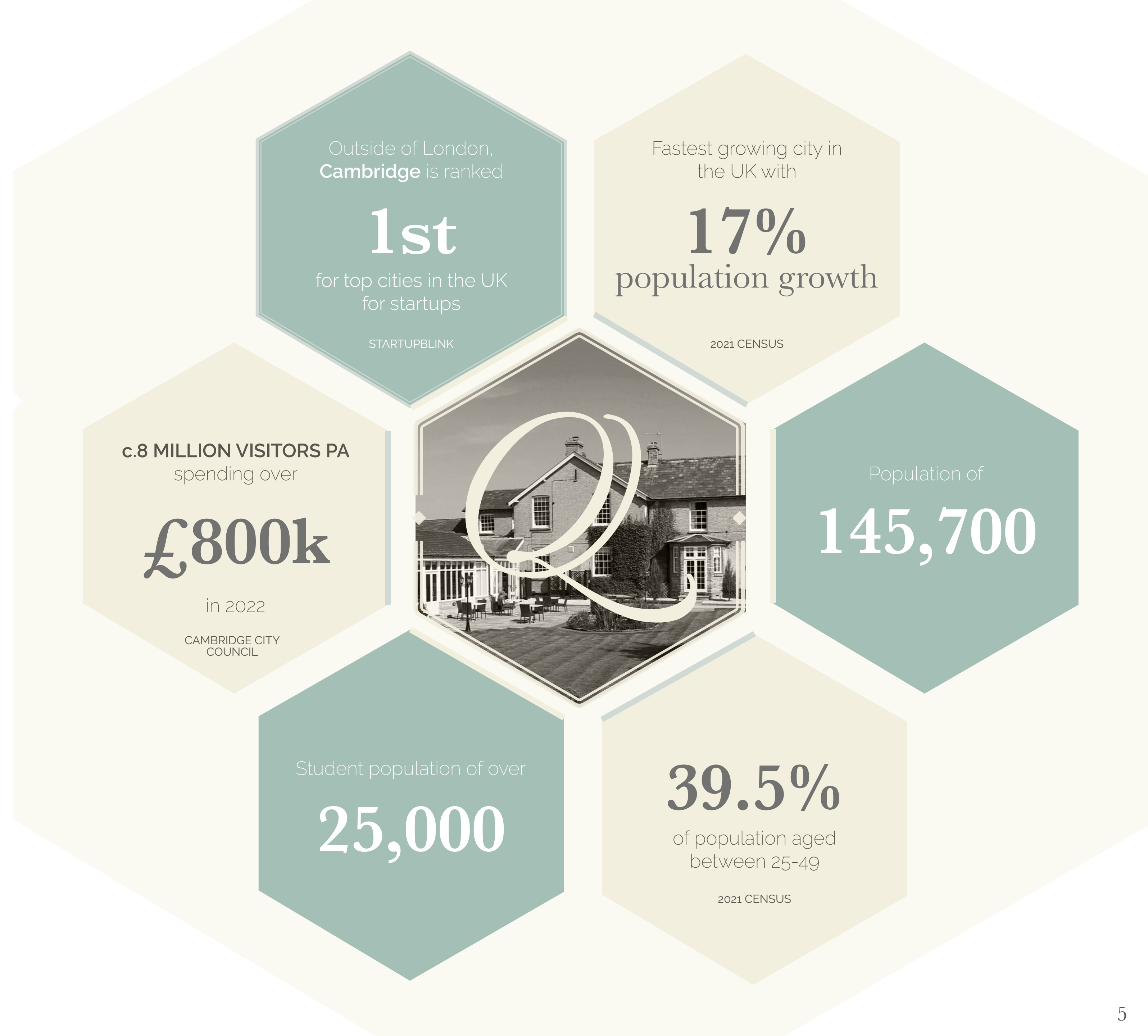


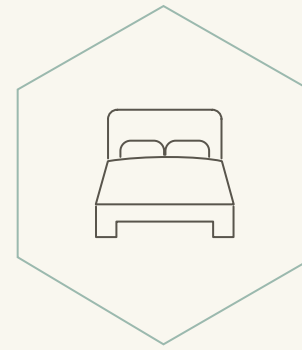
Destination

Famed for its prestigious University and stunning architecture, Cambridge is the UK's fastest growing city and one of its most prosperous. As one of the UK's most important commercial, educational and scientific hubs, Cambridge boasts excellent connectivity to the surrounding region and rest of the country. The M11 motorway is 4 miles to the east whilst fastest journey times to London Kings Cross take under 50 minutes.

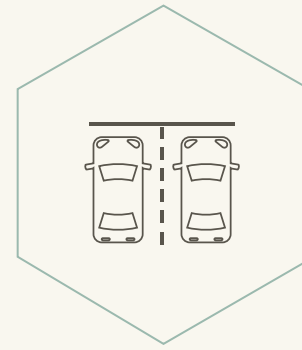
Cambridge and the surrounding region have a diverse and thriving economy that is sometimes referred to as Silicon Fen or the Cambridge Cluster; a reference to the wealth of software, electronics and biotechnology businesses that reside in and around the area. Notable companies with sizeable operations in the locale include Arm and AstraZeneca to name but a few.

Located less than 3 miles from the hotel is Cambridge East (the redevelopment of Cambridge Airport) ;a 462-acre mixed use development. This new urban quarter will provide up to 12,000 new homes and create over 7,000 new jobs. The scheme will further attract top companies and talent from across the world, and enhance the city's reputation as a destination of innovation.

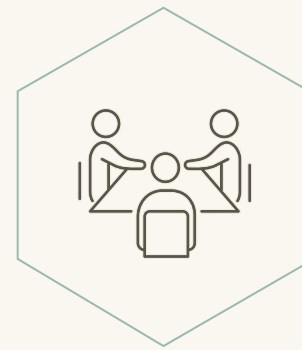




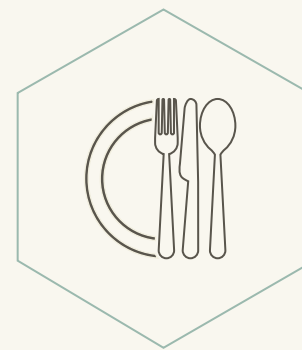
51
Hotel Bedrooms



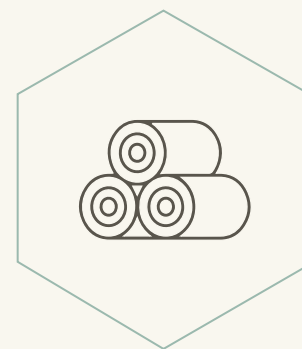
100
Free to Guests Car
Parking Spaces



5
Meeting and Event
Suites inc Multi-
Purpose Marquee



**The Waterwheel and
The Bar & Terrace**
provide an award
winning restaurant



**The Riverside Spa
and Health Club**
boasts luxurious leisure
facilities

Description

Quy Mill Hotel and Spa is set in the grounds of a former mill which can trace its history back to the Domesday Book.

The property is principally arranged around the historic Grade II Mill House. This element incorporating 21 bedrooms and two restaurants, The Garden Restaurant providing breakfast and afternoon tea, whilst the award winning Waterwheel Restaurant offers a fine dining experience.

Detached from the main building are a series of converted barns housing the majority of guest bedrooms, spa and health club.

Set in around 11.60 acres, the grounds include landscaped gardens, riverside nature walks and jogging trails. It also features extensive carparking and a helipad.

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Riverside Spa and Health Club

THE RIVERSIDE SPA BOASTS AN ARRAY OF FACILITIES INCLUDING

- Oak beamed gym with a range of cardiovascular and resistance machines.
- Indoor heated swimming pool
- Sauna / Steam room
- Hot tub and relaxation area with wooden loungers
- 5 treatment rooms

The Health Club (with approximately 650 members) provides a comprehensive provision of fitness equipment, in addition to offering personal training sessions from the qualified instructors.

The spa's impressive offering of treatments include serial mud chamber, aromatherapy bath and Well Spa Dry Flotation therapies.



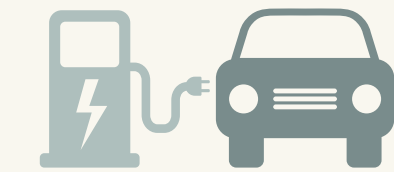
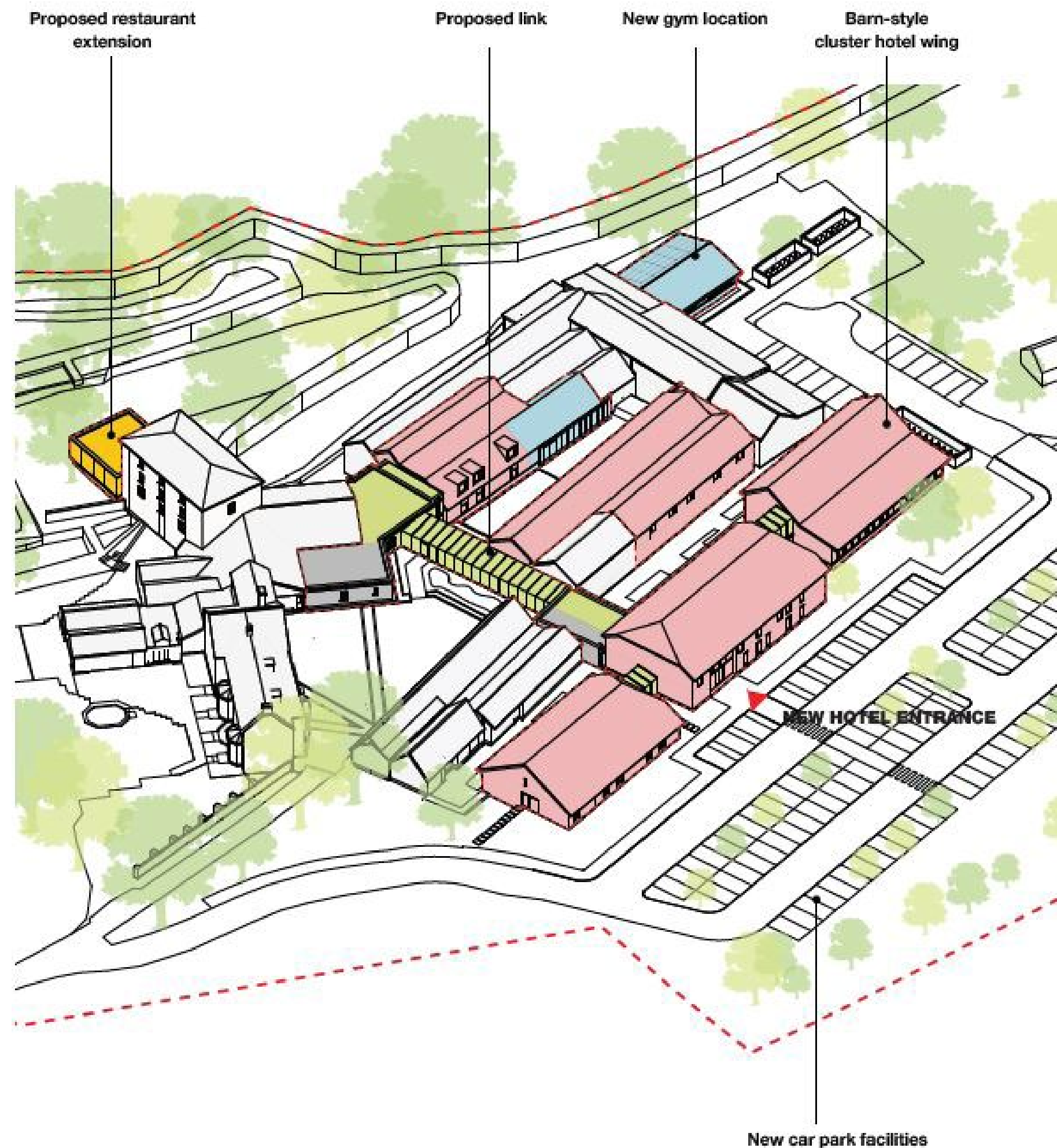


The Opportunity

Planning permission granted in August 2024 with master planning designed by the award winning specialist hotel architectural studio, Studio Moren. The planning permission will not only double the operational capability but reimagines and elevates the entire product offering, including:

- Glass covered entrance walkway allowing views of the landscaped courtyards and Grade II listed Mill House.
- Extended restaurant allowing the historic undershot Waterwheel to sit as a unique centre piece in the middle of the glass conservatory.
- Relocation of the gym, allowing the Riverside Spa and Health Club to double in size.
- Improved car park with the provision of additional disabled spaces and installing EV charging facilities bringing the total number of free carparking spaces from 100 to approximately 125.

Further information can be found under reference 24/00688/LBC on the Greater Cambridge Planning Portal.



ELECTRIC VEHICLE CHARGING (EVC)

The property benefits from consented planning permission for

63

EVC points as part of the wider redevelopment of the property.

CBRE predicts that there are currently

1.5m

Electric Vehicles on the road
by 2035 this will rise to 8m
requiring over 190,000 EV connections.

This demand will drive yearly consumer spend on EV charging to over

£12 billion

bringing rents to Charging Point Operations
of c£1 billion by 2035





EPCs

Quy Mill Hotel
D (94)

Spa at Quy Mill Hotel
B (45)

Block 100
C (70)

Block 200
C (60)

Block 300
C (74)

Further information

Services

We understand that the Property is connected to main services.

Tenure

The property is held Long Leasehold 82 years (unexpired) at a rent of £88,000. The property benefits from rent reviews being calculated on bedrooms in the original house only, and not by any other amenities that have or yet to been added.

Rateable Value

Prospective purchasers are advised to make their own enquiries of the Local Authority in relation to the rateable value valuation of the Property.

Alternate Uses

As a developed site in the Green Belt on the eastern edge of the city, the site is considered suitable for alternative uses, Subject to Planning. Cambridge is renowned for its educational and research sectors and is identified for continued growth with a population expected to exceed 150,000 by 2031. The 'Cambridge Cluster' is home to 26,000 companies producing £47bn turnover.

The proposed redevelopment of Cambridge Airport for **7,000 new homes** and **1.5m sq ft of commercial accommodation** will create a new eastern quarter for the city with **enhanced road and cycle links** to Quy.

Opportunities for alternative uses include:

- R&D/Life Science
- Education
- Later Living / Care
- Healthcare/Clinical

All enquiries based on alternative uses should be directed to Jamie Green at DTRE

Transaction Process and Guide Price

Offers in the region of £8,500,000
(Eight Million Five Hundred Thousand Pounds)
by way of a company sale

Further information is available in the virtual data room (VDR).

Please note that no direct contact shall be made with management, hotel employees or the hotel owner. Inspections and meetings will be arranged upon request and will be subject to approval. Interested parties will be advised of any First Round Offers Call in due course.



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