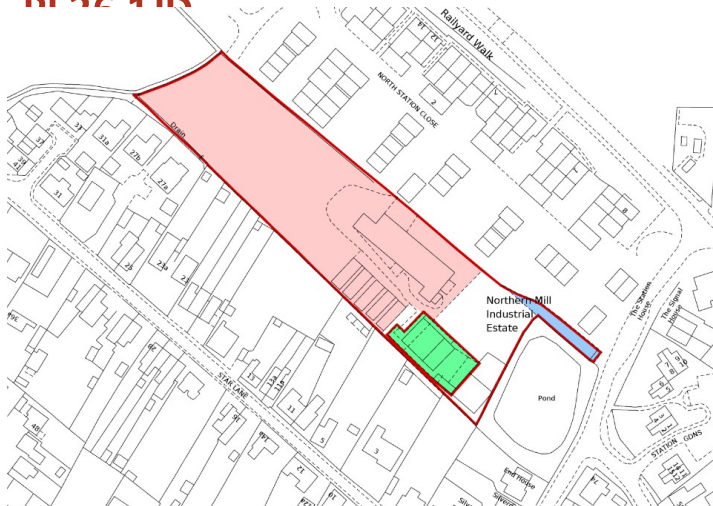




Northern Mill Industrial Estate, Field Road, Ramsey, Huntingdon, Cambridgeshire
PE26 1JD



*** FOR SALE BY INFORMAL TENDER CLOSING DATE FOR SEALED BIDS: MONDAY 15TH DECEMBER 2025 AT 1PM ***

NORTHERN MILL INDUSTRIAL SITE – APPROX. 2 ACRES (FREEHOLD) An excellent opportunity to acquire the Northern Mill Industrial Site, extending to approximately 2 acres. The site comprises the main Mill building with established tenants currently occupying 2 ground floor units, providing an immediate rental income. Located within an established mixed-use area, the property offers significant potential for continued commercial use or future redevelopment—including potential residential or mixed-use schemes, subject to obtaining the necessary planning consents. The property is offered for sale as a whole, including existing tenancies, and is being sold on an unconditional basis.

RAMSEY

Ramsey is a market town and civil parish in the Huntingdonshire district of Cambridgeshire, England.[1] The town is about 9 miles (14 km) north of Huntingdon. Ramsey parish includes the settlements of Ramsey Forty Foot, Ramsey Heights, Ramsey Mereside, Ramsey Hollow and Ramsey St Mary's.

NORTHERN MILL INDUSTRIAL ESTATE

The site is allocated in the Huntingdon District Council 2036 Local plan (RA2). The site is allocated for further development of approx. 30 dwellings (SUBJECT TO PLANNING) and access.

On the site is the former Mill which currently has 2 tenants in occupancy.

Unit 7 Ground Floor, Tenancy start date 01/05/1994
£484.16 PCM on a protected tenancy
Unit 9 and 10 Ground Floor, Tenancy start date 2/05/2023
for 3 years £600 pcm

Note: Tenant 1 agreed to an inflationary rent increase in June each year. Therefore each year the rent for them increases in line with inflation, the new figure becoming payable on the 1st of July.

UNCONDITIONAL PURCHASE

The site is being sold on an unconditional purchase basis. The freehold as outlined in red on the attached plans (excluding the area marked green). The sale includes the freehold land and Northern Mill building including the current tenancy's.

As a condition of the purchase, the winner bidder will be required to contribute £2,000 towards the sellers legal fees.

Exchange of contracts within 6 weeks and a completion no later than 21 days from exchange of contracts.

AGENTS NOTE

The freehold land show in the red outline title plan is owned by the current seller. The land and workshop show in green is not owned by the current sellers nor available for sale. The owners of the building mentioned in green have a right of access through the front of the site.

