

# FREEHOLD SALE

# CHEFFINS

Rutland Arms Hotel, High Street,  
Newmarket, CB8 8NB



## THE OPPORTUNITY

- Exceedingly rare opportunity to acquire a substantial and imposing Grade II Listed, 17<sup>th</sup> century building.
- Situated in central Newmarket and occupying a prominent position on the High Street, with excellent visibility in all directions.
- Historically in hotel use, but could be suitable for residential or other business uses (STP).
- The interior has been fully stripped back to allow a new owner to commence refurbishment and fit out works immediately.
- Extant planning permission for the creation of a 72-bed boutique hotel.
- Building comprises a total approximate Gross Internal Area of 2,156 sqm (23,207 sq ft).
- Freehold Title includes adjacent land parcel on Palace Street, which totals 0.27 acres of undeveloped land.
- For sale with vacant possession.



## Location

Newmarket is a historic and well-connected market town in Suffolk, close to the Cambridgeshire border, with a population of approximately 20,000.

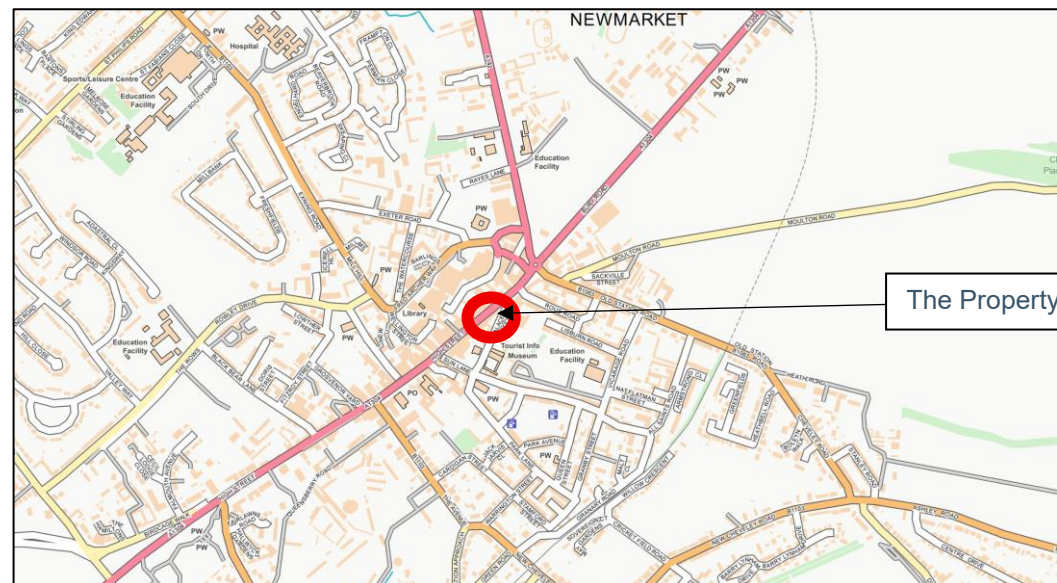
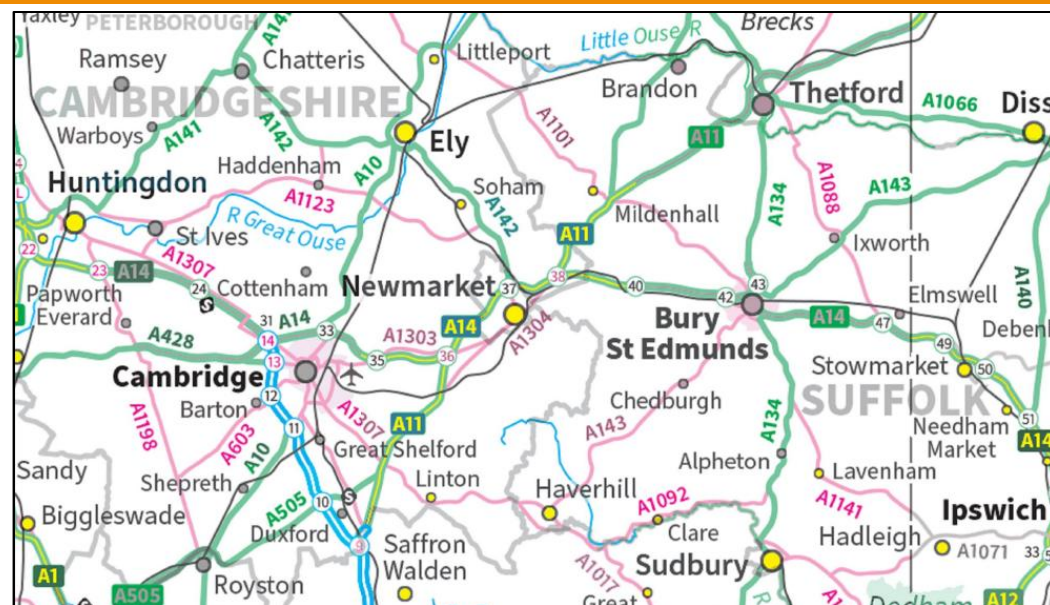
Newmarket is well connected by road and rail, situated at the junction of the A14 and A11, providing easy access to Cambridge (20 minutes), Bury St Edmunds (25 minutes), Stansted Airport (40 minutes), and London via the M11 (approximately 75 minutes). The A14 links to major motorways including the M11, A1(M), and M6, facilitating smooth regional and national travel. Newmarket railway station offers regular services to Cambridge in approximately 25 minutes and Ipswich in under an hour. From Cambridge, fast connections are available to London King's Cross and Liverpool Street stations.

The town supports a diverse and growing economy, with key sectors including retail, hospitality, professional services, healthcare, and education. Newmarket features a wide range of amenities, including supermarkets, independent retailers, cafés, restaurants, quality schools, and a weekly market. Newmarket is also world-renowned as the home of British horseracing, housing two major racecourses, the headquarters of the Jockey Club, and the prestigious Tattersalls auction house. This heritage draws visitors and industry professionals from across the globe, contributing significantly to the local economy and year-round tourism.

## Situation

The property itself occupies a central position on Newmarket's historic High Street, surrounded by several well-known High Street occupiers such as TK Maxx, Boots, Starbucks, Caffè Nero, and Greggs. There are also a range of independent retailers, takeaways, coffee shops, and restaurants nearby.

The property is within walking distance of the racecourses, the National Horseracing Museum, and Newmarket railway station. This central location ensures strong year-round footfall from tourists, racegoers, and business travellers.



## Description

The Rutland Arms Hotel is an iconic Grade II Listed property, steeped in history and character.

Originally established in the 17th century as the Ram Inn, the property retains numerous original features, including a cobbled courtyard and historic carriage entrance. Commissioned into a hotel by the fifth Duke of Rutland in 1815, the property has operated in this capacity for over 200 years.

The main building is of traditional brick construction under a pitched, tiled roof, and provides accommodation over four storeys. The south-east wing was rebuilt in the 1800s after a fire but kept its original brick wall. The north-west wing has a raised central section and family crest above the main door. Vehicular access is provided via an archway underneath the north-east elevation, leading to the internal courtyard.

Additionally, the property was refurbished and extended in the late 1980s. It has most recently operated as a 46 bedroom hotel, complete with restaurant, bar, courtyard terrace, and conference/event facilities.

## Planning

Planning permission was granted in 2019 for a boutique hotel with 72 en-suite bedrooms, including 4 meeting rooms, an open-plan bar with private lounges, a 140-seat restaurant, and a courtyard terrace. The design also featured a high-end commercial kitchen, offices, staff facilities, plant rooms, and a goods intake area, with a new loading bay on Palace Street and a private car park for 17 vehicles. The project involved refurbishing the original building to accommodate 28 bedrooms, the bar, and restaurant, while a new structure on the adjacent land would add 44 bedrooms.

Planning application reference DC/19/0079/FUL has been implemented.

**The property could be suitable for a range of alternative uses (STP).**

The property benefits from a Listed Building Consent reference DC/19/0080/LB



## Floor Areas

The existing building has an approximate Gross Internal Area of 2,156 sq m (23,207 sq ft).

The proposed building on Palace Street has an approximate Gross Internal Area of 2,071 sq m (22,292 sq ft).

## Terms

The property is available freehold with vacant possession. Offers are invited in excess of £1,250,000.

We understand VAT will be applicable to the purchase price.

## Legal Costs

Each party to bear their own legal costs in association with this transaction.

## Further Information

Several documents are available on request, including architectural floorplans, M&E specifications, structural/interior designs, and hotel financial projections.

## Viewings

Strictly through the sole joint agents, Cheffins or Christie & Co;

### Commercial Enquiries

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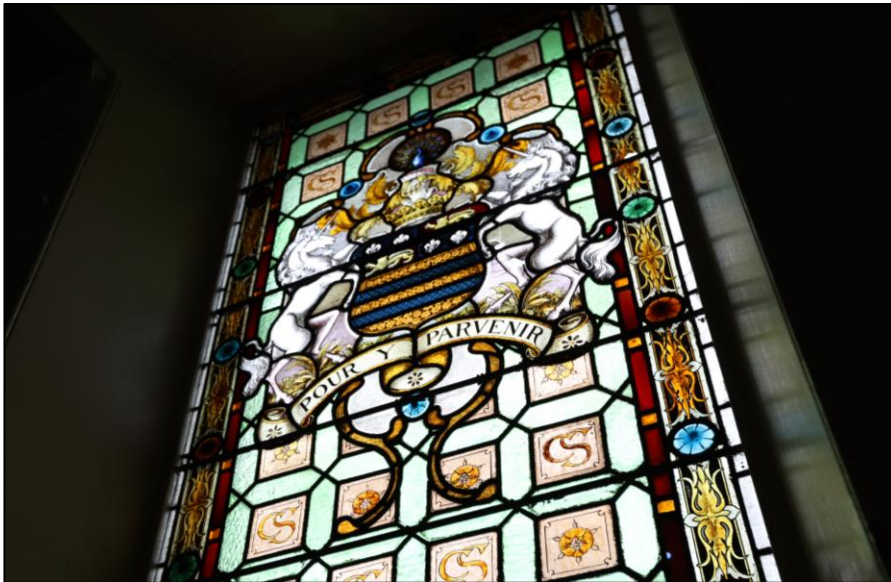
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### Hotel Enquiries

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