



BEN'S YARD  
at Stuntney Estate



**Unit 11 - Prime Retail Space | 1,389 sq. ft. (129.04 sq. m.)**  
**Extended planning consent – wider range of uses permitted**  
**c. 980 sq ft mezzanine potential**

**Ben's Yard, Stuntney Estate, Ely, Cambridgeshire, CB7 5TR**

**BEN'S YARD**  
at Stuntney Estate

**Carter Jonas**  
Simply better property advice



## Ben's Yard – Cambridgeshire Lifestyle Village

Ben's Yard is an independent retail village on the beautifully landscaped Stuntney Estate, bringing together food, home, fashion, beauty and leisure in a countryside setting close to Ely.

For occupiers, it offers a rare chance to join an established destination with regular local visits, tourism draw and an experience-led retail mix designed for dwell time and repeat custom.

The offer extends beyond shopping: a farm shop and café, curated home and lifestyle retailers, an adventure playground, dog park, wildflower walks and a year-round events programme all help make Ben's Yard a day-out destination.

### Playground

A family-friendly play area inspired by Ely Cathedral, the city's celebrated "Ship of the Fens".

### Ely Dog Park

A dedicated space for dogs to play, train and explore, open seven days a week.

### Wildflower Walks

A 2.5km trail around the estate and reservoir, designed for relaxed, repeat visits.





## Events Programme

A year-round events programme is a key footfall driver, giving visitors new reasons to return and creating opportunities for retailers to benefit from peak trading days.

Family-friendly fun days and larger destination events attract more than **20,000 visitors a year**, complementing the regular shopping, café and leisure offer.

### Upcoming and recent events include:

Cambridge Rock Festival

Ely Folk Festival

The Beach

Circus by James Richards

Dog Show & monthly social dog walks

Easter Egg Trail

Christmas events





## Ben's Yard in Numbers



*A proven destination with regular footfall, regional tourism pull and growing digital reach*

**246k–290k**

### **annual visits to Ben's Yard**

Annual visitor traffic excluding major events of circa 20k people annually

**35.3k**

### **social followers**

Combined audience across Instagram, Facebook and TikTok

**8.5k**

### **monthly website visits**

Typical monthly traffic to [bensyard.co.uk](https://bensyard.co.uk)

**800k+**

### **Ely tourists per year**

Established tourism market supporting destination retail

**450k–650k**

### **45-minute catchment**

Affluent, lifestyle-led audience with discretionary spend

**£54.7k–£66.4k**

### **Higher-than-average salaries**

Above-average earnings in Cambridge and South Cambridgeshire support premium retail and lifestyle spend

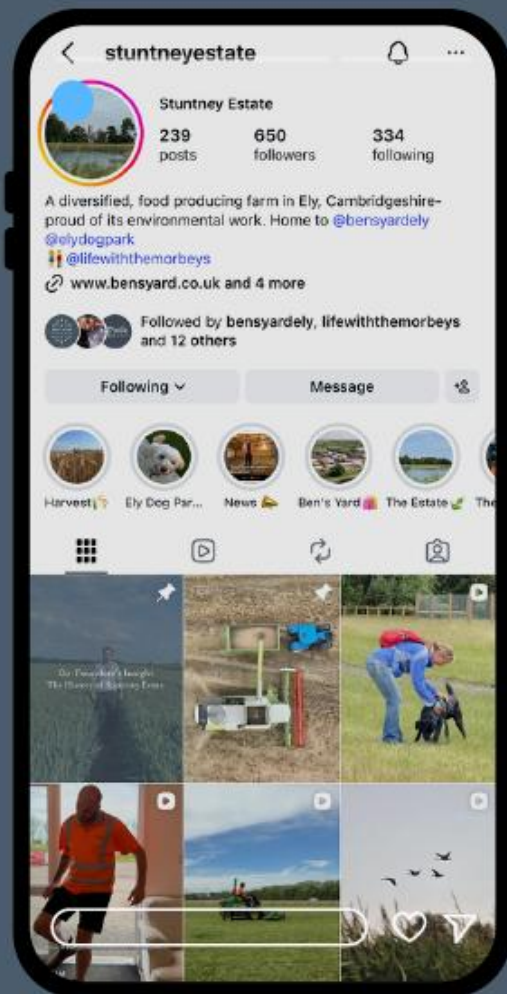
*Together, these figures show the strength of Unit 11's audience: regular visitors, event-led footfall and a high-spending local market.*



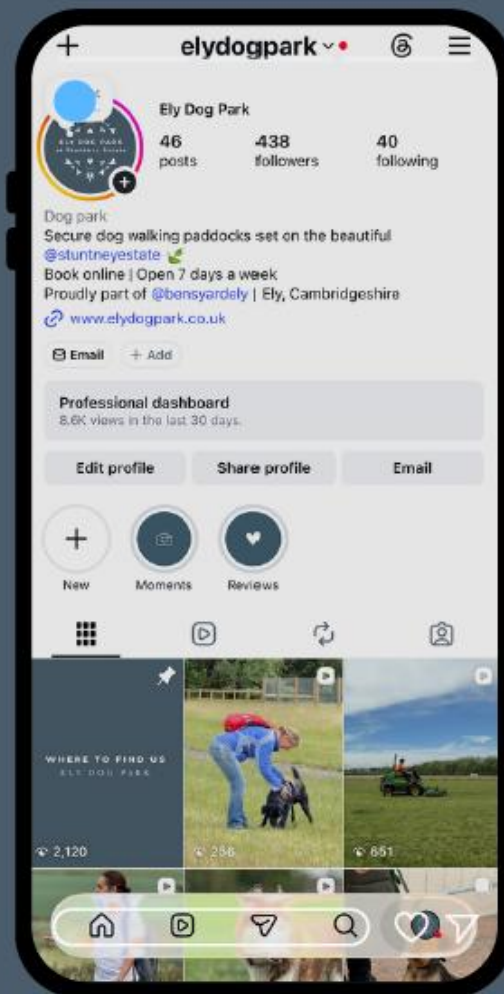
# BEN'S YARD SOCIALS



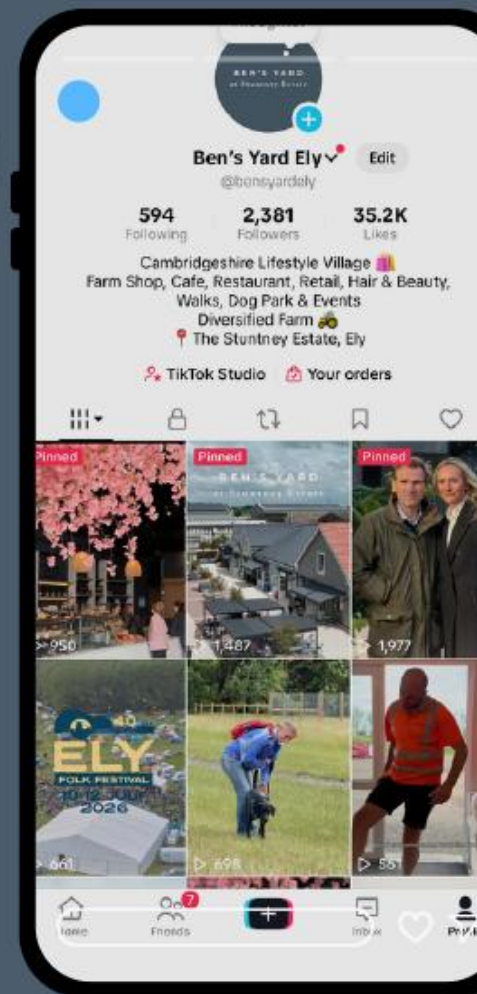
@bensyardely



@stuntneyestate



@elydogpark



@bensyardely



## Location

Ely is a picturesque, affluent Cathedral City and an established tourism centre, attracting more than 800,000 visitors a year. Key attractions include Ely Cathedral, Oliver Cromwell's House and the riverside Waterside area.

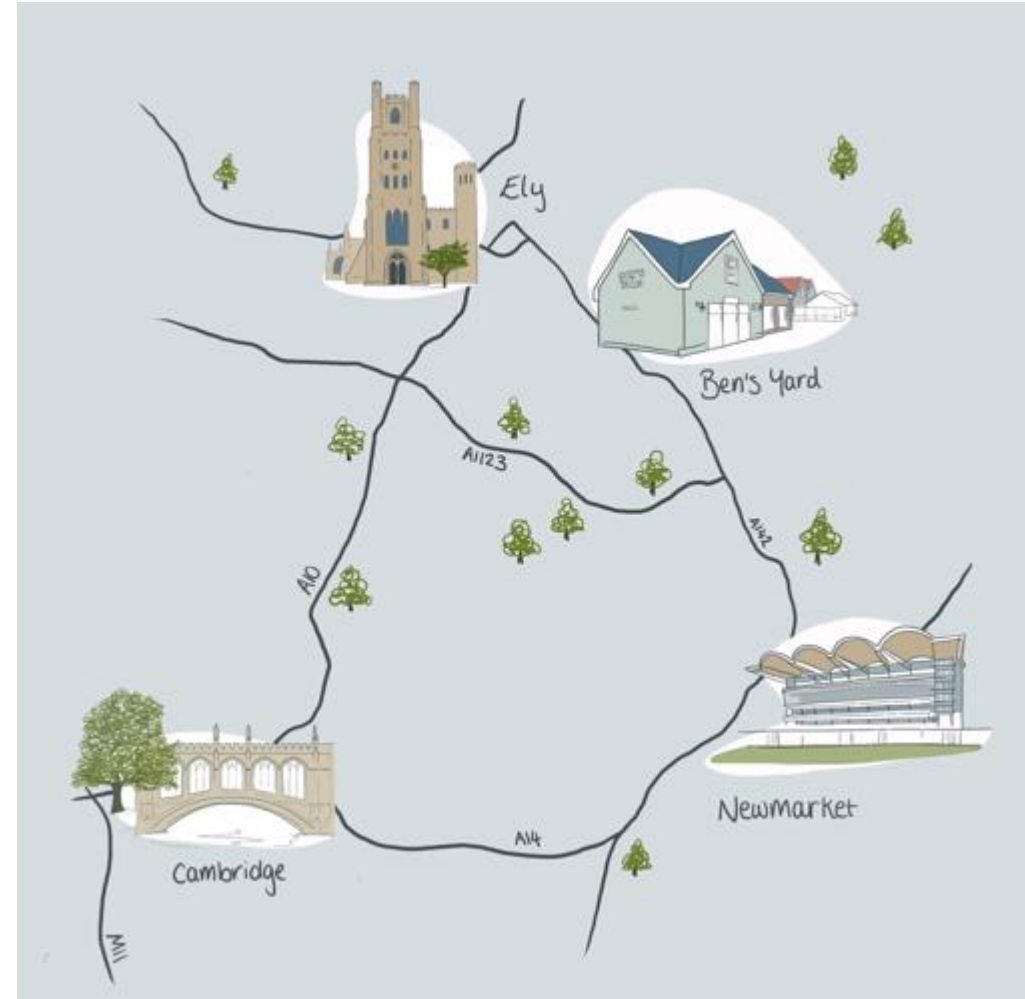
Ben's Yard is well placed for both local and destination visits. It sits within a 45-minute drive-time catchment, with Cambridge approximately 30 minutes away and Newmarket around 15 minutes away.

## Getting Here

Ely mainline railway station is approximately a five-minute drive (1.5 miles) from Ben's Yard, with regular services to Cambridge, London King's Cross and Norwich.

Road connections are via the A10 and A142, linking to the A14; Junction 14 of the M11 is approximately 17 miles to the southwest.

**Ben's Yard, Stuntney Estate, Ely, Cambridgeshire CB7 5TR**

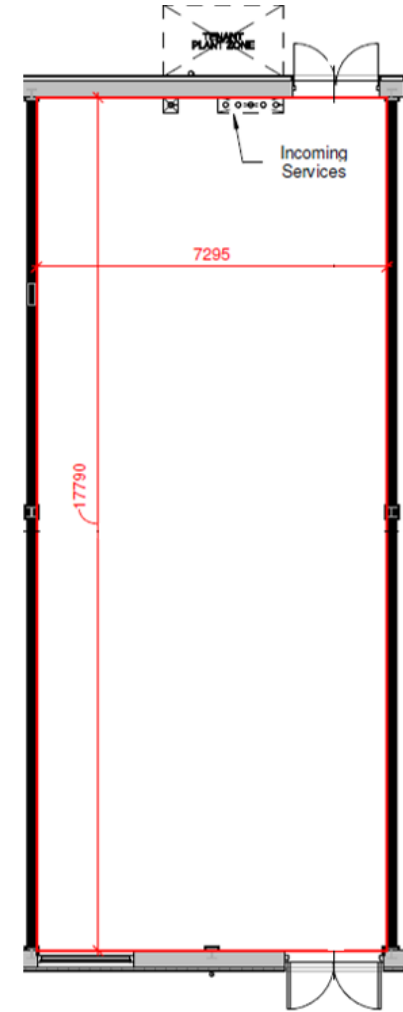




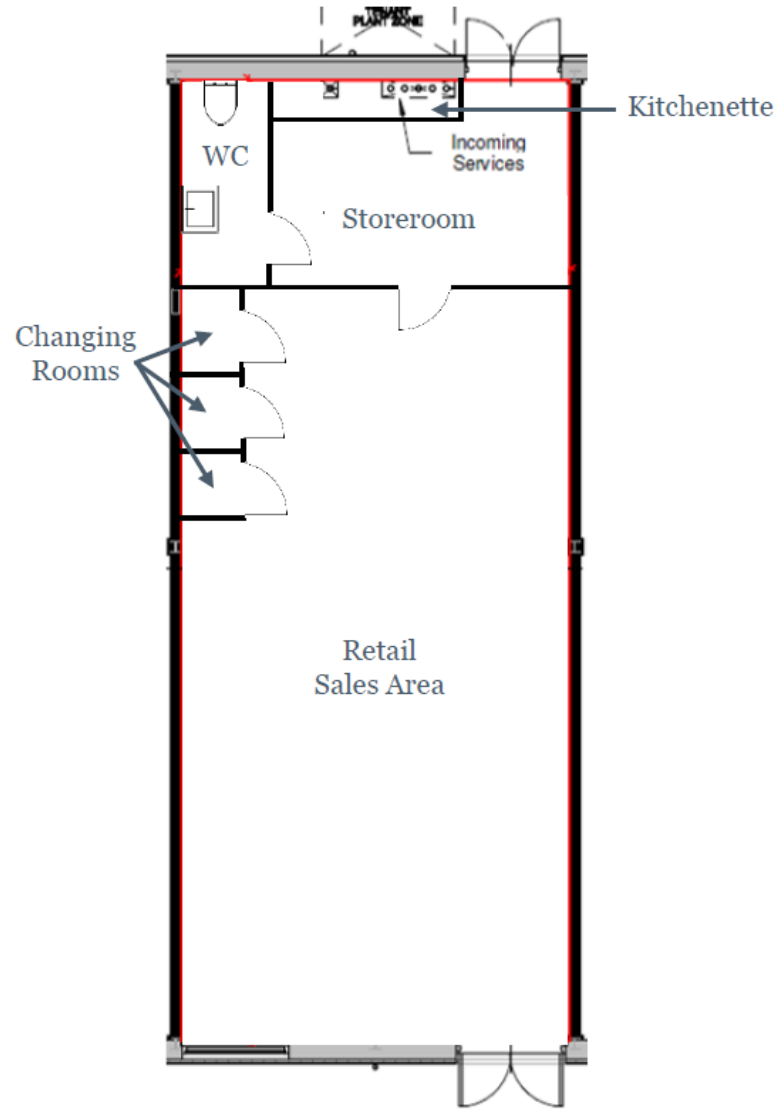
Unit 11 – To Let



Unit 11 – Layout & Position



# Current Fit Out Plan







## Unit 11 – To Let



### SIZE

1,389 sq. ft. (129.60 sq. m.) NIA.  
Potential c. 980 sq. ft. mezzanine, increasing total accommodation to c. 2,370 sq. ft.

### RENT

£25,000 per annum, exclusive of service charge, utilities and business rates and VAT.

### INTERNAL FINISH

The unit has been built to a shell and core specification with capped services (fibre broadband / sewage / water / electricity) provided to a single point at the rear of the unit. The previous occupier's fitout remains in situ including stock room, kitchenette, staff / customer toilet and two changing rooms. This can be removed / altered (subject to Licence for Alterations).

### LEASE TERMS / REPAIRING OBLIGATIONS

Effective full repairing and insuring lease of up to 5 years.

### OPENING HOURS

#### Minimum Trading Hours

Monday to Saturday: 9am - 5pm  
Sunday & Bank Holidays: 10am -  
4pm

#### Maximum Trading Hours

Monday – Sunday: 6am – 10pm  
(some uses may have 24-hour  
emergency provision)

### SERVICE CHARGE

Estate service charge payable pro rata for common parts, car park, access road, service yard and building exteriors.

Current Unit 11 contribution: circa £6,448.03 per annum.

### BUSINESS RATES

The Rateable Value is: £24,250. Payable in addition to rent

### UTILITIES

Sub-metred mains water and electricity plus fibre internet connection.

### VAT

The property is elected for VAT.

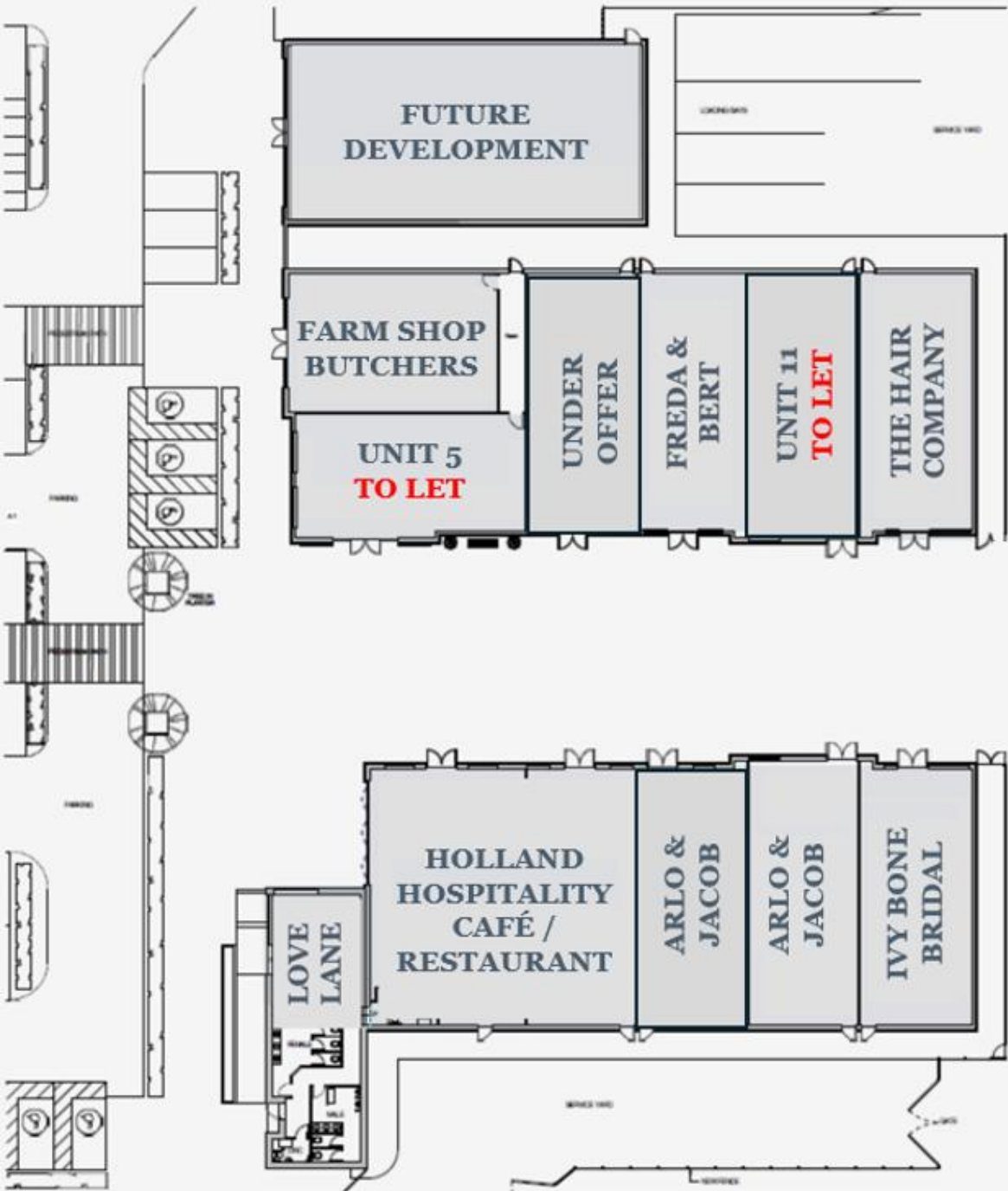
### EPC

The unit has an EPC rating of A(14).

### LEGAL & PROFESSIONAL COSTS

Each party to cover their own legal and professional costs.





## Target Business Types

Ben's Yard retail village champions local businesses and great British brands that are unique and fitting to the desires of the area and tourists alike.

We are looking for a business that complements the existing line up at Ben's Yard. Following a recently approved planning application, a wider range of uses are now permitted. While the below business types are particularly sought after, other proposals will also be considered:

### Target Business Types:

- Veterinary & Dental Practices
- Physiotherapists
- Professional Offices
- Other Professional Services

### Wider Permitted Business Types Include:

- Men's and Women's Clothing Retailers
- Kitchen / Home Furniture Retailers
- Antique Shops
- Art Galleries
- Pet Shop / Dog Groomers
- Wine / Beer / Spirits Merchants





## ARLO & JACOB

Arlo & Jacob are British makers of handcrafted furniture, bringing design-conscious shoppers to Ben's Yard through sofas, chairs, footstools, rugs and accessories.

The showroom also includes outlet stock with savings of up to 60%, adding a strong value-led draw alongside the brand's wider UK showroom network.





## TESTIMONIAL FOR BEN'S YARD



**Arlo &  
Jacob**  
*Sofas for life*

*"Ben's Yard has been the perfect home for our first showroom in the eastern region. From the moment we arrived, it felt like a natural fit for Arlo & Jacob - a considered, beautifully designed destination that reflects the values at the heart of our brand: British craft, comfort, and thoughtful living. The customers who visit us here come with intention; they appreciate quality, timeless design, and the opportunity to choose pieces made especially for them.*

*Since opening in September 2023, the showroom has performed exceptionally well, with strong sales and consistently positive conversations with customers who travel from across Cambridgeshire, Suffolk, Norfolk, and the surrounding counties. It has quickly become a space where people feel at ease exploring fabrics, understanding craftsmanship, and imagining how our furniture will sit in their homes.*

*Because of the response from our customers, we took on a second adjoining unit in July 2025, initially as a pop-up space for our Outlet and Sample pieces. We have now taken this unit on a long-term basis, which felt like a natural next chapter - a chance to offer more of our beautiful products and deepen what we have started at Ben's Yard.*

*One of the most rewarding aspects of being here is the community. The wider occupiers are warm and supportive, and both Alastair and Victoria have been fantastic landlords - welcoming, flexible, and genuinely invested in helping us thrive. Their willingness to let us begin tailoring the additional unit ahead of the lease being finalised, along with their recommendations of trusted local trades, made the entire process seamless.*

*Ben's Yard is a special place - considered, calm, and beautifully curated. We would wholeheartedly recommend it to other premium, design-led brands looking for a destination where craftsmanship and customer experience truly matter."*

**Sarah Leach - Group Finance Director**

November 2025

**Arlo &  
Jacob**  
*Sofas for life*



# HOLLAND HOSPITALITY

Holland Hospitality is a well-established local catering company, transforming the former restaurant into a vibrant café and dining space.

The new concept will create a relaxed, welcoming environment where visitors can meet, unwind and enjoy Ben's Yard throughout the day.

While the main restaurant is reworked, Holland Hospitality continues to trade from the existing café. Opening is targeted for June 2026.





## FREDA & BERT

Freda & Bert brings a distinctive gift and lifestyle offer to Ben's Yard, created by the team behind The Manor Gift Shop.

The shop is designed for browsing and discovery — from scented candles, stationery and cards to men's grooming, unusual gadgets and colourful wooden toys — helping broaden dwell time and impulse spend.





## LOVE LANE BY ABI

**Stylish, elegant and timeless.**

Love Lane by Abi is a homeware and lifestyle shop with a highly personal feel, combining beautiful products with customer service, styling inspiration and interactive workshops.

The offer is rooted in vintage fabrics and natural materials, adding texture and individuality to Ben's Yard's curated retail mix.





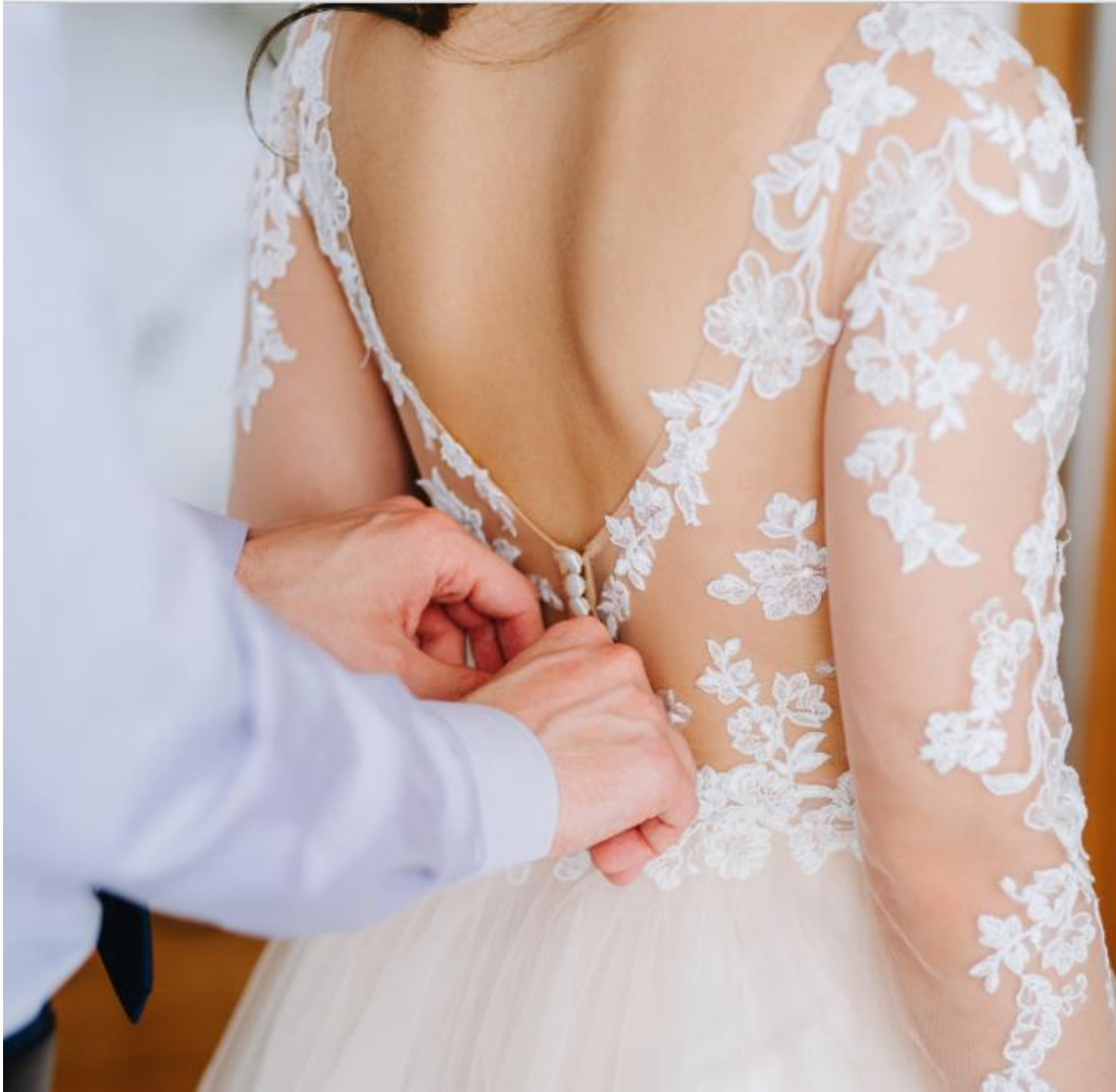
## THE HAIR & BEAUTY COMPANY

**A place for visitors to relax, unwind and feel their best.**

The Hair and Beauty Company brings experienced stylists and therapists to Ben's Yard, offering consultations, treatments and transformations in a calm, welcoming environment.

Its service-led offer encourages repeat visits and broadens the destination beyond traditional retail.





## **IVY BONE BRIDAL**

Ivy Bone Bridal is a luxury boutique offering a calm, personal and memorable bridal experience.

The studio showcases elegant, contemporary gowns and provides a premium appointment-led service, adding another destination reason for customers to visit Ben's Yard.





## THE FARM SHOP AT BEN'S YARD

The Farm Shop brings a high-quality food offer to the estate, with fresh meats, artisan foods, local produce and an in-store butcher.

It anchors the everyday visit and complements the wider lifestyle mix, giving customers another reason to return regularly.

Dogs are welcome in outdoor areas and across many spaces around the site.





**BEN'S YARD**  
at Stuntney Estate

**VIEWING**

Viewings are encouraged but by prior appointment through the letting agents. Please contact:

**Ben Le Coq MRICS, Partner**  
07776 181799  
[ben.lecoq@carterjonas.co.uk](mailto:ben.lecoq@carterjonas.co.uk)

**Sophie Spriddell MRICS, Surveyor**  
07815 489449  
[sophie.spriddell@carterjonas.co.uk](mailto:sophie.spriddell@carterjonas.co.uk)

**Ben's Yard, Stuntney Estate, Ely, Cambridgeshire, CB7 5TR**

[bensyard.co.uk](http://bensyard.co.uk)

[@bensyardely](https://www.instagram.com/bensyardely)

**Carter Jonas**

Simply better property advice