



**Luxury Holiday Lodge Site**  
Paddock View,  
Kinnerley, Oswestry, SY10 8DB





## **PADDOCK VIEW KINNERLEY, OSWESTRY, SY10 8DB**

**Guide Price: Offers in excess of £1,500,000 for the whole**



**An exciting opportunity to purchase a well-established luxury holiday lodge site**

- Extending to 2.52 acres (1.02 ha) in total
- 4 spacious, luxury holiday lodges
- Communal green space
- Onsite grounds maintenance and laundry buildings
- Fully furnished and equipped lodges
- Attractive semi-rural location
- 12-month holiday use
- Maintenance equipment available by separate negotiation
- Available as a whole or in suitable lots

**FOR SALE BY PRIVATE TREATY**

**An excellent opportunity to acquire a desirable and established luxury holiday lodge site, in the heart of the north Shropshire countryside.**

## DESCRIPTION

The property extends in total to approximately 2.52 acres (1.02 hectares) on which there are four luxury holiday lodges, Kingfisher (1 Paddock View), Blue Jay (2 Paddock View), Nightingale (3 Paddock View) and Skylark (4 Paddock View) each sleeping 8 and with private parking. The property also benefits from communal green space and on-site buildings for the storage of maintenance equipment and laundry facilities. Developed during 2019, the property now offers the opportunity to acquire a well-established and fully equipped holiday lodge enterprise.

## LODGES

The site offers four luxury, modern lodges. Each lodge is fully furnished and complete with utility room, a spacious and open plan kitchen/diner/living space and four double bedrooms, all with ensembles. The lodges have been finished to a high standard, with underfloor heating, private hot tub and outdoor decking area. The lodges have the benefit of planning consent for 12-month holiday use.

## SERVICES

The lodges are serviced by shared sewage treatment plant, mains water via an onsite pump, electricity, oil fired heating and BT internet connection.

## LOCATION

The property is located on the outskirts of the village of Kinnerley, approximately 6 miles south east of the town of Oswestry, and approximately 3 miles west of the Welsh border. Within Kinnerley itself there is a village pub, convenience store, post office and church, with a wider range of services available within Oswestry, and many nearby attractions. These include castles, country house gardens, steam trains, cycling trails and many opportunities for walking.

## DIRECTIONS

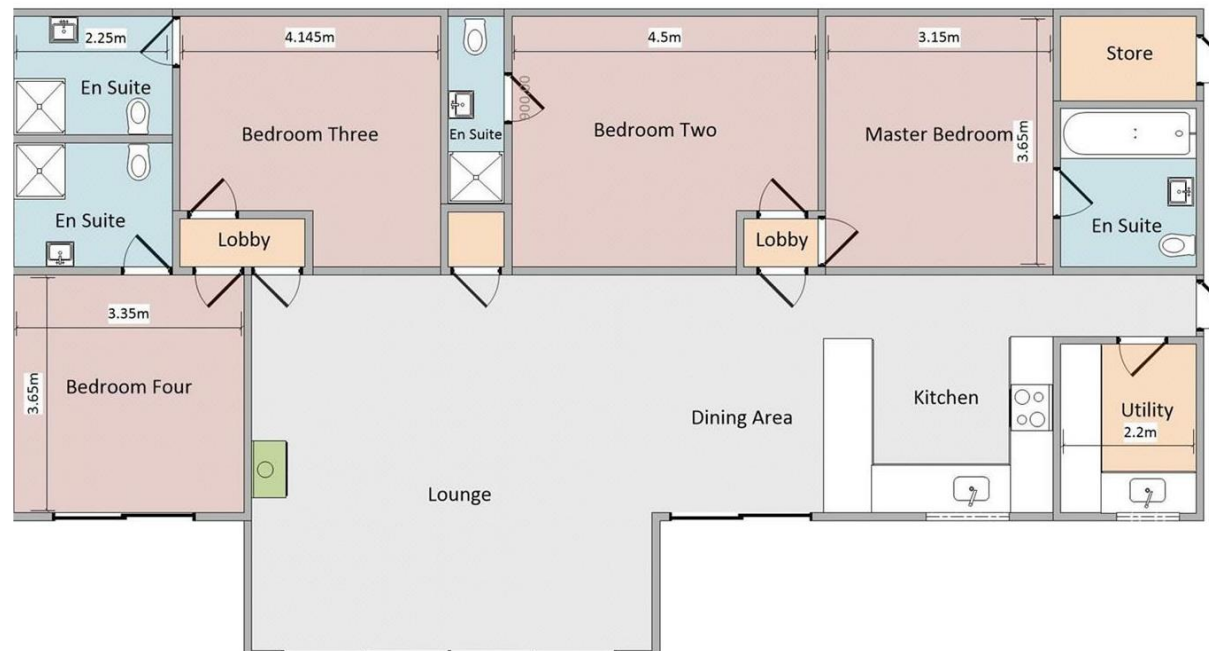
Travelling along the A5 from the Oswestry direction, take the 3<sup>rd</sup> exit at the Wolfshead roundabout on to the B4396. After 0.4 miles turn left and continue for 1.7 miles before turning right. Follow the road for 0.4 miles and you will see the property on your left-hand side.

### Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

All measurements are approximate. Purchaser(s) are advised to satisfy themselves on such matters prior to purchase and obtain verification from their solicitor and/or surveyor. Intended purchasers shall not rely on the sales particulars as statements or representations of fact. All plans and photographs within these particulars are provided for a general guide and are for identification purposes only. Any items of plant, machinery, fixtures or fittings shown may not necessarily be included in the sale. Where any reference is made to planning permission or potential uses such information is given by the selling agents in good faith. Purchasers should however, make their own enquiries into such matters prior to purchase. Nock Deighton Agricultural LLP have endeavoured to draft these sales details accurately and reliably, taking reasonable steps to verify the information. The vendors have also acknowledged these details as true and accurate. However, if there is any point which is of particular importance to you, please contact our office and we will be pleased to confirm the position for you, particularly if you are travelling some distance to view the property. The sale plan is based upon the Modern Ordnance Survey information with the sanction of the Controller of HMSO. The purchaser shall raise no objection or query in respect of any variation between the physical boundary on site and OS Sheet Plan. The sale is agreed on a VAT exclusive basis however the purchaser shall indemnify the vendors for any VAT which may subsequently become payable.









## TENURE & POSSESSION

The property is freehold with vacant possession upon completion.

## RATES

Business rates are levied upon the property.

## METHOD OF SALE

Offered for sale by Private Treaty.

## EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights of way whether public or private, light support drainage water and electricity supplies together with all the rights of way obligations easements and wayleaves whether referred to in these particulars or not.

## SPORTING, TIMBER & MINERAL RIGHTS

Insofar as they are owned, these are included within the sale.

## VIEWING

Strictly by prior appointment with the Selling Agents. Viewing days will be arranged throughout the course of marketing.

## ENERGY PERFORMANCE CERTIFICATE

The lodges have an energy rating of 'B'.



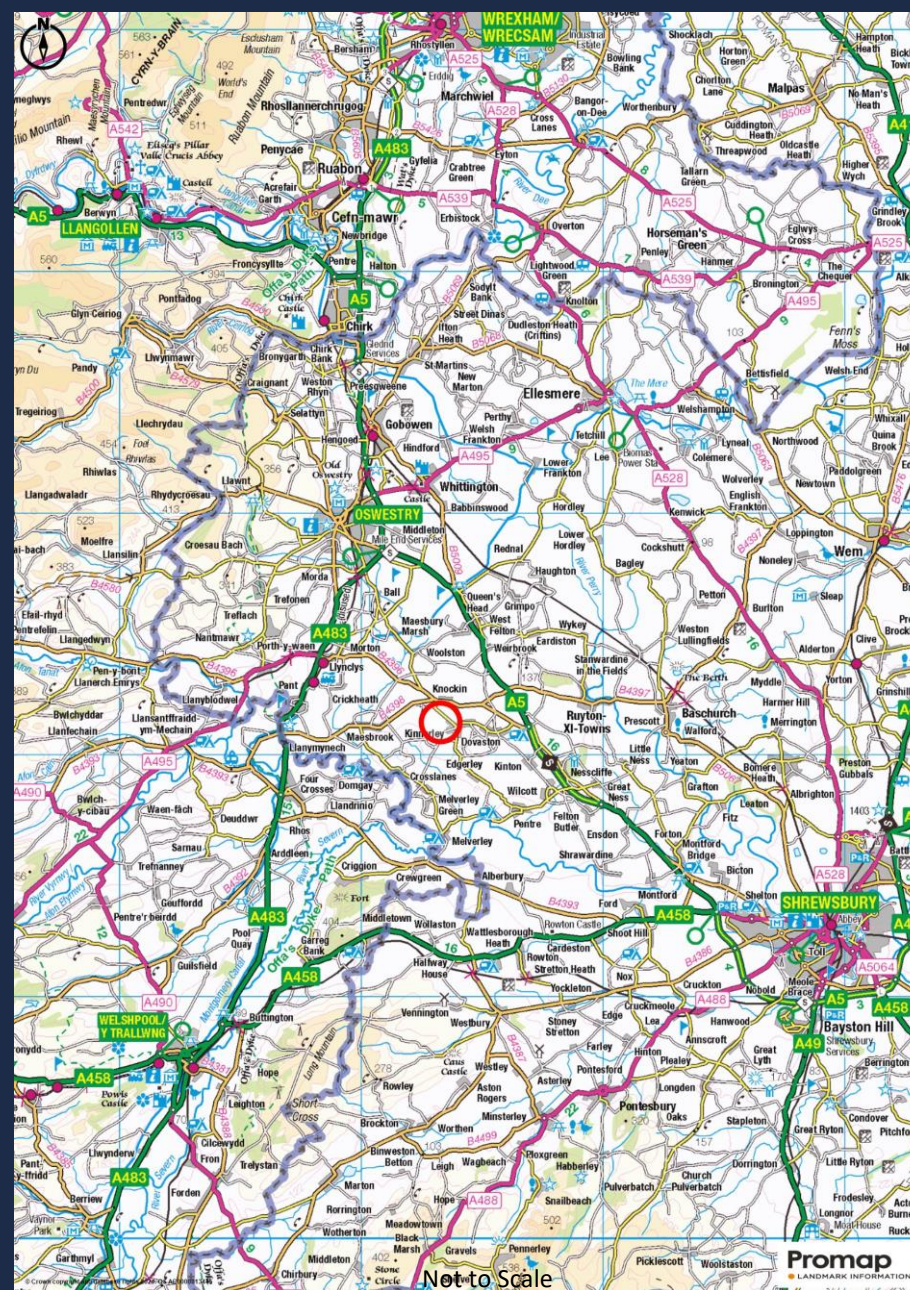
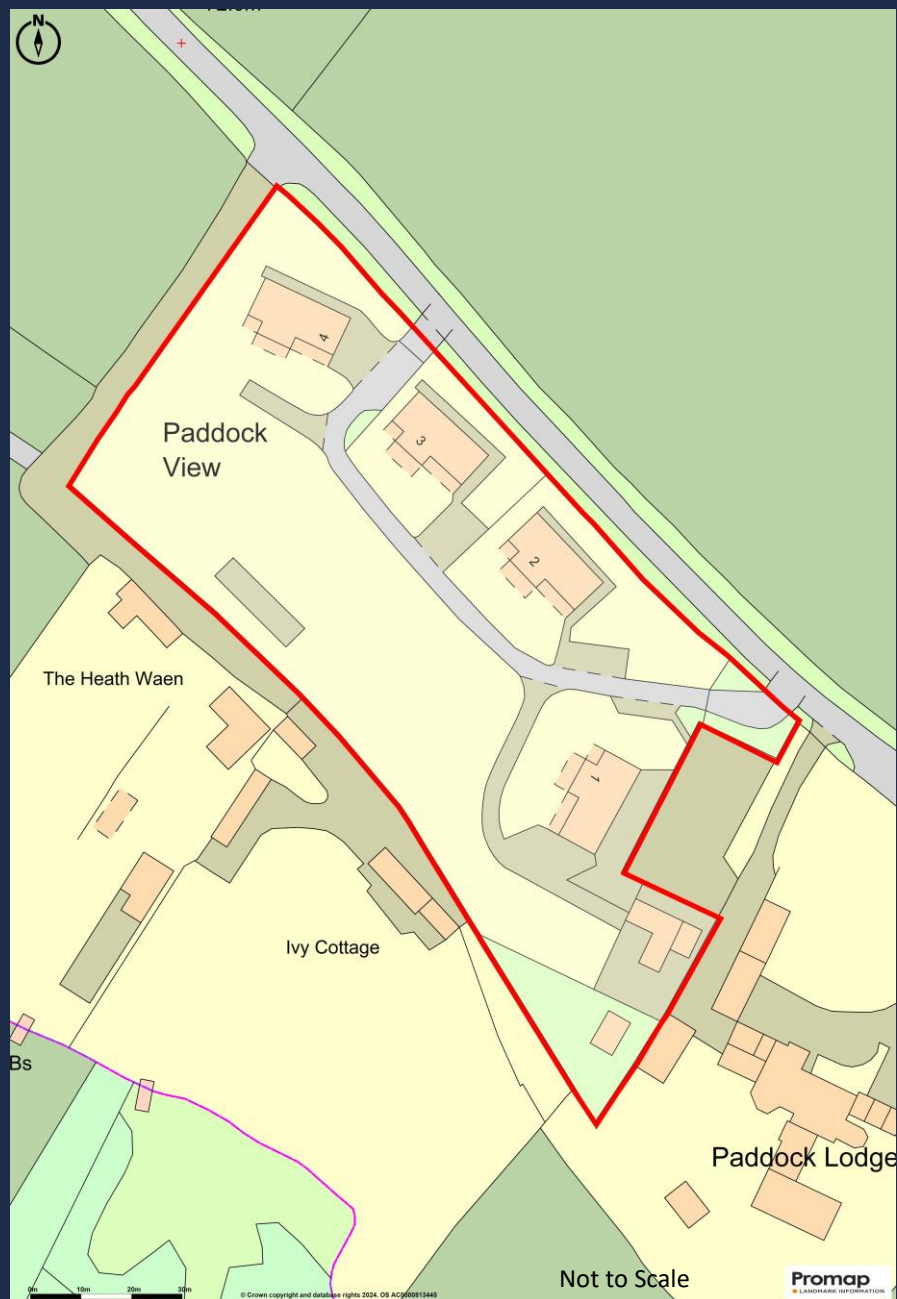
---

Livestock & Auction Centre, Tasley, Bridgnorth, Shropshire WV16 4QR. Tel: 01746 762666

RURAL LAND & PROPERTY AGENTS, AUCTIONEERS, VALUERS & SURVEYORS

**[www.nockdeightonagricultural.co.uk](http://www.nockdeightonagricultural.co.uk)**





**NOCK DEIGHTON AGRICULTURAL LLP** Livestock & Auction Centre, Tasley, Bridgnorth, Shropshire WV16 4QR  
 Tel: 01746 762666 email: [reception@nockdeighton.co.uk](mailto:reception@nockdeighton.co.uk) [www.nockdeightonagricultural.co.uk](http://www.nockdeightonagricultural.co.uk)

Regulated by RICS