

Newly Completed Holiday Home Complex

Tedsmore Estate, Shropshire



For Sale



- Stunning location in a former estate stable yard
- Located in the idyllic Shropshire countryside
- 10 high end self-catering holiday cottages
- All newly developed to a highly efficient modern spec
- Excellent operational income / investment income opportunity
- Long Leasehold – available as a group, cluster or individually

**Substantial Offers
Invited** (individual pricing available)

Holiday Home Complex, Tedsmore Estate, Tedsmore Lane, West Felton, Oswestry, SY11 4HD

Introduction & Location

The property comprises 10 x newly converted four-bedroom holiday homes located in a stunning rural location on the Tedsmore Estate.

Each home is spacious and has been completed to a high standard throughout arranged over two floors and is available complete and ready for occupation.

The properties are located on a private estate in the rolling Shropshire Hills. Tedsmore Estate is situated just off Tedsmore Road in the rural and idyllic countryside of West Felton within a short distance of the market town of Oswestry via the A5 or Ellesmere.

West Felton offers a school, pub, post office, village shop and a regular bus service to Oswestry and Shrewsbury.

Beautiful views across the Shropshire hills including Grinshill and the Wrekin can be seen from the site.

Opportunity

The properties provide an excellent opportunity to acquire a lucrative holiday property investment whereby a group owner could individually let the properties on a holiday basis or sub-let the properties to private individuals (terms apply).

The tourism market in Shropshire has a wide range of demand drivers, with tourists attracted by the outstanding countryside, culture and heritage, spending some £400 million a year on goods and services in the various market towns and rural areas the county has to offer.

According to "Invest in Shropshire, total visitor trips number 12.7 million, of which 850,000 are staying trips and 11.8 million are day visits. Overseas visitors stayed for 751,000 nights on 84,000 trips, spending £33.2 million (year).

This represents an outstanding opportunity to take advantage of this growing tourism sector with a high-quality product which will undoubtedly attract discerning tourists in the area.

It is anticipated that in peak seasons the properties would let for in excess of £1,000 per week, and with a predicted occupancy of over 60% annually, the returns over the period of the lease are significant.



Source – Edozo. For illustration only.



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Accommodation

Each property has double glazed units and power points fitted throughout.

The properties each have the benefit of 2 car parking spaces, with an overflow visitor car park also available. Furthermore, access will also be available to the Estate amenities including a 1-mile-long woodland walk on the former cross-country track. Each home has its own separate patio to the front and rear and is accessed via an impressive private entrance with electric gates.

The properties all have access to an attractive communal garden area with pretty fountains and views down the Shropshire hills.

GROUND FLOOR

Living Room - with carpeted floor and access door leading to the open plan kitchen/dining area. Door leading to the ground floor bedroom.

Bedroom - A separate doorway leads to the wet room.

Wet room - walk-in shower, W/C, sink, and tiled floor.

Staircase leading to First Floor

Kitchen - modern fitted matching base and wall units and work tops with sink/drainers and tap, built in appliances including oven, microwave, hob, washer/dryer and dishwasher. Tiled flooring with underfloor heating.

Dining Room - A breakfast bar with matching kitchen base units separates the kitchen and dining area. Bi-fold doors leading to rear patio/courtyard area.

FIRST FLOOR

Landing - carpeted floor with doors leading to:

Bedroom 1 - carpeted floor, door leading off to ensuite which provides shower, W/C, sink.

Bedroom 2 - carpeted floor

Bedroom 3 - carpeted floor

Bathroom - white 3-piece suite including bath with overhead shower, sink and W/C.



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Services

The units have mains electric and water supplies and private drainage. We have not arranged for the services to be tested and assume they are in good working order. Interested parties are advised to make their own enquires with the relevant utility companies.

Heating is provided by way of a ground source heat pump.

Electric is installed at each property for which is to be supplied and sold by the Tedsmore Estate via solar panels supplemented by a mains supply. Full agreement can be made available

Each property will have 1 EV charging point.

Service Charge

A service charge will be payable annually for the maintenance and upkeep of the external communal services including the communal car park. It is estimated this charge to be in the region of £2,500 per annum, subject to review.

Planning

Planning information is available at <https://pa.shropshire.gov.uk/online-applications/reference/17/06153/FUL>

Energy Performance Certificate

No.	EPC Rating
1	91 (B)
2	93 (A)
3	93 (A)
4	93 (A)
5	91 (B)
6	91 (B)
7	93 (A)
8	93 (A)
9	93 (A)
10	91 (B)

Tenure

99-year lease is to be sold for each property. Terms can be provided to seriously interested parties. We advise purchasers must make their own enquiries via their solicitor.



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Price

The properties are available in a group of 10, clusters or individually. Offers are invited for a group or cluster purchase. Long leasehold. Individual assets are available from £340,000 for the long leasehold assets.

To View

All appointments to view MUST be made through the vendors' agents who are acting with joint sole selling rights.

Finance

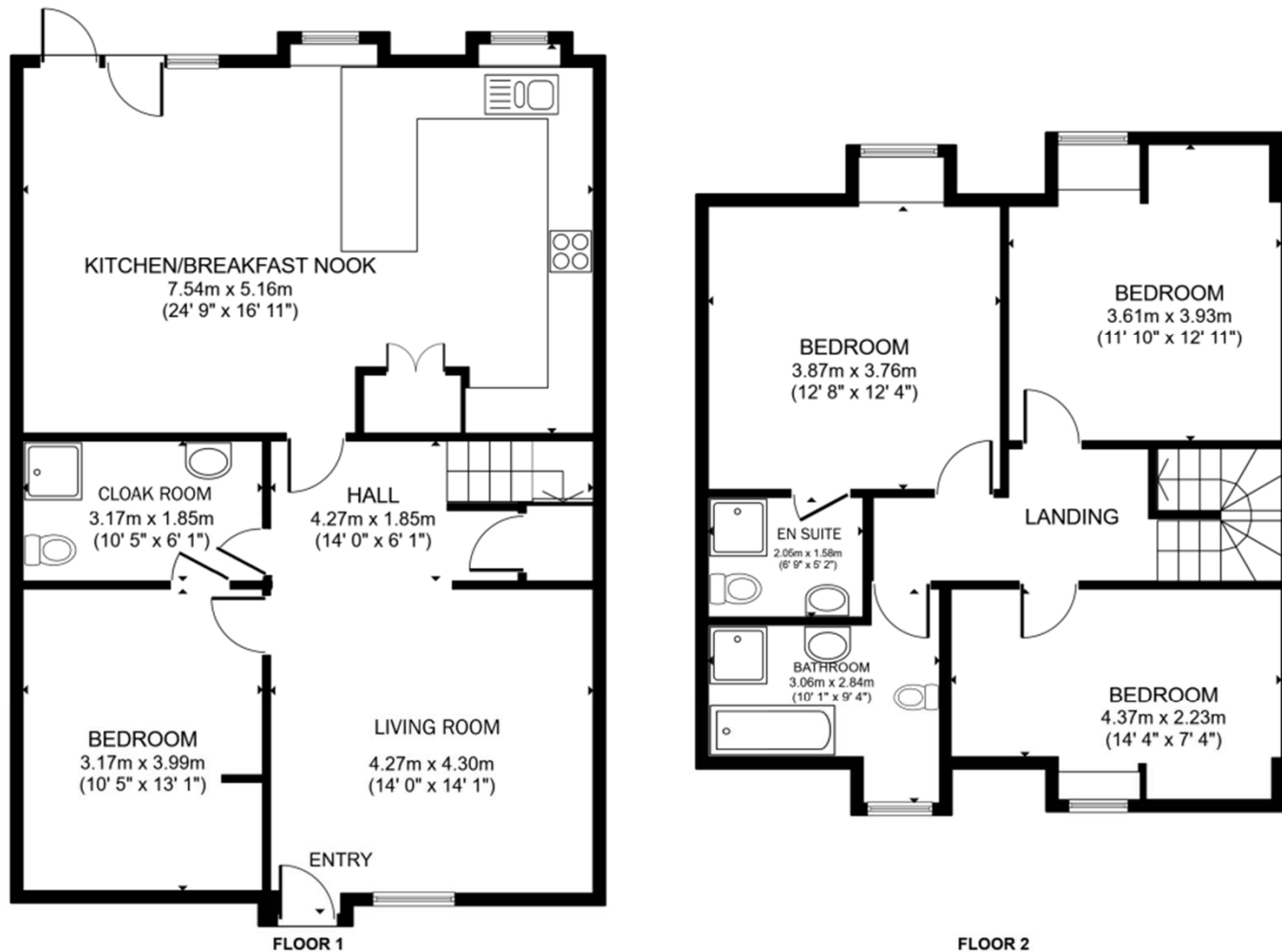
Colliers is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

Identity Checks

Identity Checks In order to comply with anti money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.



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GROSS INTERNAL AREA
 FLOOR 1 83.0 m² (894 sq.ft.) FLOOR 2 60.7 m² (653 sq.ft.)
 TOTAL: 143.7 m² (1,547 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Source - Matterport. For illustration only. Subject to change.

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Contacts

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