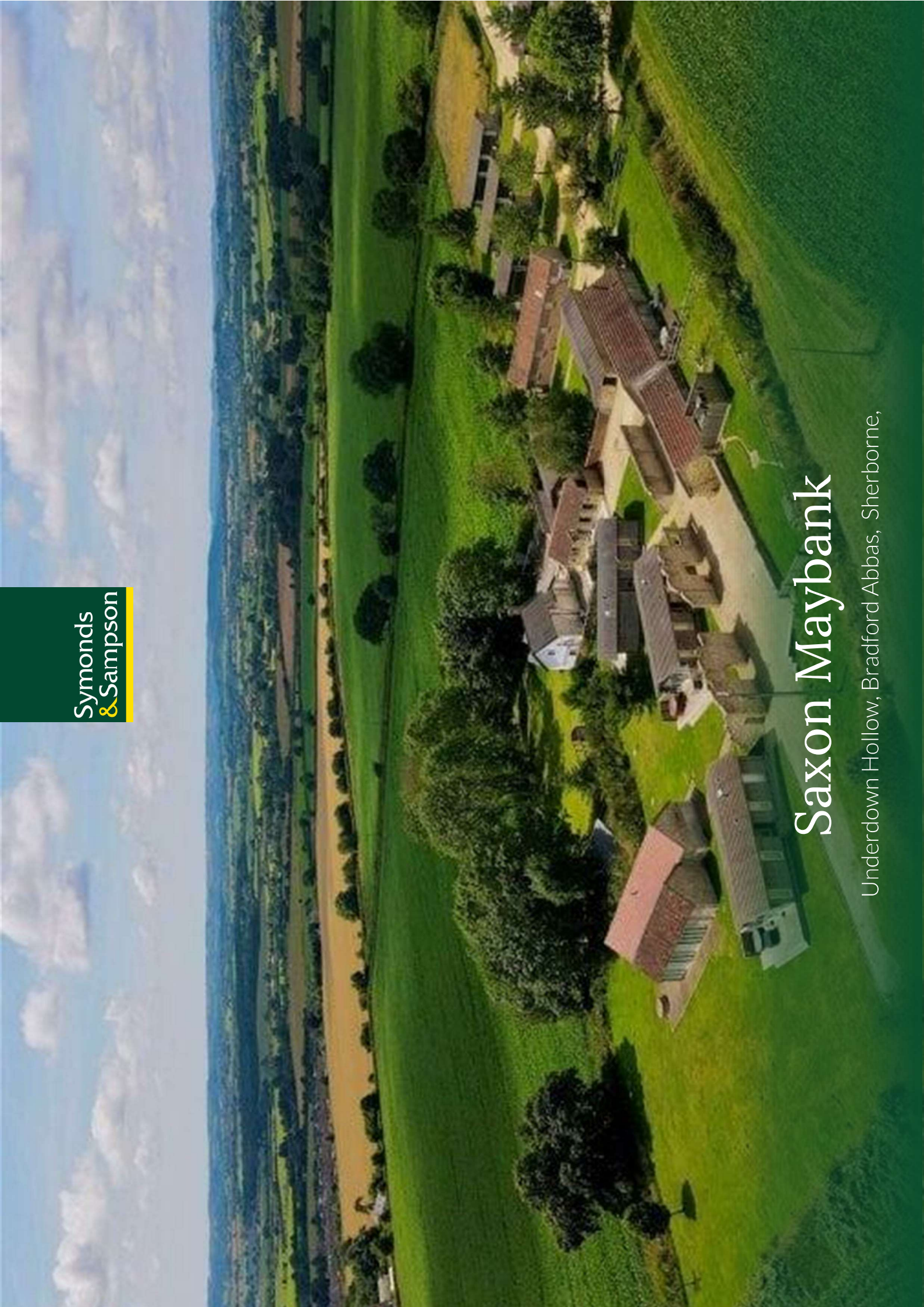


Saxon Maybank

Underdown Hollow, Bradford Abbas, Sherborne,



Saxon Holiday Lodges

Saxon Maybank
Underdown Hollow
Bradford Abbas
Sherborne
DT9 6JN

A luxury freehold holiday cottage site for sale as a going concern with established income stream

 2.9Acres

- Well established income producing opportunity
 - 5 star gated luxury holiday park
 - Set in 2.9 acres of beautiful countryside
 - Exceptional views
 - Peaceful and secluded location

Guide Price **£899,000**

Freehold

For Sale by Private Treaty

Dorchester Commercial
01305 261008 ext 3
commercial@symondsampson.co.uk



THE PROPERTY

Situated in approximately 2.9 acres of the Dorset Countryside, Saxon Holiday Lodges comprises of 4 privately owned leasehold holiday cottages and 10 privately owned holiday lodges subject to pitch licence agreements of 125 years each, as well as the former piggery of traditional stone construction, currently providing office, laundry and machine storage space. In addition to this are the 2 luxury cottages, The Cow Shed (sleeps 4) and Stags Retreat (sleeps 2), which fall under the ownership of the vendors. The two holiday cottages have been rated as a 5 star barn conversion, which has been carried out to an excellent standard, each with striking and contemporary open plan living spaces, with vaulted ceilings, integrated luxuriously fitted kitchens, utility areas, bathrooms and en suite bedrooms. Each cottage boasts an open terrace with hot tub and outdoor furniture with stunning views across the countryside. The freehold interest includes the title on both cottages and the piggery, which, together with the 4 cottages and 10 holiday lodges form an exclusive, peaceful and secure gated holiday complex. The complex is accessed via an electronically controlled gate to a shared gravel driveway, with private parking and electric vehicle charging available on site.

There is currently a planning application for 3 further holiday lodges to be added to the site under planning reference P/FUL/2024/04791. If successful, this provides further scope for additional income from the sales and/or letting of the new lodges.



THE BUSINESS

A fantastic and versatile business opportunity with four different income streams not only from the 2 owned holiday lets themselves (1 x 1 bed and 1 x 2 bed luxury lodges) but also from plot fees due from the 14 privately owned leasehold holiday cottages and licenced holiday lodges. The third income stream is available from the maintenance of the property, which can be carried out either by the freeholder or contracted out if preferred. There is also excellent potential from a fourth income stream generated from letting the tenant's properties, with exclusive rights for doing so falling to the owner of the freehold title. Plot fees are reviewed annually in line with inflation.

SITUATION

The property is well positioned between Yeovil and Sherborne with their mainline railway stations to Exeter and London Waterloo, and with the Jurassic Coast within reach, Saxon Holiday Lodges is set in the beautiful Dorset countryside with views across the rural landscape, where Golden Cap can be seen on a clear day. In the surrounding area there is plenty for visitors to see including several National Trust properties, Ham Hill, Sherborne Abbey, museums and picturesque towns and villages. The development is built to a very good standard on a former farmstead the lodges are part of a peaceful gated complex with private parking and electric vehicle charging points.

DIRECTIONS

From Sherborne, take the A30 towards Yeovil and after about 3.5 miles turn left signposted to Bradford Abbas. Follow this road for about 1 mile to the crossroads. Turn right and follow this road for about ¼ mile and turn right again. Follow this no through road to the top and the entrance to the property is on the right.

RIGHTS OF WAY

The property is sold subject to and with the benefit of any public or private rights of way or boundaries. A public right of way runs through the site.

SERVICES

Mains electric, mains water (metred) and private septic tank drainage with 2 tanks serving the whole site.

Heating to all properties is LPG central heating with metred supplies from tanks on site.

Broadband, fibre to site.

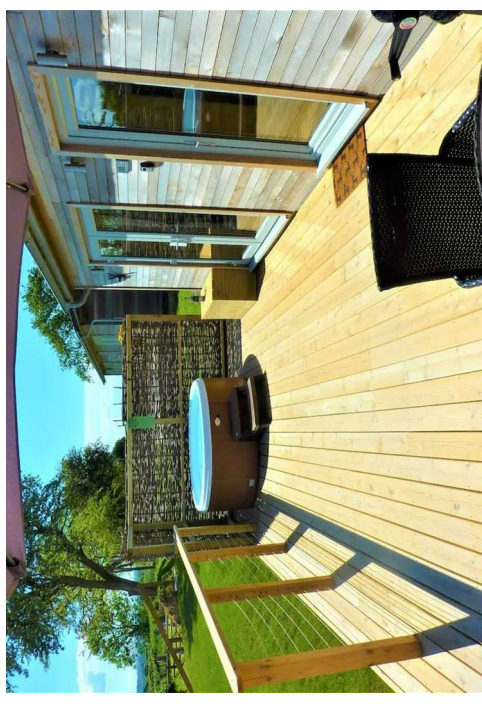
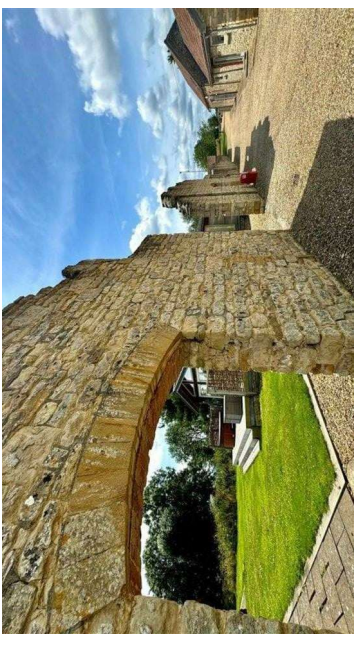
Mobile coverage 'Likely' with EE, O2, Three and Vodafone (Ofcom).

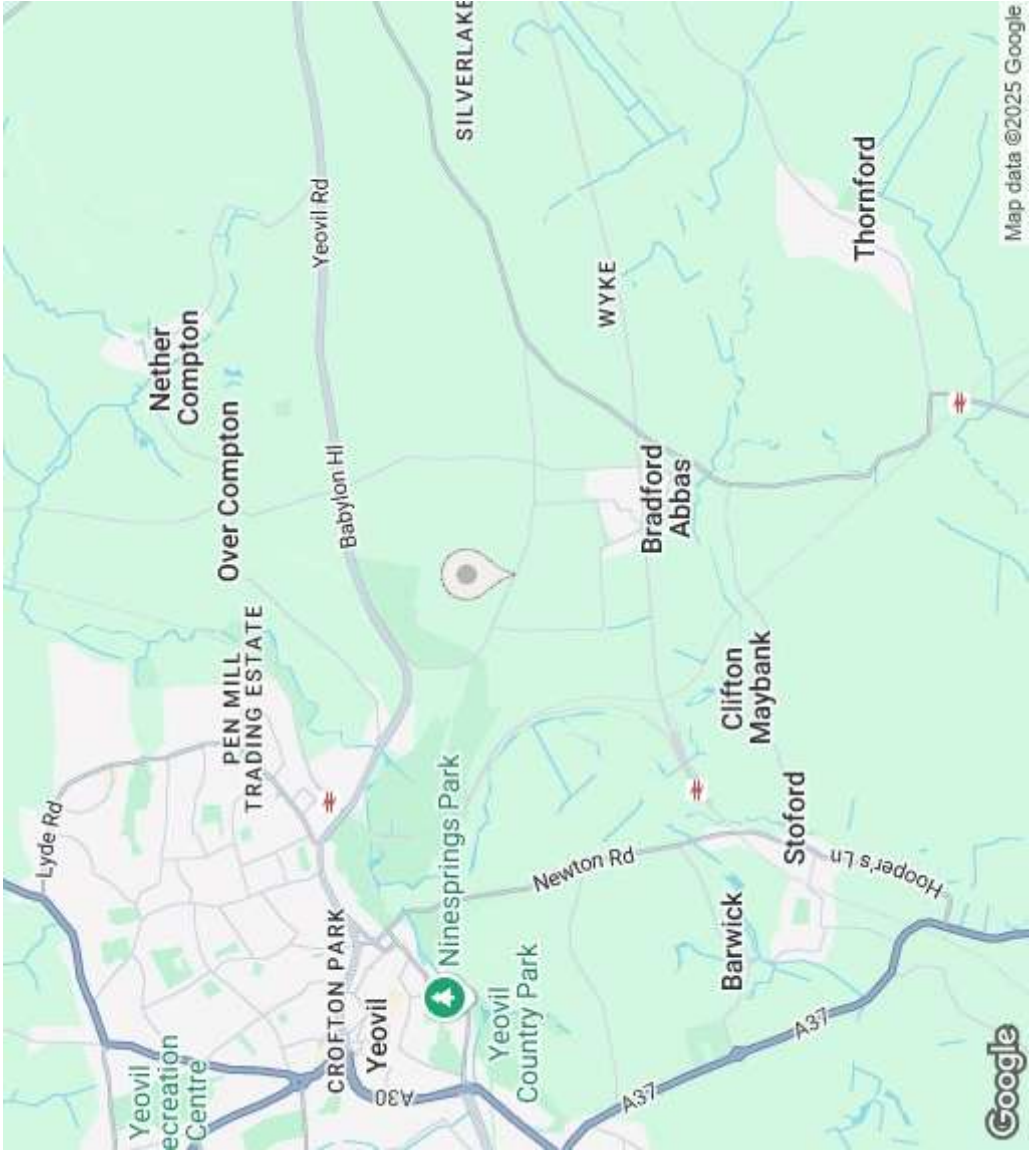
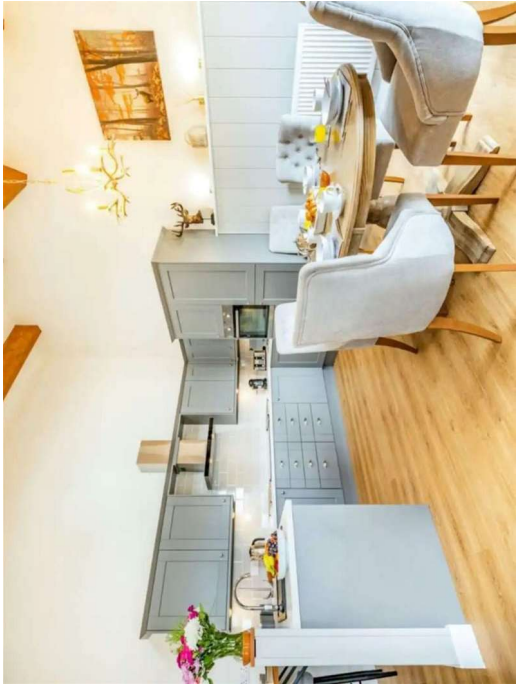
LOCAL AUTHORITY

Dorset Council Tel: 01305 221000

Business Rates

RV: £7,000





RH/29/05/25



01305 261008 ext 3

commercial@symondsandsampson.co.uk
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6 Burraton Yard, Burraton Square,
Dorchester, Dorset DT1 3GR



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds & Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.