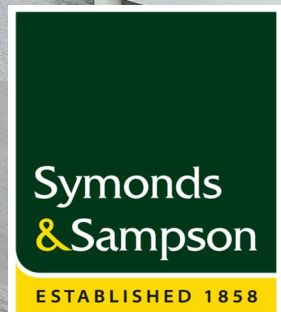




For Sale as a going concern or individually,
A modern development of luxury 2/3 bed holiday cottages
Nr Weymouth, Dorset

From **£325,000**
Freehold



For sale as a going concern, a modern development of five luxury holiday cottages in the heart of the Dorset countryside.
Also available individually or as multiples.

FOR SALE
Individually - From £325,000
(see guide prices below)
Asking Price for the Whole
£1,650,000
Freehold

- A well-established and profitable leisure business with a fantastic reputation.
- Five superb luxury holiday cottages.
- Freehold title extending to approximately 0.8 acres.
- Superbly appointed and well-maintained accommodation.
- Contemporary design.
- Progressive construction, purpose-built for the holiday letting market.
- Consistent turnover and profits.

Accommodation

Please see schedule of accommodation and floor plans.

Viewing strictly by appointment through
Symonds & Sampson Dorchester Commercial office on
01305 261008





The Property

For Sale as a going concern, this freehold business prospect is an exceptional opportunity to acquire five superb holiday cottages with a well-established holiday rental business. The property is set back from the main road, in a village location in the heart of Dorset, less than three miles from the Blue Flag resort town of Weymouth and four miles south of the County Town of Dorchester. Although the property falls outside its boundaries, the surrounding countryside is designated an Area of Outstanding Natural Beauty and the original inspiration for the novels of Thomas Hardy who himself was born in the locality.

The current proprietors have established a stellar reputation and the holiday letting business benefits from regular, repeat customers. The properties are purpose-built and designed for the luxury holiday letting market, with superb facilities, featuring double height ceilings and mezzanine bedrooms with most overlooking the meadow and the fields beyond.

The property boasts five beautifully finished luxury holiday cottages with private parking, a central courtyard and meadow walk. The peaceful location of the development is a perfect setting for discerning guests, with all of the cottages featuring patio decking and disability access. Whilst all have unfenced views and access to the grounds, central courtyard and adjacent meadow, three of the five cottages also benefit from additional outside space, with a private enclosed garden.



The development was completed in 2016 and has an established track record with strong, consistent turnover and profits. Three of the cottages are two-bed units, comfortably accommodating four people, with two three-bedroom units suitable for six guests each.

The contemporary design features include large double height windows, open plan living areas, spacious rooms, large glazed sliding doors, high galleried ceilings, ground floor bathrooms, en-suite facilities serving the upstairs bedrooms and fully equipped kitchens.

Situation

The property is situated on the fringe of a picturesque village on the outskirts of the coastal resort of Weymouth, gateway to the World Heritage Jurassic Coastline. Weymouth offers a comprehensive range of shops, marina and recreational facilities. There is excellent walking in the vicinity (Thorncombe Woods and Puddletown Forest). The coast and

Blue Flag beaches are just a short drive away as well as popular attractions such as The Sealife Centre, The Tank Museum, Monkey World and The Sailing Academy. Triathlon and Ironman events are also held in the area.

Local sporting and recreational facilities include good walking and cycling opportunities from the property into the surrounding countryside, with sailing and water sports available along the coast. Racing is at Wincanton, Exeter and Taunton. Local hunts include the Cattistock and South Dorset Hunts. Fishing can be enjoyed on the coast or many local rivers by licence. There are numerous golf clubs within short driving distance. A public footpath runs along the access lane.

The Business

The business has a strong trading history that produces a consistent turnover and healthy profits. Specific details including copy accounts information will be provided to qualified purchasers.

Local Authority and Taxes

Local Authority - Dorset Council.

The cottages are subject to Uniform Business Rates RV: £18,200 (2023)

Guide Prices for Individual Cottages:

1 North Manor Meadow (2 bed) £395,000

2 North Manor Meadow (2 bed) £325,000

3 North Manor Meadow (3 bed) £545,000

4 North Manor Meadow (2 bed) £375,000

5 North Manor Meadow (3 bed) £525,000

Overage Covenant: The sale is subject to an existing overage covenant in respect of any new residential development within the common grounds of North Manor Meadow. (Full details of the overage will be confirmed by sellers' solicitors at the point of sale.)



Floor Plans

Approximate Area = 719 sq ft / 66.7 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Approximate Area = 719 sq ft / 66.7 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics.com 2023. Produced for Symonds & Sampson. REF: 995003



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics.com 2023. Produced for Symonds & Sampson. REF: 995005



Cottage 1



GROUND FLOOR



FIRST FLOOR

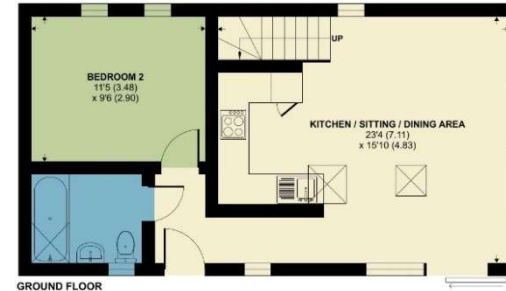
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics.com 2023. Produced for Symonds & Sampson. REF: 995006



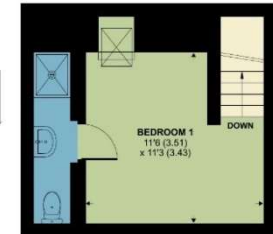
Cottage 3

Cottage 2

Approximate Area = 713 sq ft / 66.2 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics.com 2023. Produced for Symonds & Sampson. REF: 995007



Cottage 4

Not to scale

Approximate Area = 1147 sq ft / 106.5 sq m (excludes void)
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

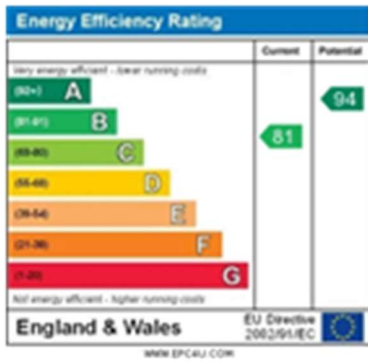
Cottage 5



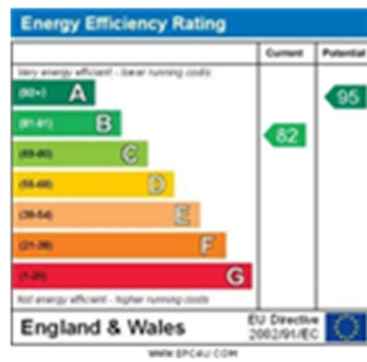
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 995008



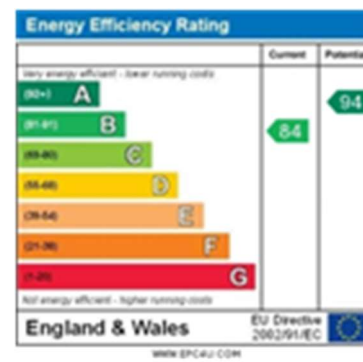
Site Plan - for identification purposes only



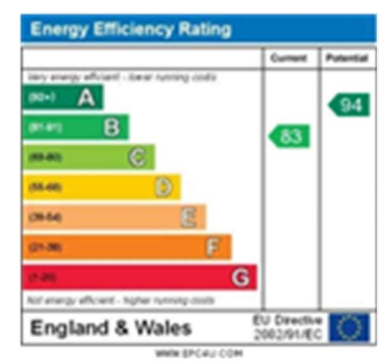
Cottages 1 & 4



Cottage 2



Cottage 3



Cottage 5

Plan showing division of site for individual resale



Watery Lane - Units 1 - 5
Scale 1:500 @ A4

01305 261008

Symonds & Sampson LLP

Burraton House, 5 Burraton Square,

Poundbury, Dorset, DT1 3GR

commercial@symondsandsampson.co.uk

www.symondsandsampson.co.uk

Symonds
& Sampson

ESTABLISHED 1858

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 property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

