



For Sale as a going concern
**A modern development of 3 luxury holiday lodges
with planning permission for 2 traditional dwellings.**
Pentridge, Salisbury

Offers in Excess Of £985,000
Freehold



A fantastic lifestyle business opportunity located in the spectacular Cranborne Chase National Landscape Dark Skies Reserve. Whitey Top Lodges is a profitable holiday letting business with both planning permission and scope for further development.

FOR SALE

**3 luxury holiday lodges together with planning permission for 2 further traditional units (1 x single storey, 1 x 1.5 storey)
Offers in Excess of £985,000**

Freehold

- A well-established and profitable leisure business with a fantastic reputation, awarded Customers Choice 2024 by Hoseasons.
- Freehold title extending to approx. 0.93 acres.
- Superbly appointed and well-maintained accommodation.
- Contemporary design.
- Progressive construction, purpose-built for the holiday letting market.
- Consistent turnover and profits.
- Profitable luxury holiday lodge business.
- Planning permission for further development.
- Located in the heart of the Cranborne Chase National Landscape.
- Within an International Dark Sky Reserve.
- Scope for further value to be added.

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





Artist's impression of The Stargazer

The Property

Whitey Top Holiday Lodges is situated on the border of three counties, Hampshire, Wiltshire and Dorset. Located in the heart of Cranborne Chase National Landscape, the property comprises three holiday lodges, Buckland Lodge, Whitey Top Country Lodge and The Stargazer. There is also consent for further development of a 1.5 storey unit and a single storey unit. The planning details are available from Dorset Council, under planning application reference P/VOC/2022/05057. There is potential for one holiday unit to be used as manager/owner's accommodation, subject to the necessary consents. 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.

The contemporary design features include modern fitted kitchens with energy efficient appliances, open plan living areas, spacious rooms and large glazed French doors that lead onto the terraces overlooking the neighbouring countryside. Inside, the lodges provide light, comfortable, contemporary accommodation with LPG fired central heating.

Buckland Lodge

Buckland is a detached luxury holiday lodge. The accommodation is all on the ground floor and comprises an open plan living space with Freeview television & electric fire. There is a dining area, kitchen with electric oven, gas hob, microwave, fridge/freezer, dishwasher and washing machine.



There are two bedrooms with a king size double and two single beds. The main bedroom has an en suite shower room, and there is a family bathroom with a bath, shower over the bath, w.c. and hand wash basin. Buckland Lodge has French doors leading to the terrace, with views over the neighbouring farmland and countryside.

Whitey Top Country Lodge

Country Lodge is a detached luxury holiday lodge. The accommodation is all on the ground floor and comprises an open plan living space with Freeview television & electric fire. There is a dining area, kitchen with electric oven, gas hob, microwave, fridge/freezer, dishwasher and washing machine. There are two bedrooms with a king size double and two single beds. The main bedroom has an en suite shower room, and there is a family bathroom with a bath, shower over the bath, w.c. and hand wash basin. Country Lodge has French doors leading to the terrace, with views over the neighbouring farmland and countryside.

Stargazer

A totally new concept, this detached lodge has a bedroom on the mezzanine floor, for relaxing in bed and at the same time stargazing, as well as having a master bedroom with walk-in wardrobe, luxury all over body shower, kitchen, open plan living area and under cover terrace.

Further Development

Planning consent to further develop the site has been granted under Dorset Council planning reference P/VOC/2022/05057 for two further semi-detached units and a laundry room facility. There may be scope for one of the units to provide Manager's/owner's accommodation, subject to the necessary consents.

Location

The Cranborne Chase National Landscape is a chalk plateau in central southern England, straddling the counties Dorset, Hampshire, and Wiltshire. The plateau is part of the English

Chalk Formation and is adjacent to Salisbury Plain and the West Wiltshire Downs in the north, and the Dorset Downs to the south west.

Situation

The development is in a peaceful and beautiful countryside setting on the outskirts of the rural hamlet of Pentridge, close to major road, rail and port links for convenient access. Cranborne Chase is one of only 14 International Dark Sky Reserves in the world, and as such the area is highly popular with stargazers. Dark Sky Reserve Status is awarded by the International Dark-Sky Association, which officially recognises areas that are naturally dark at night, free of light pollution. This means that Cranborne Chase is one of the best places in the world to view the beauty of the night sky including our own galaxy, the Milky Way.

Local Authority and Taxes

Local Authority - Dorset Council. The cottages are subject to Uniform Business Rates. RV: £3,300 (from 1 April 2023)



Site plan and elevations for proposed new units with planning consent.



REPRODUCING THESE DRAWINGS BY PRINTING OR COPYING MAY LEAD TO ERRORS. PLEASE REFER TO SCALE BAR. DO NOT SCALE OFF THESE DRAWINGS FOR CONSTRUCTION PURPOSES. IF ANY DISCREPANCIES ARE FOUND, PLEASE CONTACT WESTERN DESIGN ARCHITECTS IMMEDIATELY.

DESIGNED RISK ASSESSMENT
 REF: WDA/2023/001
 Approved under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1987. This assessment is for the proposed development and is not intended to be used for any other purpose. It is the responsibility of the client to ensure that the proposed development complies with all applicable legislation and regulations.

NOTES

1. The proposed development is subject to a planning consent. The client is responsible for ensuring that the proposed development complies with all applicable legislation and regulations.
2. The proposed development is subject to a planning consent. The client is responsible for ensuring that the proposed development complies with all applicable legislation and regulations.
3. The proposed development is subject to a planning consent. The client is responsible for ensuring that the proposed development complies with all applicable legislation and regulations.

NO.	DESCRIPTION	DATE	BY
1	Issue for client	10/10/2023	MW
2	Issue for client	10/10/2023	MW
3	Issue for client	10/10/2023	MW
4	Issue for client	10/10/2023	MW
5	Issue for client	10/10/2023	MW
6	Issue for client	10/10/2023	MW
7	Issue for client	10/10/2023	MW
8	Issue for client	10/10/2023	MW
9	Issue for client	10/10/2023	MW
10	Issue for client	10/10/2023	MW

WDA
 westendesignarchitects.com
 Western Design Architects
 100 High Street, London, EC1A 3BB

MR & MRS White
 Whinny Top Farm
 Holiday Lets

PROJ: 001
 Site Plan Holiday Lets
 Proposed Plans, Section & Elevations

DATE: 10/10/2023
SCALE: 1:100@A0
PROJECT: WH15158

010 **C**

PLANNING

THIS DRAWING IS COPYRIGHT © WDA/2023/001

The Business

The holiday lodges boast an impressive occupancy rate, with bookings coming in via cottages.com, hoseasons.co.uk and the current owner's website, whiteytoplodges.co.uk. Demand for the cottages is strong, prompting the addition of the third lodge, Stargazer this summer, and plans for further development with planning consent and foundations in place for 2 traditional dwellings. The existing turnover of approximately £70,000 per annum is expected to reach £100,000 per annum with the addition of Stargazer, a further £30,000 - £35,000 per annum could be generated with the addition of the fourth unit. Accounts are available on request, subject to the interested party entering into a Non-Disclosure Agreement. (Hot tubs are not included in the sale but are subject to separate negotiations)

Local Attractions

The medieval city of Salisbury is 11 miles away with its beautiful gothic Cathedral, restaurants and great shopping. Blandford Forum is 13 miles away with further shopping, recreational and business facilities. Martin Down National Nature Reserve is 2 miles from the lodges. Other attractions include, The Tank Museum, Monkey World, Paultons Park, Peppa Pig World, Longleat House and Longleat Safari Park. The World Heritage sites of Stonehenge, the Jurassic Coast are nearby, and the New Forest National Park is just 20 minutes' drive away.

Directions

From Blandford take the A354 east towards Salisbury at the Hill Top Roundabout and follow the road for approximately 9.2 miles. At the Handley Cross Roundabout, take the second exit towards Salisbury and follow the road for a further 1.4 miles before turning right onto Bowling Green Lane. Follow the road to the T junction and turn left, follow the road into Whitey Tops Holiday Lodges, at the end of the lane.

Agent's Note

The hot tubs are available to purchase by way of separate negotiations and are not included in the sale price.

Energy Performance Certificates

TBC

RH/08/05/24



Site Plan - for identification purposes only