



**VALLEYBROOK HOLIDAYS, LANSALLOS, LOOE PL13 2QE**

**£1,500,000 FREEHOLD**

**Miller Commercial**   
Chartered Surveyors and Business Property Specialists



## SUMMARY

### MIXED LODGE (6) / COTTAGE (3) LEISURE BUSINESS / DEVELOPMENT

SET IN C. 8.2 ACRES, IN A WOODED VALLEY NEAR LOOE

EXTANT PERMISSION FOR ADDITIONAL 24 LODGES

OWNERS FLAT / COTTAGE & RECEPTION BUILDINGS

WELL PRESENTED & EQUIPPED

GENUINE SALE, LIFESTYLE OR LODGE DEVELOPER APPEAL

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## LOCATION

The location of Valleybrook is surely its greatest asset, occupying a private position in a wooded valley setting.

The property is approximately 6 miles from Looe, which is a very pretty town dissected by the Looe River and which has meandering streets leading to a beach.

Access to the South Coast, the Moors and day trip destinations, such as Looe / Polperro and Fowey are nearby, making this part of Cornwall very popular with visitors.

## PROPERTIES

The site comprises c. 8.2 acres overall, with c. 7 acres being the land for future development (if required), which is currently used by the guests to enjoy for exercising. The operational site of c. 1.2 acres comprises a terrace of cottages, the original dating to 1750 (we are advised) with later additions which is the owners house (Cider) and two letting cottages (Bramley and Orchard), with adjacent parking.

As one moves into the site there are 6 Lodges (5 x 3 bed and 1 x 2 bed). Construction commenced in the 1990's and are of wooden construction on concrete bases. they have parking and gardens.

A Reception / Laundry building and 2 bedroom first floor owners flat over.

## BUSINESS

We understand a Leisure business has operated on this site since the 1970's, has been in our clients tenure for the past c. 25 years and is now being sold due to retirement.

The business historically traded all year and was run by the clients with part time assistance.

We are advised the historic turnover was in the region of c. £110,000 pa, some accounts are available for reference.

NB : Please note the business did not take bookings for 2023 season, but is fully equipped and has a dormant website, ready to be re-activated.





Valleybrook

Villas & Cottages

Tel: 01503 220493

www.valleybrookholidays.com

## THE ACCOMMODATION COMPRISES

(all areas and dimensions are approximate)

NB : Floor Plans of all described units available.

## LETTING UNITS

### Lodges :

5 x 3 Bedroom

Fairfiled Villa ; Chacewater Villa ; Gilliflower Villa ; Blackamoor Villa and ; Hocking Villa Ground Floor comprises an open plan Sitting, Dining and Kitchen area, Bedroom, Bathroom, Decking to front and on the First Floor two further bedrooms, cloakroom and a balcony to the front.

1 x 2 Bedroom

Pippin, open plan Sitting, Dining and Kitchen area, 2 bedrooms and bathroom, decking to the front.

### Cottages :

Bramley Cottage : Lounge, Kitchen and Dining Room on the Ground Floor; 3 bedrooms and bathroom on the First Floor.

Orchard Cottage: Open plan sitting, dining and kitchen area on the Ground Floor and 2 bedrooms and bathroom on the First Floor.

NB : All letting units have dedicated parking and gardens.

## OWNERS ACCOMMODATION

### Cider Cottage :

Kitchen, Dining Rooms (office) and Sitting room on the Ground Floor and 3 bedrooms and Bathroom on the First Floor.

### Tudor Flat :

Above the Ancillary Rooms (see below) and accessed via external staircase. Open plan sitting, dining and kitchen area, 2 bedrooms and bathroom

## ANCILLARY BUILDINGS

Games Room; Laundry and Store Rooms.

## LAND & PLANNING

Planning Permission Granted Under Application 5/88/01366/ F for the replacement of caravans for the erection of 30 Lodges for 11 months occupation for holiday purposes. Extended to 12 months holiday use under Application 595/0462/F Part wooded and sloping in parts, meeting a river at the lower level. Copies of supporting Plans and Permission available.

## METHOD OF SALE

Sale of Land, Buildings and Assets.





## GENERAL INFORMATION

### LOCAL AUTHORITY

Cornwall Council General Enquiries 0300-1234-100  
Planning 0300-1234-151 [www.cornwall.gov.uk](http://www.cornwall.gov.uk)

### TENURE FREEHOLD

Title CL121107 Advised no Rights of Way, Easements or Restrictive Covenants over the property.

### ENERGY PERFORMANCE CERTIFICATES

Range from D and E, copies available.

### BROADBAND SERVICE

Advised has Hyperfast Fibre to Property 900Mbps.

### BUSINESS RATES

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable (April 2023) value is £13,250. To find out how much business rates will be payable there is a business rates estimator service via the website.

## INVENTORY

An Inventory of all loose chattels and equipment, free of any lease/lien, to be included within the sale will be supplied by Miller Commercial prior to exchange of Contracts. All contents of the Letting Cottages/Lodges and equipment essential to run the business and noted herein included in the sale and free of Lease / Lien at the time of transfer.

### PREMISES LICENCE

Not applicable.

### SERVICES

Prospective owners should make their own enquiries of the appropriate statutory undertakers: Western Power: 0845 601 2989 South West Water: 0800 169 1144 Transco: 0800 111 999

Advised by clients :- Private Sewage Treatment Plant  
Mains Water  
Bulk Tank Gas  
Single Phase Electricity (2 Supplies)

## STOCK

Not applicable.

### VALUE ADDED TAX

The business, when trading, was registered for VAT.

### FINANCE

If you require advice regarding the Financing of a Valleybrook Holidays , at no initial cost, please contact me on the number below.

### CONTACT DETAILS

For further information or an appointment to view please contact :

Graham Timmins BA(Hons) PG DIP on 01872 247019 / 07900 604078 or email [gt@miller-commercial.co.uk](mailto:gt@miller-commercial.co.uk)





**AGENTS NOTE:** Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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