



**AVIARY HOLIDAY HAMLET, BRIGHTON CROSS, TRURO, TR2 4HD**

**GUIDE PRICE £999,950 (FREEHOLD)**

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



## SUMMARY:

HOLIDAY LETTING BUSINESS NEAR TRURO IN C.2.6 ACRES

3 x 3 BEDROOM LODGES (2020) WITH LARGE GARDENS / PARKING

2 x 4 BEDROOM CONVERTED STABLES (2022) WITH GARDENS / PARKING

PERMISSION (FEBRUARY 2023) FOR 4 ADDITIONAL 3 BEDROOM SINGLE STOREY UNITS

CONDITIONAL OFFERS FOR OWNERS ACCOMMODATION CONSIDERED

TRADING FROM 3 LODGES C. £75K, (NET £44k) PROJECTED (TO INCLUDE STABLES £119K AND FULLY DEVELOPED C. £200K)

EPC's D/63 AND E/49



## LOCATION:

Situated in a rural location c. 9.5 miles from the Cathedral City of Truro and c. 8 miles from Newquay, making this an ideal base to explore the County.

## PROPERTIES:

The Lodges (3)

Completed by our client as new builds in 2020 and built to a residential specification on a concrete slab and with high levels of insulation, all three Lodges have the following layout: Open plan lounge, kitchen and dining area (6.08m x 4.98m), with a well fitted kitchen in terms of appliances, french doors to decked seating area; Double bedroom with ensuite shower; Double and Twin bedrooms; separate shower room.

Outside, large gardens with privacy and ample parking.

The Stables (2)

Completed by our client as a conversion of some previous agricultural stalls / stables in 2022 and again converted to a high industry specification, the two units are semi-detached and have the following layout. Open plan lounge, kitchen and dining area (7.20m x 5.87m), with a well fitted kitchen in terms of appliances, french doors to garden and patio area. Three Double bedrooms (one ensuite and two with doors to the rear to a sitting out area), Twin Bedroom and a separate shower room.

Outside, gardens to the front and ample parking.

## BUSINESS (CURRENT & PROJECTED):

We are advised the turnover for the first year of trade (to August 2021) was c. £75,000, which after expenses gave a net profit of c. £44,000, this was derived from the three Lodges alone.

The projected income for the built units (via national letting agency) for the three lodges and two stables is £66k plus £53k, so £119k pa.

Once the site is fully developed (with the additional 4 Lodges / Units) the projected turnover would be in the region of c. £200k pa.





Stables

## GENERAL INFORMATION:

### SITE AREA AND TITLE:

Part of Title numbers CL215831, CL231552 and CL193270. A new Title will be generated upon instructing Solicitors using pre-provided digital map area. Clients to prepare at own cost.

Site area is approximately 2.6 acres which includes the current holiday lets, area for siting on new holiday lets and an area of Paddock of c. 1.0 acre.

Advised no Public Rights of Way or Restrictive Covenants over the property.

The clients will retain and maintain the overall site entrance c. 4m x 8m, over which the buyer of Aviary will have a vehicular and pedestrian Right of Way.

### PLANNING PERMISSION:

Permission Granted under Application PA22/08494 (February 2023) Construction of four additional single-storey holiday units to expand existing holiday accommodation business, along with associated landscaping, vehicular and pedestrian access.

No CIL Payment due.

Advised all year round holiday use.



## METHOD OF SALE:

Sale of land, property and goodwill as a Going Concern on a Private Treaty basis. Conditional Offers Invited for interested party to apply for Owners Accommodation. Client Planning Consultant engaged.

## INVENTORY OF TRADE ASSETS:

The premises are to be sold with all fixtures and fittings and appliances in situ on Completion free of any lease / lien and in appropriate certification.

## VAT:

We are advised the business is registered for VAT on sales.

## LOCAL AUTHORITY:

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

## 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 value is £8,800. To find out how much business rates will be payable there is a business rates estimator service via the website.

## SERVICES:

Advised by clients  
Septic tanks  
Mains Electric  
Private Water

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

## STOCK:

Not applicable.

## STAFF AND LICENCING:

No staff or licence to be transferred on completion.

## ENERGY PERFORMANCE CERTIFICATE:

Lodges D/63 and Stables E/49

## CONTACT INFORMATION:

For further information regarding Aviary Lodges and Stables or an appointment to view please contact :-

**Graham Timmins** on 01872 247019 / 07900 604078

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