



**WILLOW TREE CAFE AND LAND, NORTH PETHERWIN, LAUNCESTON, PL15
8GW**

£999,000 FREEHOLD

Miller Commercial 
Chartered Surveyors and Business Property Specialists

SUMMARY:

FORMER WILDLIFE CENTRE SET IN C. 19 ACRES

BEAUTIFULLY PRESENTED 4 BEDROOM HOUSE

WELL EQUIPPED AND PRESENTED CAFE (40 COVER)

CLIENTS WILL CONSIDER CONDITIONAL OFFERS FOR LEISURE (OR OTHER) DEVELOPMENT USE

A WONDERFUL LIFESTYLE OR DEVELOPMENT OPPORTUNITY

EPC'S:

HOUSE C/78 AND CAFE B/47

LOCATION:

North Petherwin is approximately 5 miles north of Launceston in a beautiful part of the County, close to the Devon border. Our clients' property is bounded Bolesridge Water feeding into the River Ottery, is on the edge of the village and is surrounded by farm and woodland. There is a Primary School within the village and a Farm Shop. For other needs the thriving and popular rural and historic town of Launceston provides national and niche retailers and secondary / tertiary education.

this area of Cornwall is generally regarded as a very desirable part of the County in which to live and work.

PROPERTIES:

We understand the Cafe was constructed in 1986 as part of the original centre.

In 2011 our clients were granted permission to build an owners' property on site, 'Otterside' was completed in 2012. This property comprises a well proportioned and spacious 4 bedroom home, with a well presented Lounge and interconnecting Dining / Kitchen area, of which the latter has direct access to the garden. On the first floor is a large landing / 2nd study area and the master suite (with dressing area and en-suite), both with lovely far reaching country views.

On the ground floor is a useful utility, wc and boot room.

The property has private parking to the front and a well planted terrace garden / patio to the rear.

The property benefits from air source heat pumps and solar panels both of which fuel the underfloor heating on both the ground and first floors.

BUSINESS:

We understand the business commenced in 1986 as a Wildlife Centre.

Our clients purchased the business in 2006, during which time they have improved the grounds and infrastructure and of course added the owners' property.

The Centre successfully traded until the recent pandemic forced the closure in October 2020, whereupon our clients decided to re-open the Cafe / woodland walk, trading from April to the end of October.

When trading fully the turnover for the business was in the region of £220,000 pa (on 7 months for the Centre and 10 months for the Cafe) and produced good levels of net profit.

It is considered this Centre could be re-stocked and opened as it was popular with locals, holidaymakers and school / education groups.





THE OVERALL SITE:

The site extends to c. 19 acres overall (to be independently verified by interested parties) and is loosely divided as follows:

Centre / Cafe Parking and Grounds and Owners' Accommodation in c. 4.75 acres of gently sloping land to the Bolesridge Water, with the house and car park at the upper part.

Car / Coach parking for up to 80 vehicles.

The Cafe is located adjacent, but giving privacy to the house, with the predominance of former Centre land to the front, leading to the stream fed lakes at the bottom.

The Woodland (including a former quarry) is c. 14.25 acres, with some level areas and could be described as gently sloping, with mature trees and shrubs creating a most idyllic environment. The workshop / log stores is located at the entrance to the woodland.



WILLOW CAFE:

A detached single storey building of c. 132 sq m (1420 sqft) with WC's to the rear.

A very attractive and spacious Cafe area, currently set up with c.40 covers and a defined seating area. We are advised this space was previously used as a gift shop / retail space and could of course revert.

With windows to the front and side elevations and a woodburner.

The kitchen area is well defined and equipped and has a Store with racking.

It is considered this space could be enhanced or indeed developed to potential alternative use, subject to any required consent.



ALTERNATIVE USE / DEVELOPMENT:

Our clients have not explored further Leisure related Planning Permission on site, however, given the current business use, location and land (some of which could lend itself to some form of construction) it is considered the site does have potential alternative / additional use for a buyer wishing to grow the business and take it in a new direction.

NB : Our clients will consider Conditional Offers , based on the interested party taking forward an Application, with terms agreed between clients and interested parties.



OWNERS' ACCOMMODATION:

'OTTERSIDE'

Ground Floor

Front door into a generous hallway, understairs cupboard with control for underfloor heating.

Lounge : Window to front with elevated far reaching country views. Engineered oak flooring and woodburner make this an attractive room, interconnecting with the dining area / kitchen.

Kitchen / Dining Area : Patio to doors to garden and windows to the rear. Handmade kitchen units, built in dishwasher, fridge and freezer and double oven. 4 ring electric hob with extraction. Defined seating / dining area overlooking the rear garden.

Utility Room : Plumbing for dishwasher and tumble dryer. Two windows and door to the side.

Boot Room : Former 'Animal Room' now used as Cloakroom/Bootroom with door to side.

Bedroom 4 / Study : Window to front.
NB Second study area on Landing



'OTTERSIDE'

Second Floor

Landing : A large landing with window to the front affording elevated views with ample space for a desk and associated office equipment.

Airing Cupboard, with master controls for heating and pressure water tank.

Bedroom 1 : Windows to the front and side. Dressing Area and En-Suite shower room. Overall a sizable Master Suite.

Bedroom 2 : Window to rear.

Bedroom 3 : Window to front.

Bathroom : Bath, shower, window to rear.

Gardens : Front area for private parking and garden area. To the rear patio and terraces providing privacy.

NB : Floor Plans available.



GENERAL INFORMATION:

Local Authority
Cornwall Council
General Enquiries 0300-1234-100
Planning 0300-1234-151
www.cornwall.gov.uk





SITE AREA AND TITLE:

The site extends to c. 19.00 acres (to be independently verified by interested parties) split, c. 4.75 acres forming the car park, owners house / garden, cafe and former Wildlife Centre and Lakes and c. 14.25 acres of Woodland Walk.

Title CL227873, advised no Public Rights of Way or Restrictive Covenants over the Land. Owners allow a Permissive Path on the Western Boundary.

PLANNING PERMISSION :

Planning Permission granted in November 2010 allowing for the 'Construction of a house for the owners of the Centre'.

ENERGY PERFORMANCE CERTIFICATE:

House (Otterside) C/78
Cafe (Willow Tree) B/47

LICENCES :

Previously held a Zoo Licence.
No Alcohol Licence.

METHOD OF SALE :

Sale of freehold Assets as a Going Concern by way of Private Treaty.

Unconditional or Conditional Offers are invited.

BUSINESS RATES

Rateable Value ay April 2017 £9500, so qualifies for 100% Small Business Rate Relief.

SERVICES:

Advised by clients:
Sewage (1 Septic Tank for House and Cafe)
Mains Water and Spring fed Lakes
Main electricity (Single Phase)
Air Source and Solar Panels for Underfloor Heating on Ground and First Floors of house.

Interested parties to make their own enquiries to service providers.

INVENTORY / PLANT MACHINERY

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 and are included in the sale and free of Lease /Lien at the time of transfer.

NB coffee Machine on rental (not owned).

STOCK

Stock in Cafe at Valuation (cost price) to be agreed between Seller and Buyer on Completion.

VALUE ADDED TAX

We are advised the business is registered for VAT.

FINANCE

If you require advice regarding the Financing of a Business, at no initial cost, please contact us on the numbers below.

CONTACT INFORMATION

Graham Timmins : 01872 247019 or
gt@miller-commercial.co.uk



Tamar Otter And Wildlife Centre, North Petherwin, Launceston, PL15 8GW

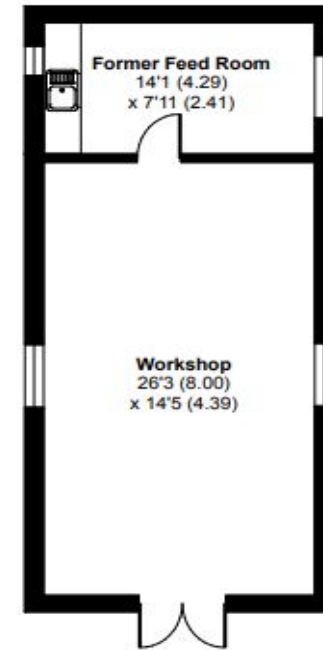
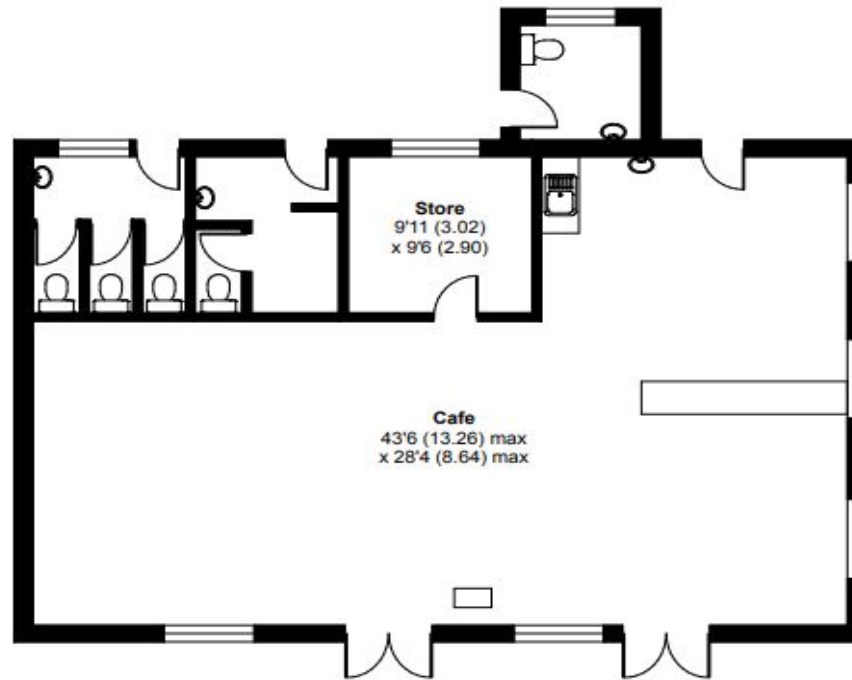
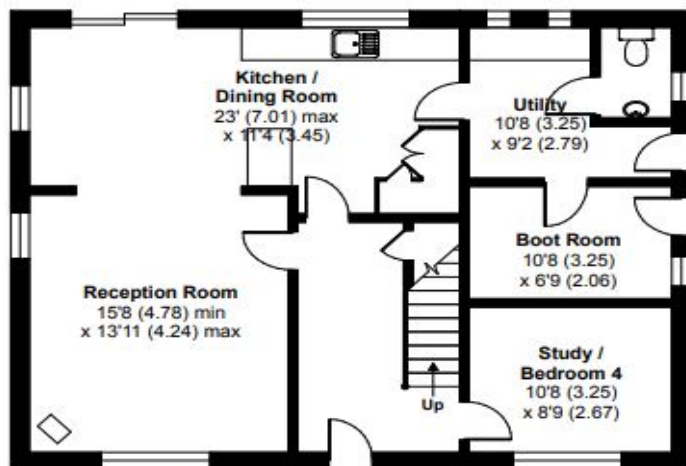
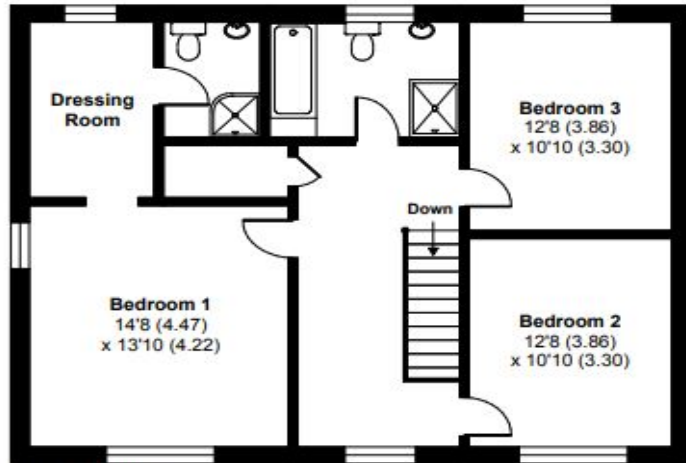
Approximate Area = 1772 sq ft / 164.6 sq m

Cafe = 1291 sq ft / 119.9 sq m

Outbuilding = 505 sq ft / 46.9 sq m

Total = 3568 sq ft / 331.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2022. Produced for Miller Commercial LLP. REF: 869361





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