



BROOK BOTTOM FARM

Bury Old Road, Ramsbottom, Bury, Lancashire, BL0 0RZ

FREEHOLD: £1,995,000 | REF: 5646827

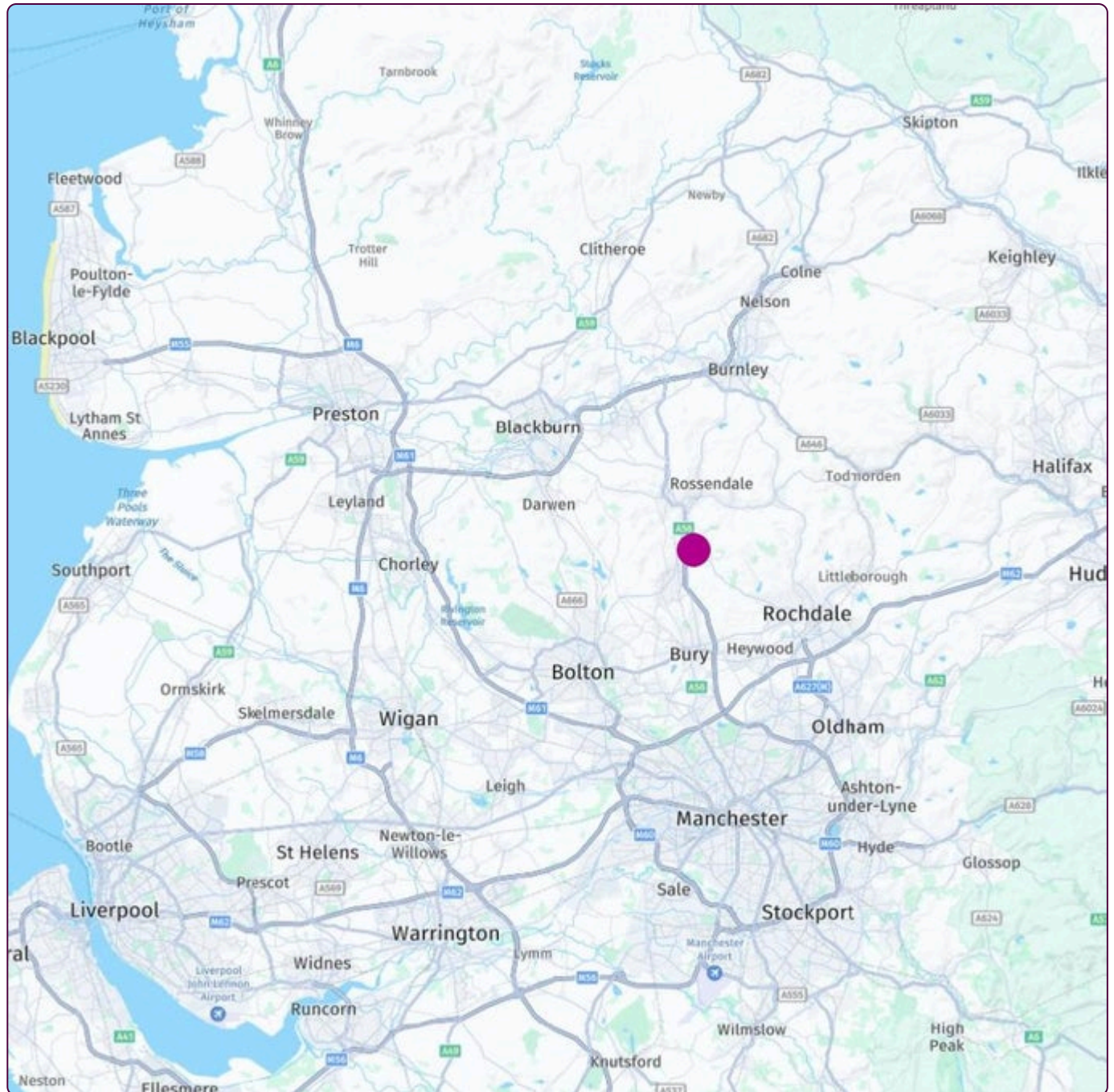
KEY HIGHLIGHTS

- Farmhouse plus 5 apartments
- Stunning contemporary boutique design
- Extensive parking & grounds
- Spa treatment & aesthetics rooms
- Unique opportunity for growth & development
- Awaiting EPC

LOCATION

Located just outside Ramsbottom, Greater Manchester, Brook Bottom Farm offers the tranquillity of rural living with easy access to local amenities, walking trails, and cultural attractions. Situated in superb surroundings amongst East Lancashire moorland, Brook Bottom is located less than 2.5 miles from Ramsbottom, 3.5 miles from Rawtenstall and only 16 miles from Manchester City Centre.

Brook Bottom Farm is approximately 100m off the main road, whilst Brook Bottom Brook running alongside and woodland to the rear, provide attractive backdrops to the setting.



DESCRIPTION

Brook Bottom is a beautifully restored luxury farmhouse and holiday accommodation business based in Ramsbottom, in the heart of rural Lancashire, on the outskirts of Greater Manchester. Featuring five uniquely different self-catering apartments, a two bedroom luxury farm house (with two hot tubs), treatment and wellness rooms, a hydrotherapy bath experience for couples, as well as two standalone hot tub buildings situated alongside a wild brook.



INTERNAL DETAILS

Over recent years, the current owners have undertaken a full redevelopment of the old farmhouse, construction of the treatment rooms and all the outbuildings, the new courtyard and the full landscaping of the grounds. Lovingly renovating the main farmhouse building, the owners have created a number of guest experiences in the wonderfully finished outbuildings.



Luxury Farmhouse

A two bedroom luxury farmhouse, which sleeps four. Finished to the highest possible specification.

The building is beautifully finished with a very high end kitchen, bathrooms and furnishings. The property interiors are simply stunning. The property includes a two tier patio with two hot tubs overlooking a wild brook.

Cascade Apartment

This fabulous standalone one bedroom self-catering apartment features its own private bathroom with Lusso stone bath, stone sink and walk in shower. The apartment has its own private bedroom, lounge, fully fitted kitchen and has a private terrace with seating for guests to enjoy the south facing views.

Homestead Apartment

This one bedroom self-catering apartment is lovingly themed on a traditional farmhouse interior with bespoke furniture including a handmade cedar panelled headboard and a unique handmade dining table. It also features an en suite bathroom.



Cumulus Apartment

This completely unique and bespoke apartment features a separate mezzanine bedroom floor, an en suite bathroom, separate lounge dining area and small kitchen.

Glimpse Apartment

This self-catering apartment offers lovely views of the local area, and features a self catering kitchen and en suite bathroom.

Hearth Apartment

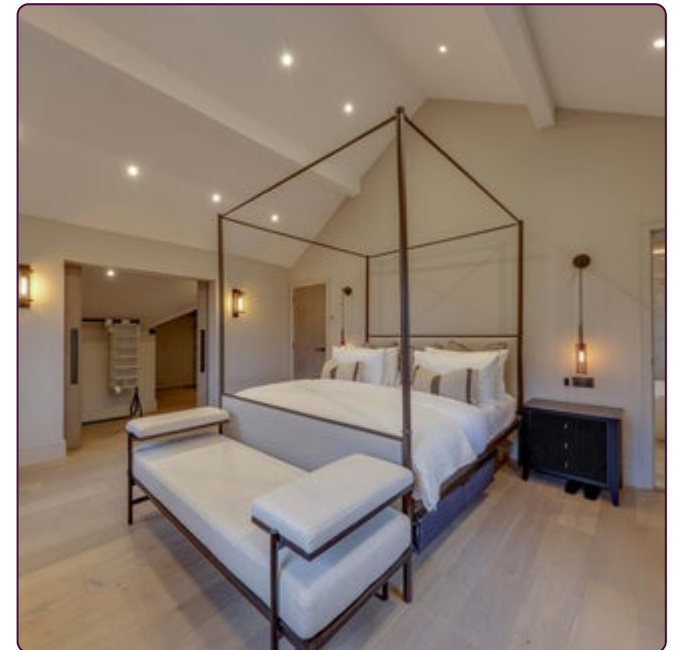
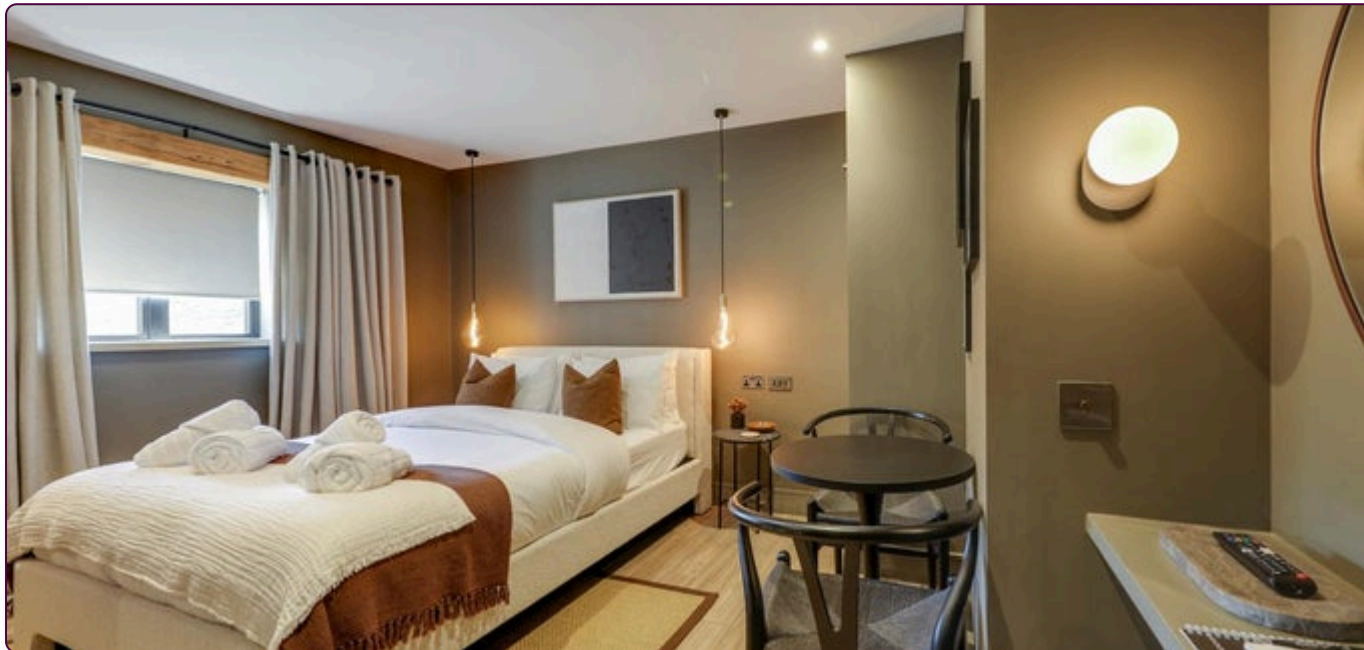
This warm and cosy self-catering apartment sits at the heart of the farmhouse and includes a small self-catering kitchen, an en suite bathroom and smart TV.

Treatment Rooms

The beautifully designed Treatment Rooms were designed exclusively to house three beauty treatment rooms, with three tenants on long term contracts, and include a fully working kitchen and separate bathroom. The treatment rooms are open to the public.







Hydrotherapy Bath Building

This building is clad in traditional local stone and has a balcony for guests to enjoy when the weather permits. The building houses a hydrotherapy bath for couples to enjoy a fresh water massage experience.

Hot Tub Buildings

Two standalone hot tub buildings built in oak and cedar cladding with rubber flat roofs. The hot tub buildings are adjacent to a Wild Brook and are very popular with guests.



EXTERNAL DETAILS

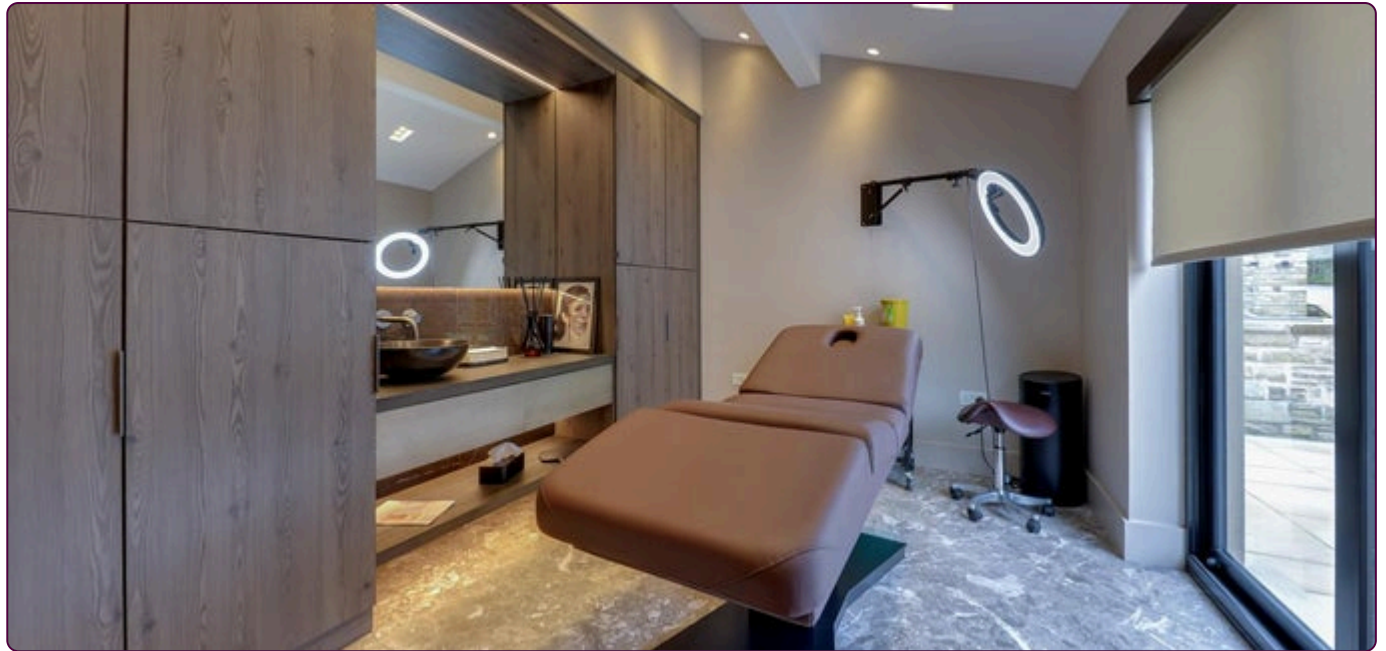
The whole complex sits on approximately one acre of grounds. Surrounding the property are lovely gardens which guests can enjoy sitting together on the numerous patios based around the property with seating. There is parking facilities for 15 cars.

THE OPPORTUNITY

This successful owner-operated lifestyle business comes with a number of long serving part-time and full-time staff who make the day-to-day running of the business extremely smooth. The holiday apartment business boasts a 9.5 score on booking.com and has been awarded the booking.com Traveller Award, 2023, 2024 and now 2025. The business also has a near perfect 4.99 score on Air BNB and a perfect 5* Google rating. The business operated at a year round occupancy of 57% , so there is significant room for growth in the business going forward. The business has sustained annual growth in occupancy since opening in July 2022. The main farmhouse, and five apartments are offered to guests on a self-catering basis. At the same time, this could equally be an amazing residential property for a purchaser looking for multiple self-contained aspect perhaps, or the ability to house family members, guests or indeed onsite holiday rentals, within the curtilage of the property itself.

The business also benefits from a fixed annual rental from the treatment rooms of £42,640.

The business's website is www.brookbottomfarm.co.uk.



TRADING INFORMATION

Latest full year accounts show annual income £250,675 with an EBITDA of £131,358. This trading revenue is prior to the opening of the two bedroom farmhouse. Projections for full year 2026 have turnover at £398,066 with EBITDA at £184,266. There are a number of potential realistic uplifts in income which could deliver an EBITDA of £237,745.

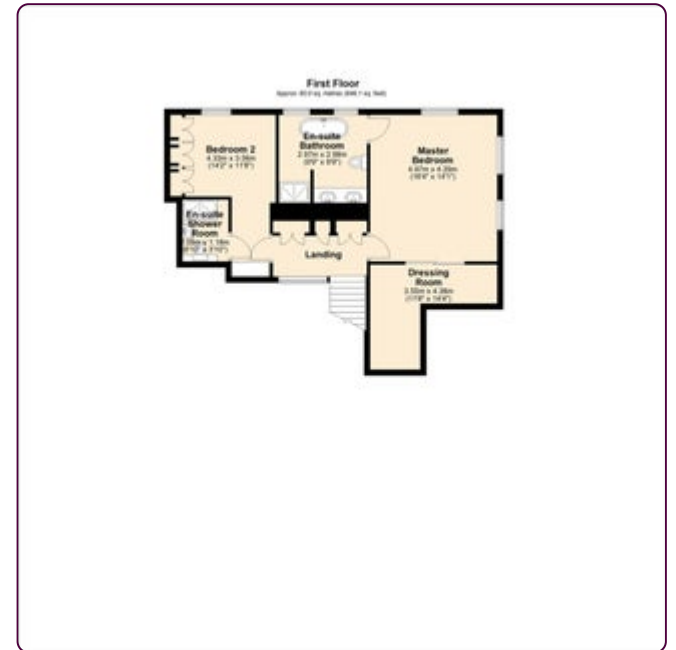
BUSINESS RATES

The entire property falls under business rates as it is a 100% commercial operation.









Ground Floor

Approx. 32.7 sq. metres (351.5 sq. feet)



Total area: approx. 32.7 sq. metres (351.5 sq. feet)

Ground Floor

Approx. 4.8 sq. metres (51.3 sq. feet)



First Floor

Approx. 21.0 sq. metres (225.6 sq. feet)



Total area: approx. 35.4 sq. metres (381.2 sq. feet)

Second Floor

Approx. 9.7 sq. metres (104.2 sq. feet)



Ground Floor

Approx. 16.7 sq. metres (179.7 sq. feet)



Total area: approx. 16.7 sq. metres (179.7 sq. feet)

Ground Floor

Approx. 20.5 sq. metres (220.5 sq. feet)



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Ground Floor

Approx. 17.3 sq. metres (186.1 sq. feet)



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Ground Floor

Approx. 69.2 sq. metres (745.3 sq. feet)



Total area: approx. 69.2 sq. metres (745.3 sq. feet)

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONTACT

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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CONDITIONS OF SALE

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