

PROJECT TIMBER

📍 HALL WOOD FOREST, PELYNT, LOOE, CORNWALL, PL13 2FQ

WOODLAND WITH PLANNING PERMISSION FOR A BESPOKE 25 HOLIDAY LODGE SCHEME

GUIDE PRICE £850,000



OVERVIEW



On behalf of Administrators CRG Insolvency & Financial Recovery, Christie & Co are instructed to offer for sale the freehold interest in Hall Wood Forest.

Hall Wood Forest offers a unique opportunity to acquire a c. 56 acre freehold woodland situated in rural Cornwall, only four miles from the popular resort town of Looe. The woodland has the benefit of planning consent for a bespoke 25 holiday lodge scheme, which could be amended (subject to the necessary consents) to provide a variety of alternative lodge park schemes.

The woodland itself comprises a mixed plantation of deciduous and coniferous trees over varying topography. Many parts of the woodland benefit from uninterrupted elevated views of the surrounding wooded valley. There are also numerous springs and streams which add to the appeal of woodland.

Parts of the woodland have been cleared for the originally intended scheme, however given the size of the woodland, reconfiguration would be generously accommodated, subject to obtaining the necessary consents. Part of the access road has already been completed, with surfacing works still outstanding, this road falls outside of the property's ownership, however the property has rights of access over it.

There is a part hardcore vehicular access road which provides a circular route around the woodland, however this is not surfaced.

Situated within one of the most popular domestic holiday locations in the UK, the subject location is ideally placed to accommodate visitors wishing to visit nearby Looe, or other popular tourist destinations such as Newquay and Dartmoor National Park, both of which are within an hour's drive.

Alternatively, the woodland, having regard to its existing use is an attractive alternative investment, offering potential tax advantages to an owner.

KEY INVESTMENT HIGHLIGHTS

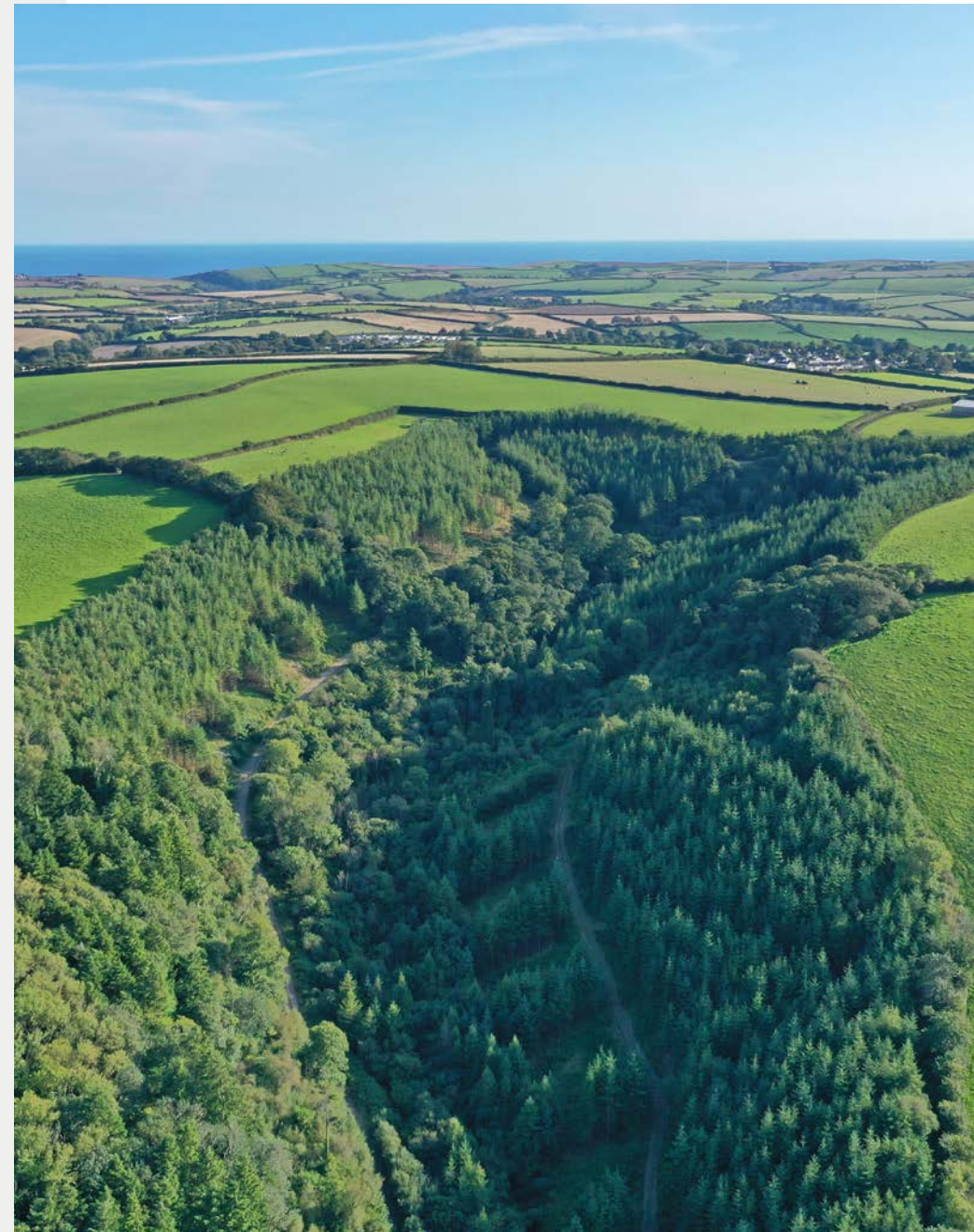
Picturesque c. 56 acre
freehold woodland
development site in
desirable Cornwall

Planning permission in
place for bespoke 25
holiday lodge scheme

Significant acreage
offering the potential
of a larger scheme
(subject to obtaining
the necessary consents)

Potential to vary
planning permission
(subject to obtaining
the necessary consents)
to an alternative holiday
lodge scheme or
alternatively an outdoor
centre/ educational /
leisure type use

Potential tax advantages
of ownership of
woodland (external
professional advice
should be sought)



THE OPPORTUNITY

The property has the benefit of multiple planning permissions relating to a permitted 25 holiday lodge scheme.

The most recent application relates to planning permission PA22/10052 (approved with conditions on 08 February 2023); "Design amendments to the 25 holiday lodges approved under planning applications PA17/07467 and PA18/09241 and the relocation of Lodge Plot 1 to enable biodiversity enhancements across the site. The access, parking area and solar panels are all as per the original approvals with variation of conditions 2, 3 and 6 of decision PA21/02959 dated 24.06.2021". We would expect the planning permission to have been validated by the current owners, given the proposed access road leading to 'The Beacons' country lane has been partially completed.

Given the planning permissions granted to date, and the sheltered and large nature of the site should suggest that variations (design, layout etc.) of the permitted scheme may be possible (subject to obtaining the necessary consents), interested parties should satisfy themselves in that respect.





LOCATION

Situated to the east of the sizeable village of Pelynt, a holiday lodge park would benefit from the amenities the village has to offer including a Spar convenience store and The Jubilee Inn public house, which would be within walking distance from the holiday homes. Regionally speaking the Property is desirably located for holiday purposes, being conveniently located to access both Devon and Cornwall.

We highlight some of the regional demand drivers within 30 miles of Hall Wood Forest below:

DEMAND DRIVER	DISTANCE (MILES)
Looe, Cornwall	4.1
Bodmin, Cornwall	13.7
Plymouth, Devon	20.1
Tavistock (adjacent to Dartmoor National Park), Devon	25.5
Newquay, Cornwall	29.9



SITE PLAN



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