



Hollywood House

Longwalls Lane, Blackbrook, Belper, Derbyshire, DE56 2DE

GUIDE PRICE: £2,000,000 | FREEHOLD

reference: 5890026



Standlow Farm

Standlow Lane, Kniveton, Ashbourne, Derbyshire, DE6 1QZ

GUIDE PRICE: £1,950,000 | FREEHOLD

reference: 5890027

OVERVIEW

A unique opportunity to purchase two self-catering holiday let businesses near The Peak District Nation Park. Hollywood House and Standlow Farm are currently operational and are offered together or separately.

HOLLYWOOD HOUSE

- 16 Bedroom 14 Bathroom House
- Hollywood Themed Rooms
- Set in Circa 6 Acres
- Countryside Location and Views
- Gross Profit Year End March 24 £182,768
- Offered Individually Or With Standlow Farm
- EPC - TBC

STANDLOW FARM

- 6 Self-Catering Holiday Cottages
- Games Barn
- Set in Circa 7 Acres
- Countryside Location and Views
- Gross Profit Year End March 24 £175,443
- Offered Individually Or With Hollywood House
- EPC - TBC

HOLLYWOOD HOUSE DESCRIPTION

Hollywood House is an imposing 16 bedroom, 14 bathroom detached house. Completely renovated by the owner in 2016, the sizeable ground floor extension benefits from air conditioning, under floor heating. The large bifold doors lead onto a spacious terrace, enjoying far reaching views of the countryside. Hollywood House offers 1930's character with the comfort and sophistication of modern day living.

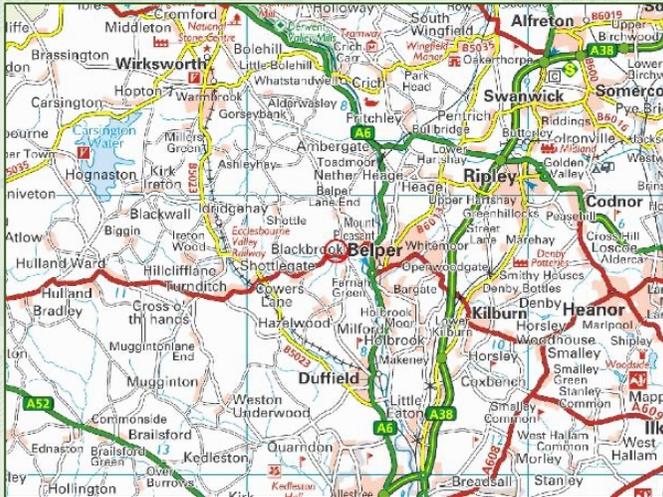
The property is currently being run as an exclusive holiday / commercial let, used for conference events, weddings and large party holidays. The extensive list of facilities includes lounges, a commercial kitchen, games room, casino, 16 bedrooms and much more. Each of the 16 bedrooms is individually themed and decorated after Hollywood icons, including, Marilyn Monroe, James Bond and John Wayne. Many original 1930's character features have been retained and incorporated into the themes of the rooms to create a bespoke experience for the guests.

The property is in an elevated position which makes the most from the rolling countryside views of the Derwent Valley and set within 6 acres the property benefits from privacy and versatility.



HOLLYWOOD HOUSE LOCATION

Located in the district of Amber Valley, Derbyshire, Hollywood House is two miles from Belper, the only market town in the heart of the Derwent Valley Mills World Heritage Site. Winner of the 2019 British High Street Awards, the historic town offers artisan bakeries, independent local shops, farmers markets and food fairs. Hollywood House is within close proximity of Alton Towers (23 miles), the Peak District National Park (12 miles) and Derby (9 miles).



HOLLYWOOD HOUSE

KEY FEATURES

- Commercial kitchen
- 2 lounges
- Dining conservatory and bar (90 seated capacity)
- Games Room
- Basement casino (blackjack and roulette tables)
- Terrace with plunge pool and hot tub
- Artic cabin within the woods
- 16 Bedrooms
- 14 Bathrooms



HOLLYWOOD HOUSE EXTERNALLY

The property is set within a plot of six acres, consisting of woodland and landscaped gardens with impressive monkey puzzle trees. Positioned at the top of a sweeping private driveway the property has an imposing elevation positioned to make the most out of the beautiful landscape. Gardens surround the property and views of the extensive countryside can be enjoyed from many different positions from the house and gardens.

To the front of the property is a lawned area boarded by a mature hedge, beyond this is a further lawned garden which leads to a woodland. Within the woodland are paths leading down to a further lawn, seating area and wooden artic cabin with firepit. To the rear of the property is a further lawned area with children's climbing frame. The garden continues down into landscaped decked areas where you will find a plunge pool, hot tub and deck chairs all in an elevated position to make the most of the countryside views.



HOLLYWOOD HOUSE THE OPPORTUNITY



Hollywood House is an extensive, high standard property and has much to offer. This property is extremely versatile for many different individual's needs. Previously Hollywood House was a residential property but since 2016 has been run as a successful holiday let. This is an excellent opportunity for a buyer to take on as an up and running business, or to alter it to suit many different business propositions. Hollywood house has scope to become a guest house, BnB, corporate activity / training centre, retirement home, a residential property once again and much more.

Hollywood House is offered as an individual property or as a joint prospect with Standlow Farm. Both properties currently have a 30% rate of returning trade.

HOLLYWOOD HOUSE TRADING INFORMATION



We have been provided the latest management accounting information for the past 2 years ending 31st March, these are summarised in the table.

	Hollywood House	Hollywood House
Year Ending 31 March	2023	2024
Turnover	£252,118	£284,895
Gross Profit	£152,072	£175,443

HOLLYWOOD HOUSE FLOOR PLAN

Hollywood House, Blackbrook Belper, DE56 2DE

Main House Approx. Gross Internal Area:- 708.96 sq.m. 7631 sq.ft

Cellar Approx. Gross Internal Area:- 103.83 sq.m. 1118 sq.ft.

Attic Approx. Gross Internal Area:- 167.85 sq.m. 1807 sq.ft.

Total Approx. Gross Area:- 980.64 sq.m. 10556 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

↓ Denotes restricted head height

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Standlow Farm

DESCRIPTION

Standlow Farm comprises of five cottages and one barn conversion, which has a dining room to seat twenty guests, all currently being run as self-catered holiday let accommodation.

Three of the six properties have a private hot tub. There is also another ancillary building currently used as a games room. Located behind the properties is a seven-acre plot also included within the sale.

The properties are currently offered as individual cottage stays or for larger groups to hire them all. Stone is a running theme throughout the properties internally with stone feature walls and externally with stone walled gardens.



Standlow Farm

LOCATION

Standlow Farm is set within the picturesque Derbyshire Dales, on the edge of the Peak District National Park. The properties are located down a single-track lane and have 360 degree views of the far reaching countryside.

The market town of Ashbourne is three miles away with it's winding cobbled streets, welcoming marketplace and handsome Tudor and Georgian heritage. There is an array of small family run businesses including boutique shops and tea rooms. The town also sits at the start of the Tissington Trail, a green gateway to Dovedale and the Pennie bridleway.

Standlow Farm is within close proximity of Alton Towers (16 miles), the Peak District National Park (4 miles) and Derby (17 miles).



STANDLOW FARM

KEY FEATURES

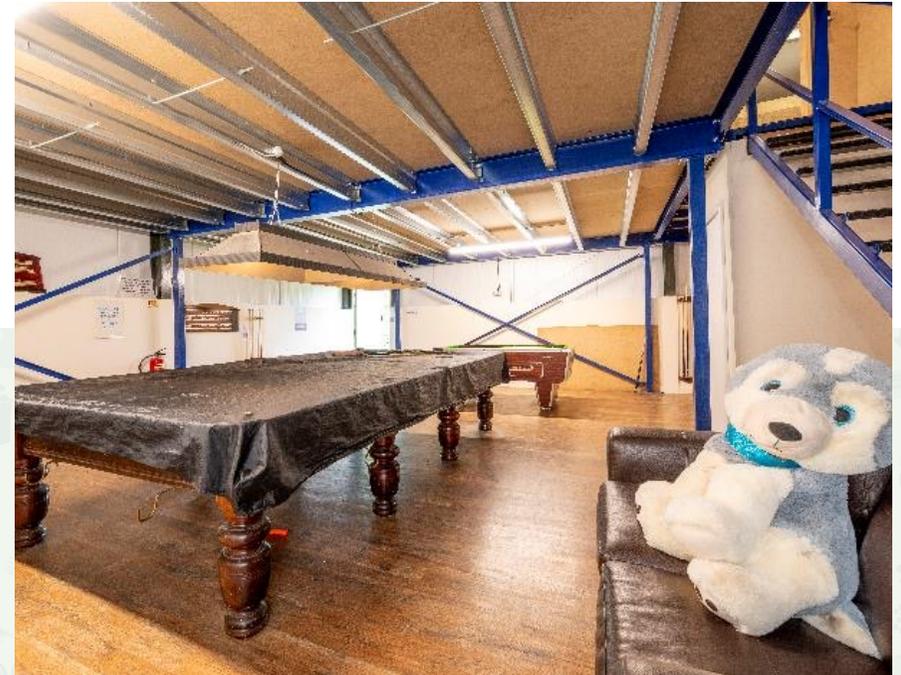
The Cottages

- High View G range – 7 Bedrooms 4 Bathrooms, Hot tub
- Foxglove Cottage – 4 Bedrooms, 2 Bathrooms, Hot tub
- Bluebell Cottage – 2 Bedrooms, 1 Bathroom
- Clover Cottage – 2 Bedrooms, 1 Bathroom
- Daisy Cottage – 2 Bedrooms, 1 Shower room
- The Barn – 3 Bedrooms, 2 Bathrooms, 20 Seat Dining, Hot tub



Features of Standlow Farm

- 5 self-catering cottages and 1 barn conversion
- 2 fire pit areas
- 3 hot tubs
- Paddock, meadow and children's play area
- 7 acre field
- Large games room



STANDLOW FARM EXTERNALLY



The rural countryside location allow for 360 degree views of the landscape, privacy and seclusion. All of the properties have views over the countryside and their own terrace. Three of the six properties have a private hot tub. There is also a communal lawned area with children's climbing frame.

STANDLOW FARM THE OPPORTUNITY



Standlow Farm is a ready to go business and all the cottages are used as holiday lets creating an attractive, uncomplicated proposition for a future buyer. The properties would also suit a lifestyle buyer should they wish to convert the main, seven bedroom cottage back into a residential owners accommodation, and live on site whilst running the business.

Standlow Farm is offered as an individual business or as a joint prospect with Hollywood House. Both properties currently have a 30% rate of returning trade.



STANDLOW FARM

TRADING INFORMATION



We have been provided the latest management accounting information for the past 2 years ending 31st March, these are summarised in the table.

	Standlow Farm	Standlow Farm
Year Ending 31 March	2023	2024
Turnover	£277,227	£298,822
Gross Profit	£137,661	£182,768



STANDLOW FARM FLOOR PLAN

Standlow, Standlow Lane, Ashbourne, DE6 1QZ

Foxglove Cottage Approx. Gross Internal Area:- 126.95 sq.m. 1366 sq.ft.
 Bluebell Cottage Approx. Gross Internal Area:- 64.89 sq.m. 698 sq.ft.
 Glover Cottage Approx. Gross Internal Area:- 65.84 sq.m. 709 sq.ft.
 Daisy Cottage Approx. Gross Internal Area:- 71.33 sq.m. 768 sq.ft.
 High View Approx. Gross Internal Area:- 295.56 sq.m. 3181 sq.ft.
 Barn Approx. Gross Internal Area:- 174.0 sq.m. 1873 sq.ft.
 Outbuilding Approx. Gross Internal Area:- 193.63 sq.m. 2084 sq.ft.
 Total Approx. Gross Area:- 992.2 sq.m. 10679 sq.ft.



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The position & size of doors, windows, appliances and other features are approximate only.

— Denotes restricted head height
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FIXTURES AND FITTINGS

Fixtures and fittings are included, with the exception of an itemised list provided by the owner, which are subject to separate negotiation.

VIEWING

No direct approach may be made to the business and we would encourage all interested parties to visit discreetly before arranging a formal viewing. For an appointment to view, or for further information, please contact:

CONTACT

Gabriela Williams

Business Agent – Leisure

M: +44 7764 241 302

E: gabriela.williams@christie.com

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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same.

