

The Clover Mill

Archers Mill, Cradley, Malvern, WR13 5NR

Guide Price: Freehold £2,950,000



THE OPPORTUNITY

The Clover Mill is a unique opportunity to acquire an established leisure / wellness business with owner's cottage, guest accommodation and a piece of 17th century history in the form of a converted mill.

The business offers the idyllic lifestyle of living and working in a tranquil countryside location, yet still has close proximity to the city and transport links.

The Clover Mill is being presented and sold as an up and running freehold business with bookings in place, ready to go. It has been a great success for the current owner, who is in her twelfth season. The business was created with a relaxed lifestyle in mind and whilst running the yoga retreat the owner loves to make time to enjoy the property and all that it has to offer. The business currently operates between 70 – 100 nights per year creating a profit of circa £100,000 p/a leaving plenty of scope to push the business to its full potential and increase profits.

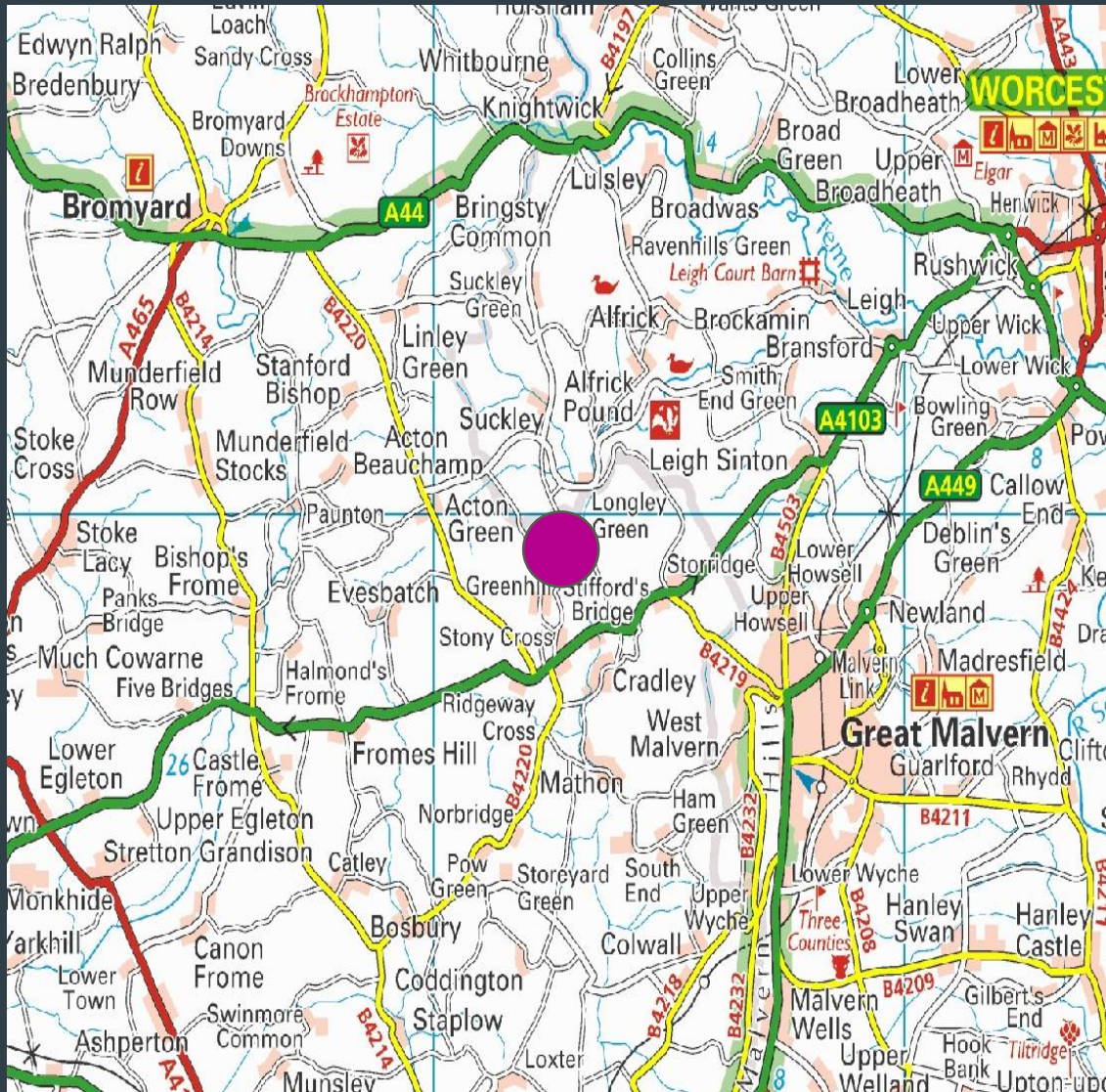
As well as the 10 acres of land, there are six eco-lodges, a grade II listed converted mill, grade II listed cottage and various outbuildings.

All staff are willing to remain.



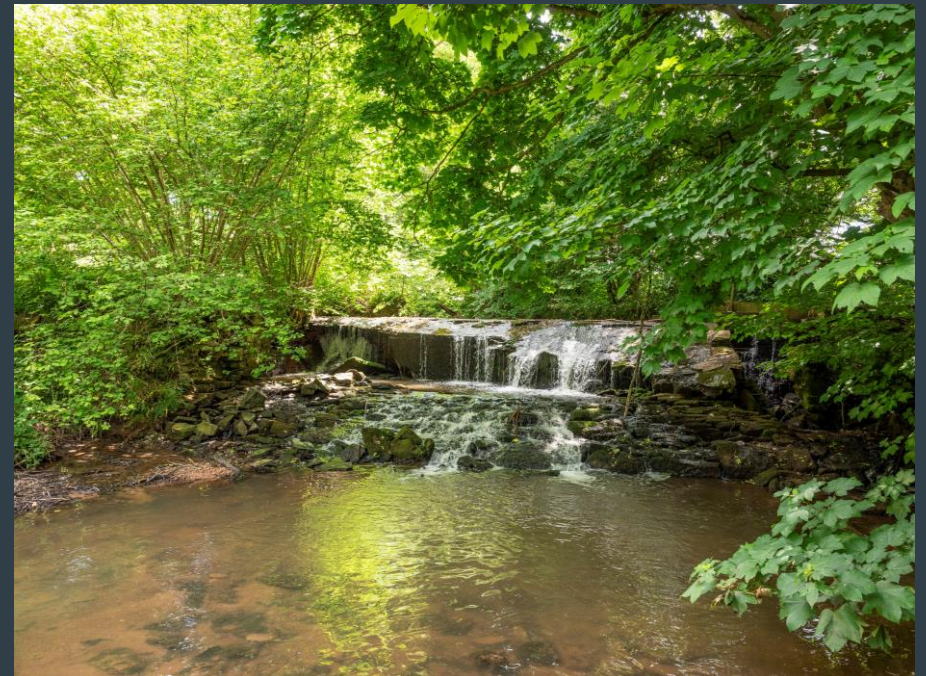
BUSINESS SUMMARY

- West Midlands
- Yoga Retreat
- Versatile Lifestyle Business
- 6 Eco-Lodges
- Owners Grade II Listed Cottage
- High Specification Converted Water Mill with Wheel
- 10 Acre Setting with Fishing Lake, Brook and Weir



LOCATION

The Clover Mill is set within 10 acres of tranquil pasture and wooded land. The property is located deep into the countryside and at the end of a private track which offers privacy and seclusion. Positioned west of the Malvern Hills, on the border of Herefordshire and Worcestershire, the property is 11 miles from the city of Worcester, with easy access to the M5, Junction 7.





DESCRIPTION

The Clover Mill is a yoga retreat business built and nurtured by the current owner. The guests are offered a three to five night stay in any of the six eco-lodges, full use of the communal guest house and the mill, specially thought out cuisine using the produce from the gardens and free range access across all of the land. The business consists of six highly insulated architect designed eco-lodges, a grade II listed owners' cottage and a grade II listed converted mill, as well as various other outbuildings. The current owner runs it as a lifestyle business and tailors her workload to suit her day-to-day life, making this a very flexible set up.



INTERNAL DETAILS

The owner's accommodation is a converted two bed 17th century cottage. This characterful cottage has been thoroughly thought out, with its unique character features in mind. It consists of a country style kitchen, a living room, and bedroom on the first floor, an architect's designed staircase leads up to the master bedroom with main bathroom displaying a roll top bath and feature diamond window.

The guest space leads on from the cottage into a preparation room, commercial kitchen and a larder. This follows into a large guest dining room, leading up to the guest relaxation area. The cottage used to be one large house and has been split by the current owner, so there is plenty of scope to revert it back to its previous state as a three/ four bedroom house.

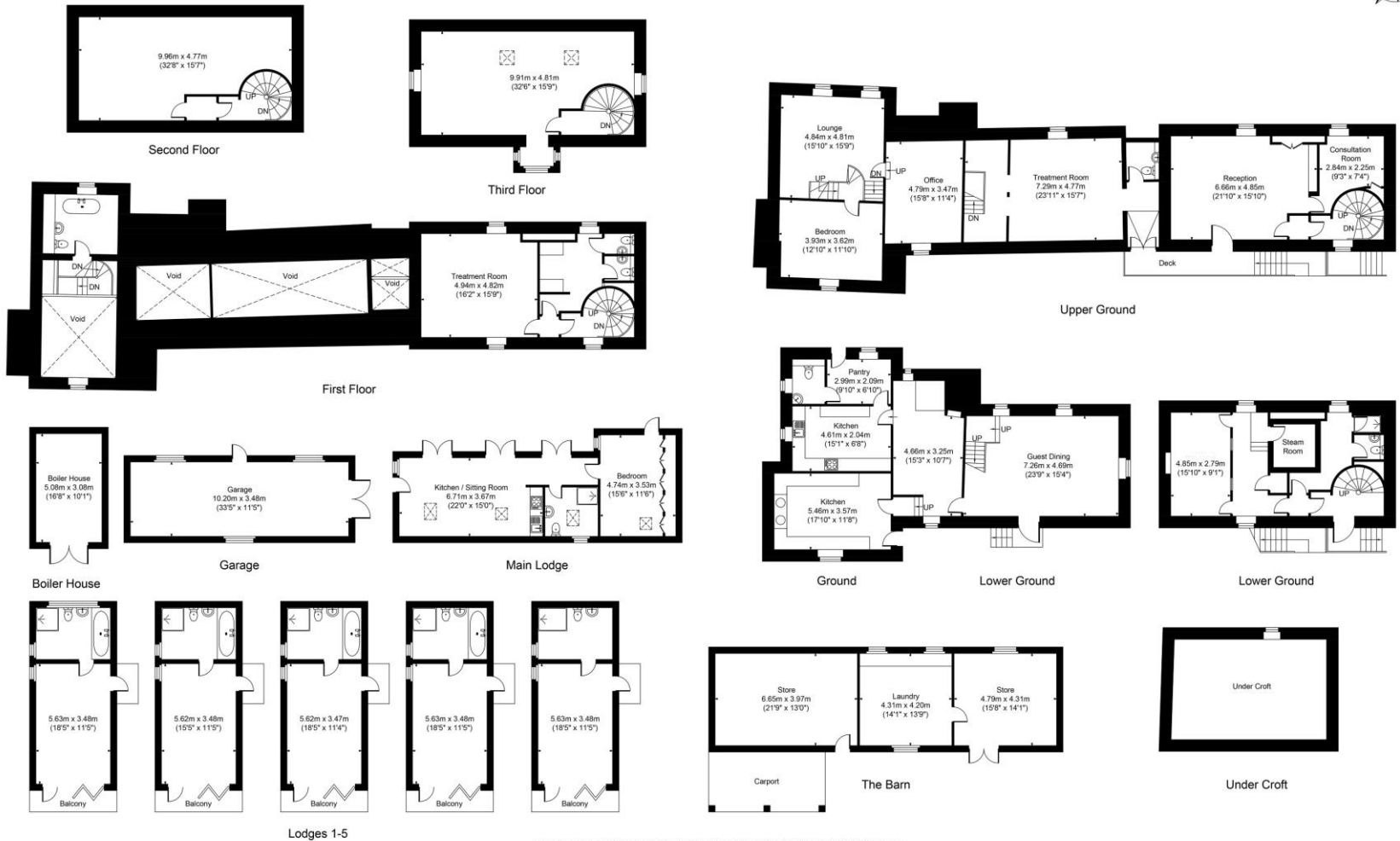
The five-storey grade II listed water mill has been converted to a very high standard. On the fifth floor there is a double height yoga studio with a capacity for fifteen guests. A spiral staircase leads down to the other floors, including, five treatment spaces, changing facilities, a reception and a steam room.

The whole building was carefully thought out and the original mechanics of the mill have been preserved and displayed creating a unique and special blank canvas for the next owner. The mill is expertly renovated benefitting from underfloor heating and air conditioning.



Clovermill Cradley Malvern, WR13 5NR

Main House Approx. Gross Internal Area:- 460.58 sq.m. 4958 sq.ft.
 All Lodges Approx. Gross Area:- 194.63 sq.m. 2095 sq.ft.
 Garage & Outbuildings Approx. Gross Area:- 119.89 sq.m. 1290 sq.ft.
 Total Approx. Gross Area:- 775.1 sq.m. 8343 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 [Symbol] Denotes restricted head height
 www.dmlphotography.co.uk

ACCOMODATION

The accommodation consists of six highly insulated architect designed eco-lodges. The contemporary eco-lodges are all timber clad, have vaulted ceilings, a front porch and their own private decked area overlooking the lake. All eco-lodges have willow woven porch lining to help merge them into their natural surroundings.

Four of the eco-lodges consist of one double bedroom with a fully tiled bathroom featuring a large bath and wet room showers. The fifth eco-lodge has disabled access with a large wet room. The sixth eco-lodge has its own private area and was a later addition. It benefits from its own private garden and decked area. Internally there is one double bedroom and an open plan kitchen and living room. This eco-lodge is also wheelchair accessible.

All buildings are served by a highly insulated district heating system from the biomass boiler which is registered for the index-linked RHI until 2033, bore hole water supply and aerobic sewage digester.



FIXTURES, FITTINGS & DEPOSIT

Fixtures and fittings are included in the freehold sale, with the exception of a small number of items personal to the current owners. Further information on this can be obtained from the selling agent.

PRICING

Our client is seeking an asking price of £2,950,000 for the freehold interest.

TENURE

Freehold

TURNOVER

2022 | £228,288

GROSS PROFIT

2022 | £166,303

* Please note these figures are based on 83 nights occupancy and 191 guests.



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

Sam Roberts

Broker – Hotels

M: +44 7764 241 321

E: sam.roberts@christie.com

CONDITIONS OF CHRISTIE & CO

These sales particulars are prepared as a general guide to the property (which expression includes business and trade content, if any, included in the sale) for the convenience of a prospective purchaser (an "acquirer") and are intended for businesspeople familiar with commercial transactions. If you are not sure that you fit this description you should take relevant independent advice before proceeding further. Christie & Co for themselves and for the vendors, whose agents Christie & Co are, give notice that: (a) These particulars are made without responsibility on the part of Christie & Co or the Client; they do not obviate the need to make appropriate searches, enquiries and inspections, nor do they constitute any part of an offer or contract, and statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy himself, by inspection or otherwise, as to their correctness and any error, omission or mis-description therein shall not affect or annul the sale or be grounds for rescission or compensation; (b) The Client does not make or give, and neither Christie & Co nor any of their employees has any authority to make or give, any representation or warranty whatsoever in relation to the properties; (c) Christie & Co has not carried out a detailed survey, nor tested the services, appliances and specific fittings; (d) Dimensions (where given) are approximate and should be verified by an acquirer; and (e) Any accounts or financial statements or registration information provided to an acquirer are provided on behalf of the Client by Christie & Co, who cannot therefore offer any guarantee of their completeness or accuracy, and accordingly shall not be liable for any loss, damage, cost, expenses or other claims for compensation arising from inaccuracies or omissions therein. These details were believed to be correct at the date of publication, but their accuracy is not guaranteed. Subject to contract. Copyright Reserved Christie & Co (April 2024).

CUSTOMER DUE DILIGENCE CHECKS

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.

