

BUSINESS. BUILT AROUND YOU.



HEAVES WOOD GLAMPING AND HOLIDAY COTTAGES

Heaves, Kendal, Cumbria, LA8 8DX

Freehold Guide Price: £1,100,000

5690016



OVERVIEW

We are instructed to offer for sale the freehold interest in Heaves Wood Glamping and Holiday Cottages, a unique lifestyle business nestled in an idyllic woodland location, on the edge of the Lake District National Park.

The property comprises both a spacious residential house, together with two quality holiday cottages and two custom built glamping pods positioned centrally in an elevated woodland setting.

The business sits on a 2.7-acre site with varying topography, with large proportions of the property benefitting from far reaching views of the surrounding landscape. The property also benefits from planning permission for a further 10 glamping pods.



KEY INVESTMENT HIGHLIGHTS



Quality lifestyle business situated in an idyllic, desirable regional location on the edge of the Lake District and close to Kendal



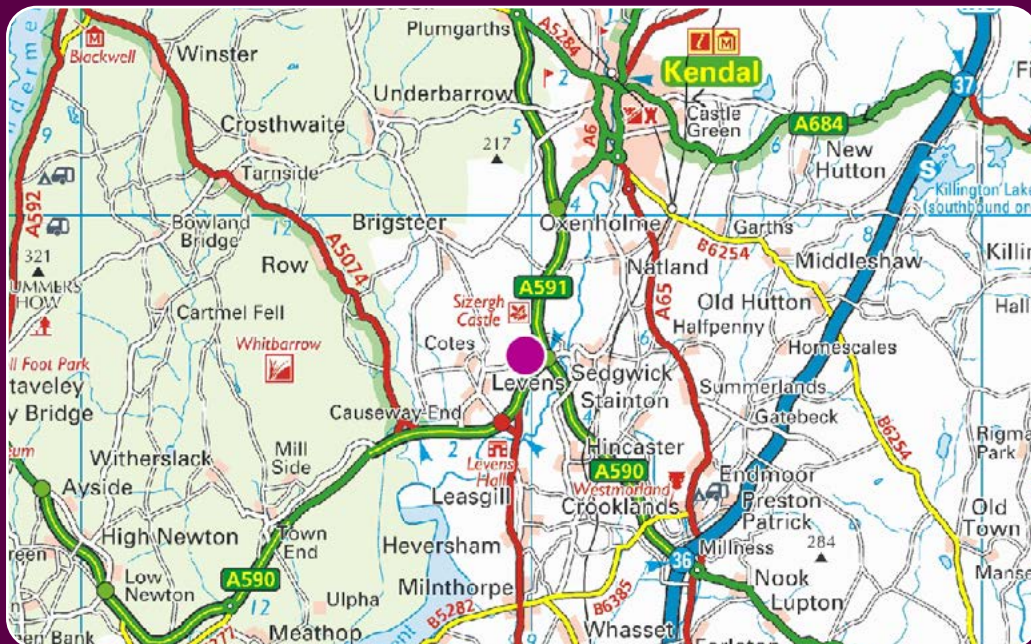
Four-bedroom family home with self-contained home office, perfect for a couple to work the business and work from home



Two recently refurbished holiday cottages and two bespoke glamping pods, limited investment required over the medium term



Opportunity to commercialise the business by trading all 4 accommodation units and opportunity to develop further woodland glamping pods



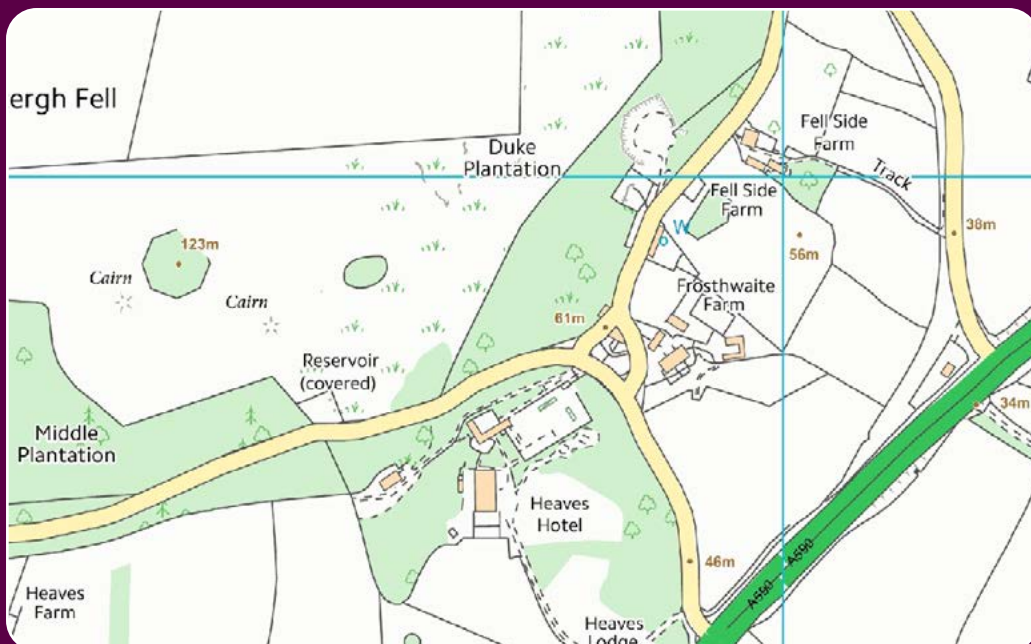
SITUATION & LOCATION

Heaves Wood Glamping and Holiday Cottages occupies a picturesque woodland setting approximately 5 miles south west of the popular town of Kendal in Cumbria.

The property is situated in a destination location in between the villages of Levens and Sizergh, on the eastern edge of the Lake District National Park. The location provides a tranquil, accessible base to explore the Lakes and Kendal. Favourably the property benefits from being secluded in a woodland setting, whilst having close access to the A590 which connects the M6 in the east to Newby Bridge at the base of Lake Windermere.

The popular market town of Kendal provides numerous shops, restaurants and bars to enjoy and itself is only approximately 8 miles away from Lake Windermere. Less than a mile away to the north is the National Trust Sizergh Castle, which is a medieval imposing house set within a 1,600-acre estate.

The site is ideally located within 10 minutes walking distance of The Strickland Arms, a local pub, and 15 minutes walking distance of Low Sizergh Barn Farm Shop & Cafe - both of which are popular with visitors.



DEMAND DRIVER ATTRACTIONS:

National TrustSizergh	0.8 miles
Levens Hall	1.5 miles
Kendal	4.7 miles
Whitbarrow National Nature Reserve	4.7 miles
Cartmel Racecourse	11.9 miles
Lake Windermere	13.1 miles



DESCRIPTION

The property is accessed through a driveway which cuts across a woodland, with the property occupying a central position within the woodland, whilst still benefitting from far reaching views to the south west.

Wain Gap - Owner's Living Accommodation

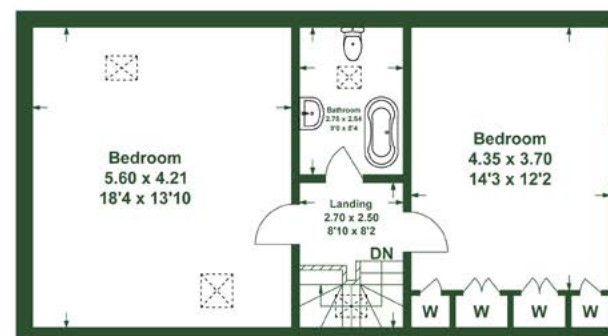
The main house is split over three levels and offers spacious accommodation totalling 173.4 sq. m. (1,867 sq. ft.). The interior has been renovated and decorated to a good standard and provides desirable living accommodation for a family to enjoy. There are a total of four bedrooms and of note there is a lower ground floor office which provides an ideal space to work from home.

Outside there are numerous areas to park adjacent to the property and there is also a storage building which benefits from having an electricity connection.

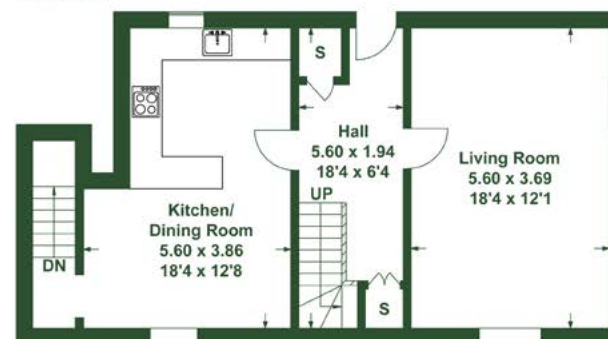
Approximate Gross Internal Area :
Main House : 173.41 sq m / 1867 sq ft



This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media



First Floor



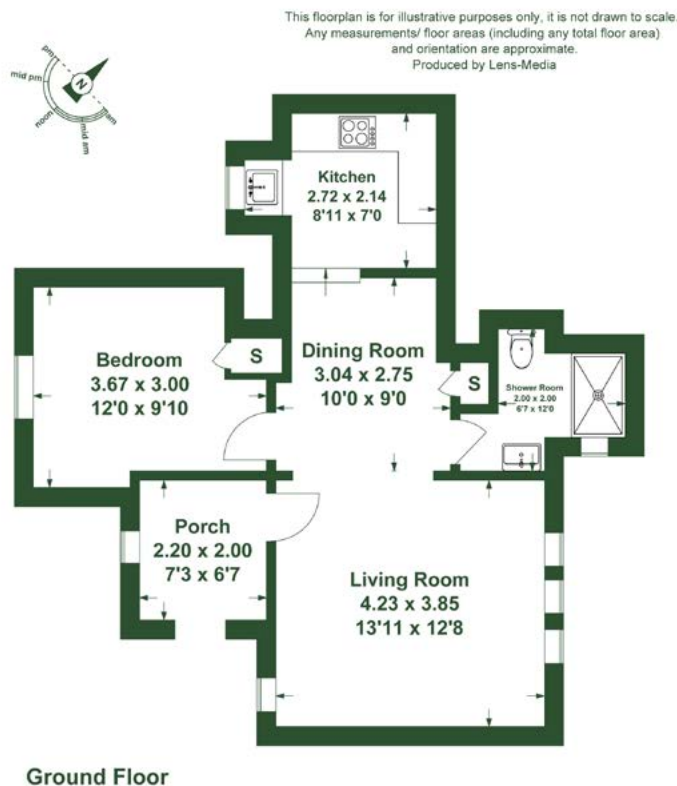
Ground Floor



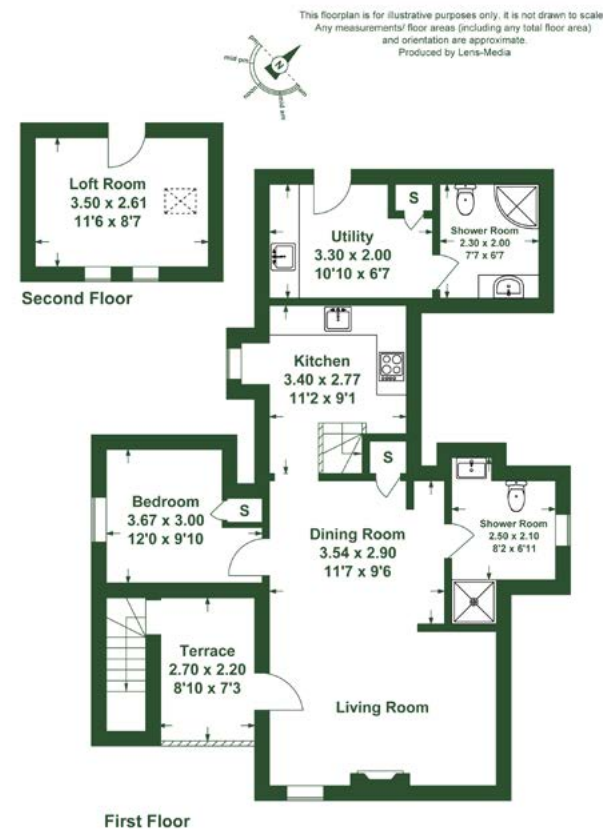
Lower Ground Floor



Approximate Gross Internal Area :
The Borrow Cottage : 51.96 sq m / 559 sq ft



Approximate Gross Internal Area :
The Loft Cottage : 81.35 sq m / 876 sq ft



The Holiday Cottages

The holiday cottages have been recently refurbished to a good standard, only opening to holiday visitors from 2023. The cottages are semi-detached to the main house, however, are completely self-contained in nature and do not impose on the main residence.

'The Burrow' occupies the lower ground floor and comprises a living room, dining area, raised kitchen, double bedroom and shower room.

'The Loft' is accessed at first floor level via external stairs and comprises a kitchen, living room, shower room, and double bedroom. There is also a further mezzanine bedroom allowing a small family to occupy the cottage.

The Burrow Cottage



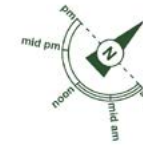
The Loft Cottage



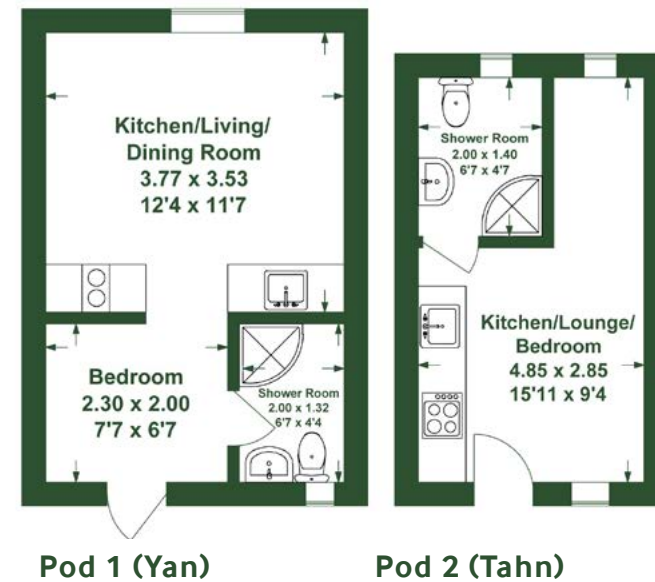
The Glamping Pods

The two glamping pods (Pod Yan and Pod Tahn) are nestled in the woodland and are well spaced from one another. They benefit from a 12 month/ year-round licence and are individually designed by our client to provide quality self-contained accommodation. Each has its own combi-boiler and are both well insulated.

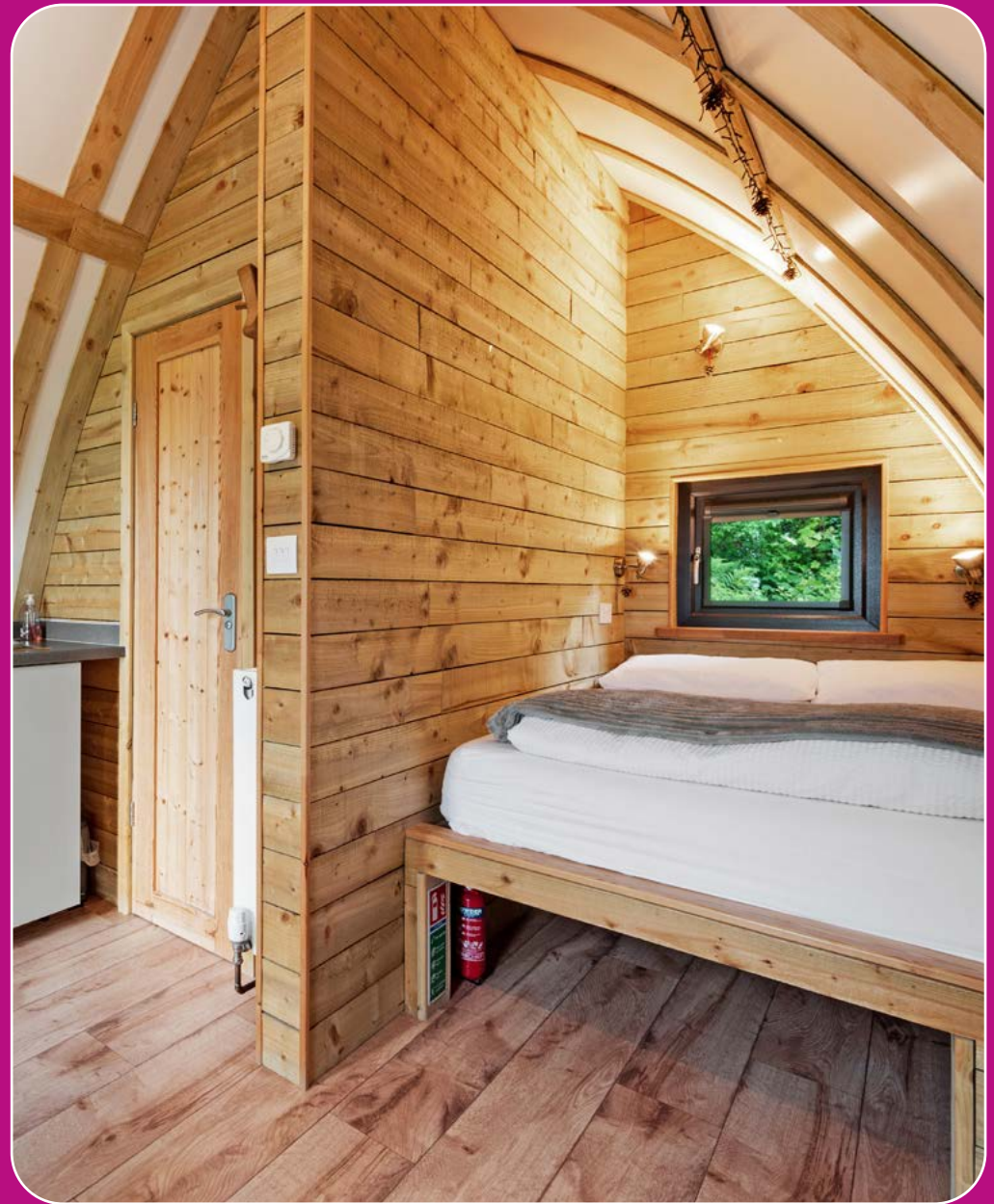
Approximate Gross Internal Area :
Pods : 35.97 sq m / 387 sq ft



This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media









THE BUSINESS

The business has been operated on a lifestyle basis currently with the glamping pods operational from 2020.

The glamping pods

We highlight the (approximate) net revenue achieved over recent years for the glamping pods:

2020	£20,000
2021	£38,000
2022	£46,000
2023	£38,000
2024	£36,000

Nightly tariffs range from **£75** to **£90** during the summer months. The glamping pods benefit from small business rates relief.

The holiday cottages

Only one of the cottages has been operational since 2023, following renovation as the client did not need to trade the second one from a financial perspective, offering the accommodation to family and friends.

The Loft is listed on Air BnB and has generated revenue of approximately £8,000 per annum, however it is not actively marketed independently of Air BnB.

Owner's View



We have not marketed the site aggressively but have tailored it to our lifestyle and have limited bookings to suit times when building work relating to the cottage conversion was taking place. We have carried out cleaning and laundry duties ourselves and limited bookings accordingly.

Our turnover figures are therefore low in comparison to what could be achieved if the site was marketed / managed differently and obviously there is scope for expansion as the planning permission for the other 10 pods remains valid.



Links to the Airbnb listings are below. They are popular and well liked, being in the top 5% of listings.

Pod Yan: <https://www.airbnb.co.uk/rooms/38564399>

Pod Tahn: <https://www.airbnb.co.uk/rooms/38588513>

The Loft: <https://www.airbnb.co.uk/rooms/810691377317343275>





THE OPPORTUNITY

Heaves Wood Glamping and Holiday Cottages provides an opportunity to live within a stunning rural woodland area, whilst having close accessibility to Kendal and the surrounding Lake District National Park. This is therefore a highly desirable regional location, an idyllic location to live and attractive for holiday visitors to stay.

The property has recently developed and refurbished quality holiday accommodation which has been run on a part time basis which could provide a similar desirable lifestyle for an incoming buyer.

The business could be marketed and traded further to provide more of a commercial income. In addition, the property benefits from planning permission to develop a further 10 timber glamping pods. Alternatively, the property could accommodate attractive multigenerational living given the self-contained nature of the cottages.



RECENT PLANNING HISTORY

Application Number	Commentary	Date
SL/2015/0844	Extension to Wain Gap to form two self-catering units, reception area and toilet/shower facilities and change of use of surrounding woodland to site twelve camping pods, detached storage building, new access track and sewage treatment plant.	Approved with conditions 24th December 2015
SL/2016/0392	Discharge of conditions No 4 (Cladding material), 6 (Planting and landscaping) & 7 (Tree Protection Plan & Method Statement) attached to planning permission SL/2015/0844.	Part discharge of conditions 14th June 2016
2024/0616/FPA	Variation of condition 2 (approved plans) attached to planning permission SL/2015/0844 (Extension to Wain Gap to form two self-catering units, reception area and toilet/shower facilities and change of use of surrounding woodland to site twelve camping pods, detached storage building, new access track and sewage treatment plant).	Approved with conditions 10th September 2024





FINANCIAL

Financial information will be provided to seriously interested parties. We have been advised that future bookings via Air BnB are unable to be transferred to a new owner.

STAFF

The business is currently run by our Clients as a husband-and-wife team. There are no paid members of staff to inherit.

TENURE & TITLE

Freehold

The property is held under the following titles:

Title Number	Comments
CU294644	Wain Gap and cottages
CU294602	Woodland and access driveway

Approximately 2.7 acres in total.

SERVICES

We understand the property is connected to mains gas, electricity and water. Drainage is via a sewage treatment plant.

EPCS

Property	Rating	Valid Until
Wain Gap	D (60)	17 June 2034
Flat 1	C (74)	17 June 2034
Flat 2	C (69)	17 June 2034

PRICE

A guide price of £1,100,000 is sought for the freehold business, as a fully equipped going concern.

STRUCTURE OF SALE

The property is available for sale on a freehold asset plus business sale basis.



DEBT & INSURANCE ADVISORY

CHRISTIE FINANCE

Christie Finance has over 45 years experience specialising in sourcing commercial finance.

Working closely with Christie & Co we have assessed the opportunity offered for sale in respect of Heaves Wood Glamping & Holiday Cottages. In doing so, 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.

ASHLEY CLEMENTS

Associate Director - Finance Consultant

M: +44 (0) 7714 138 984

E: ashley.clements@christiefinance.com

JOE CARDEN

Finance Consultant (Unsecured)

M: +44 (0) 7732 602 270

E: joe.carden@christiefinance.com

CHRISTIE INSURANCE

As part of The Christie Group Plc, Christie Insurance specialises in insurance and risk management using their knowledge, experience and sector relationships to develop solutions that may not be widely available elsewhere in the insurance market.

The Christie Insurance team are committed to sourcing the most suitable policy for your business with the accurate cover limits and at the right price.

GAGE BURGESS

Account Executive

M: +44 (0) 7764 241 288

E: gage.burgess@christieinsurance.com

RCC Business Mortgages plc, trading as Christie Finance, is authorised and regulated by the Financial Conduct Authority. Our Firm Reference number is 709982. Not all types of business we undertake is authorised and regulated by the Financial Conduct Authority. Christie Finance operate as an intermediary and are not a principal lender.

Christie Insurance is a trading name of RCC Insurance Brokers plc. Registered in England No. 0083266. Registered Address: Whitefriars House, 6 Carmelite Street, London, EC4Y 0BS. Authorised and regulated by the Financial Conduct Authority. FCA No. 980433

PROCESS & CONTACTS

Approaches should not be made to the property or current owners under any circumstances.

All enquiries relating to this exceptional opportunity should be directed to Christie & Co:



JAMIE KEITH

Director | Head of Holiday & Residential Parks

M: +44 (0) 7736 615 871

E: jamie.keith@christie.com

CONDITIONS OF CHRISTIE & CO'S INFORMATION

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 business people 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 2025.

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.