



Confidential Investment Opportunity

Guide Price: £1,550,000

Private Placement – Strictly Off-Market

Executive Summary

A rare opportunity to acquire a substantial and distinguished property asset with established performance and significant potential for strategic enhancement. This offering combines scale, discretion, and commercial viability, presenting immediate income alongside long-term value. The property is suited to investors and developers seeking a premium holding with operational flexibility and scope for future repositioning.

Property Overview

- **Type:** Distinguished property with notable architectural character
- **Accommodation:** Extensive principal residence with multiple en-suite bedrooms, formal reception areas, and a self-contained annex (GIA Circa 8500 sq.ft.)
- **Grounds:** Landscaped gardens, extensive grounds, and private outdoor spaces offering seclusion and amenity
- **Additional Structures:** A range of ancillary buildings with potential for development and alternative use (subject to planning)
- **Location:** Discreetly situated with excellent access to major transport links and regional centres

Operational Profile

- **Current Use:** Leisure-oriented with repeat and referral business
- **Performance:** Established income stream with operational infrastructure in place
- **Flexibility:** Suitable for continued operation or strategic repositioning
- **Business Model:** Premium service offering with direct-to-client engagement
- **Sale Structure:** Offered as a turnkey enterprise with operational continuity



Investment Highlights

- Immediate revenue from day one
- Expansion potential through enhancement of accommodation, amenities, or infrastructure (subject to planning)
- Flexible configuration suitable for private use, lifestyle investment, or specialist applications
- Elevated setting offering privacy, prestige, and long-term appeal
- Strategic location with access to key regional markets and transport corridors

Asset Enhancement Potential (*Subject to Planning*)

The property offers scope for considered enhancement, allowing for increased versatility and long-term value. Indicative possibilities may include:

- Extension or reconfiguration of existing accommodation
- Introduction of lifestyle or amenity features
- Development of flexible-use internal or external spaces
- Optimisation of ancillary structures for supporting functions

The property may support a wide range of future uses, tailored to private, commercial, or institutional objectives.

Confidentiality Protocol

This opportunity is being marketed privately and off-market. Due to the sensitive nature of the asset and its operational profile, further details - including financials, location, and viewing arrangements - will only be disclosed upon execution of a Non-Disclosure Agreement (NDA).

To preserve discretion and avoid speculative interest, all parties will be asked to demonstrate their readiness to proceed prior to receiving further details or viewing.

All enquiries are handled with discretion and strictly by appointment.

Contact

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