

Freehold Opportunity

£895,000

www.paulhubbardonline.com/commercial

ALDE GARDEN, SWEFFLING

Alde Garden and Sweffling White Horse, a thriving business including an eco-holiday/camping site, successful traditional pub, private owners accommodation and separate residential flats set on 1 acre of land in the beautiful Suffolk countryside.

Sweffling, Suffolk.

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**PAUL
HUBBARD**
COMMERCIAL



INVESTMENT SUMMARY

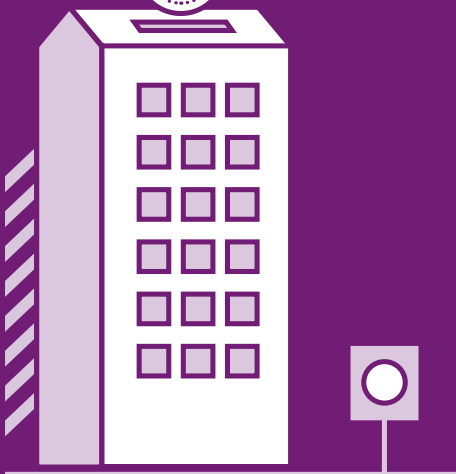
1. Due to retirement, this thriving business situated in a beautiful part of the Suffolk countryside is available for purchase. Set on a 1 acre site, including a stunning holiday/camping site, popular and traditional pub with private owners accommodation as well as 2x residential flats and a holiday cottage.

2. Fantastic potential to increase revenue, run a truly unique business and have a positive impact on the local community and the planet, with opportunities to host events such as weddings, retreats, educational trips and much more. There is also an opportunity to extend the rear side of the pub and private accommodation to increase the living space, or pub space depending on the new owners preference.

3. Incredibly energy efficient and low cost site, with sustainability and strong eco-ethics flowing through the heart of the business, with one of a kind, hand crafted and responsibly sourced/recycled fixtures, fittings, furniture and guest accommodation across the whole site.

4. Pub trade is up 50% since 2022 and shows continued signs of growth which the new owners can benefit from and build on. 23 car parking spaces for guests of the campsite and pub, with an overflow car park available at no extra cost.

5. Once in a lifetime opportunity to own and operate a truly remarkable and unique business situated in the quiet, picturesque and idyllic location in Sweffling, Suffolk.



DESCRIPTION



Paul Hubbard Commercial is delighted to present one of the most interesting, meticulously designed and beautifully curated holiday sites in the whole of East Anglia.

Alde Garden is nestled in the picturesque village of Sweffling, right in the heart of the East Suffolk countryside. This idyllic location is just 3 miles from market towns of Framlingham & Saxmundham, offering a plethora of local shops, excellent schools and convenient transport links.

This truly is a one of a kind site and business, with sustainability and the environment put at the very centre of everything the owners do. Everything you see on the holiday site has been handcrafted, reclaimed, recycled and rejuvenated into breathtaking accommodation, furniture and facilities, creating a magical atmosphere from the moment you start walking through the gardens.

Due to the careful design and construction of everything on site, it is incredibly energy efficient and has a low impact on the environment, so we are seeking a buyer who shares this ethos and will be driven to maintain, and even improve on the fantastic work the current owners have done in the 15 years that they've owned it.

Another huge benefit of being energy efficient is the low cost of the utilities. For 22/23, the entire cost for their energy supply (including wood, electric and bottle gas) is just £4586. It's worth mentioning this covers everything from running the pub, private owners accommodation, 2x residential flats, a holiday cottage and an entire campsite.

The site is fully operational and is available to purchase due to retirement.



ALDE GARDEN AND SWEFFLING WHITE HORSE

Property Description:

The site is set on 1 acre of land and includes a number of separate units:

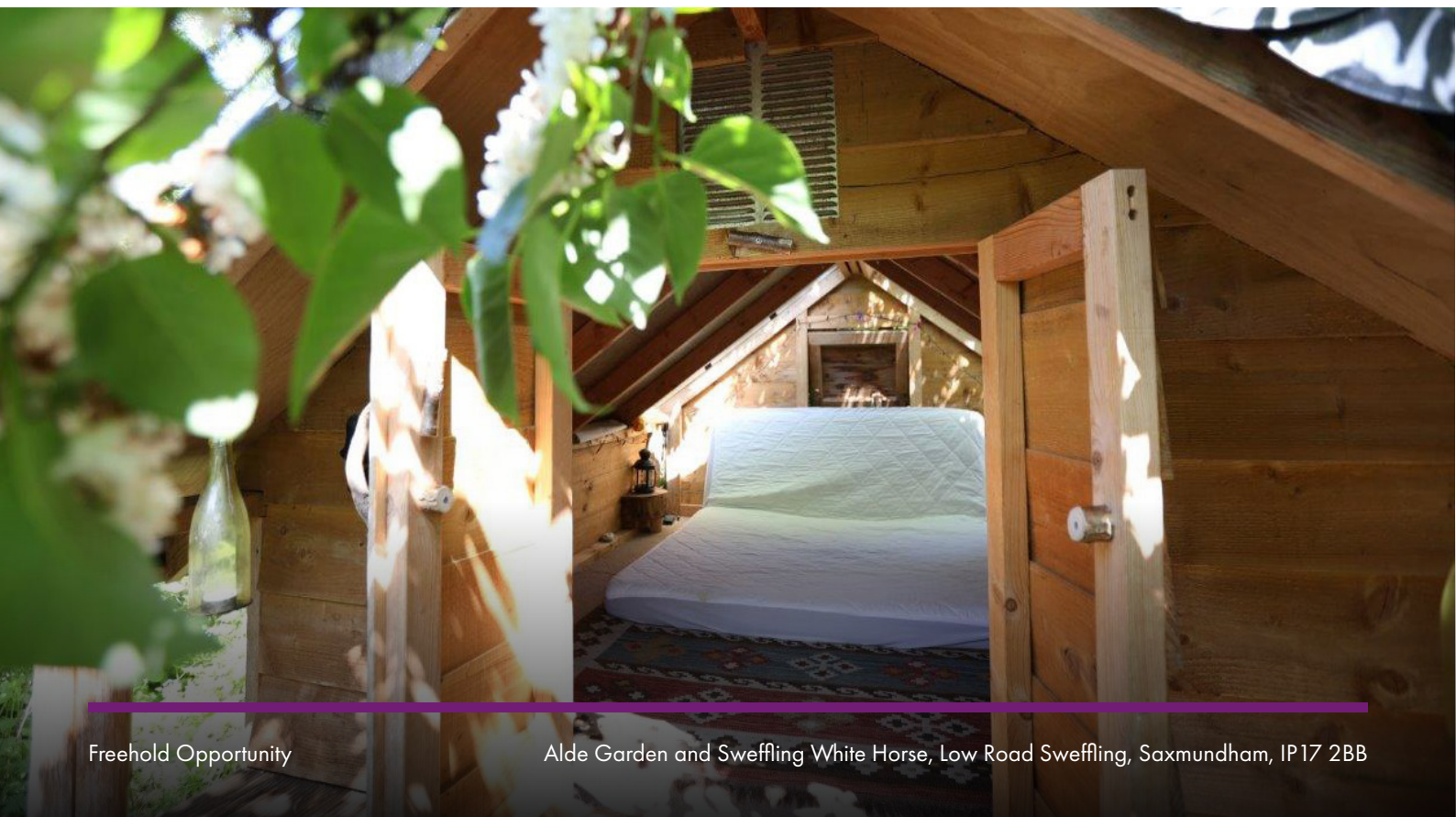
PUB: The Sweffling White Horse, a stunning, cosy and traditional pub offering a large range of local beers, ales and home cooked food, all at very affordable prices. They have won multiple awards over the years under the current ownership, including CAMRA pub of the year on many occasions, and is a real favourite for locals as well as people travelling to the area. The pub has been known to host incredibly popular music nights, and has potential to open for longer hours, offer a larger food menu or simply continue as it's being run currently, which is to suit the owners lifestyle, serve the local community and compliment the holiday site business. There is potential to extend the building at the rear on both the ground and first floor, allowing space for a larger kitchen in the pub and more space in the private accommodation upstairs. This would be subject to planning permission.

HOLIDAY COTTAGE: "Badger Cottage" is a stunning converted stable which is over 200 years old. It sleeps 4 people, is fully self-contained and is impeccably decorated to encompass its beautiful original features

with a more modern twist on the fixtures, fittings and furnishings. The cottage has previously been let out for £600 per week during high season, £400 during low season, however there is scope for increases based on market rates of similar properties in the area.

PRIVATE ACCOMMODATION: The owners accommodation is a one bedroom flat measuring just under 600sq ft set directly above the pub, allowing quick and easy access for the owners/managers to move between the two as and when required. It has a spacious lounge, large double bedroom, kitchen and bathroom and has fantastic views out into the Suffolk countryside.

RESIDENTIAL FLAT x 2: Adjacent to the pub are two separate one bedroom flats which have previously been rented out as residential properties, and could each generate £550 - £600pcm in rent. These are both bright and spacious properties which would also have the potential to be used as holiday lets (subject to planning permission), or could be utilised as an extension to the owners accommodation if a larger family were looking to move into the property.





ALDE GARDENS, THE HOLIDAY/CAMPING SITE:

The holiday and camping site is incredibly unique and has a magical feel to it as soon as you enter. With wild flowers, private and secluded guest areas, and not to mention the Indian Runner ducks and other wildlife who patrol the site, you will feel like you've entered into a different world altogether.

The owners have hand crafted, designed and built almost everything you see in the pictures, with a real focus on ethically sourced materials, sustainability, and creating a welcoming and communal environment for all of the guests who stay there. This truly is a one of a kind site and has to be seen in person to fully understand the thought, work and craftsmanship which has gone into making it what it is today.

The units which are part of the holiday/camping site are:

BARN OWL YURT: This beautiful, handcrafted yurt is perfect for couples who want to escape for a few days. It's unique "twisted wood" features, array of tea lights and fairy lights, bespoke 4 poster bed and wood burner help create a romantic and cosy feel. Although

perfect for couples, the yurt is very spacious and can sleep up to 4 people. It also includes a private outdoor area with seating and a BBQ to enjoy on those warm summer evenings.

Price: £281 for two nights.

DRAGONFLY YURT: Another handcrafted masterpiece by the current owners! This yurt is slightly larger and more geared towards families, with capacity for up to 5 people. This is uniquely decorated, with the centre piece being the colourful glass ornament hanging from the centre of the yurt. This also has its own cooking area which is sheltered, and has its own evening ambience with the help of the solar powered tea and fairy lights lining the inside of the canvas.

Price: £281 for two nights.

THE BELL TENT: The Bell Tent is situated to the far left of the site in it's own quiet little corner. It is 5m and as includes the same luxuries as the yurts, including wood burner, tea and fairy lights and its own private cooking area. This is perfect for 2-4 people but could also cater a 5th, depending on the size of your tribe!

Price: £215 for two nights.

THE HIDEOUT: Hideout is a secluded, treehouse style structure crafted from, in true Alde Garden fashion, mostly reclaimed materials. It sleeps two people and includes glass roof panels to allow the guests to lay back, relax and enjoy gazing into the night sky! Again, the guests benefit from their own private sheltered cooking area, solar powered fairy lights and most importantly, peace and quiet!

Price: £146 for two nights.

THE GYPSY CARAVAN: This one really is a unique experience for guests to enjoy. The caravan is around 100 years old and has been beautifully refurbished and brought back to life by the owners. Perfect for a couple, or a couple with small children, this includes a separate "donkey shed" which allows for space for cooking, washing up and generally watching the world go by.

Price: £220 for two nights.

THE COB ROUNDHOUSE: This impressive natural building was hand-crafted by the current owners, and again boasts some fantastic sustainability credentials and building practices. It is not yet operational but only needs some finishing touches to enable it to achieve a premium holiday rental fee (approx £600+ per week)

Price: £600+ per week*

TENT PITCHES: Nestled between the yurts, tents, caravans and gardens are 5 pitches which are perfect for campers who like to go back to basics. They are all

nicely secluded and benefit from use of the communal cooking and campfire area, as well as being a just short stroll to the pub for a nightcap!

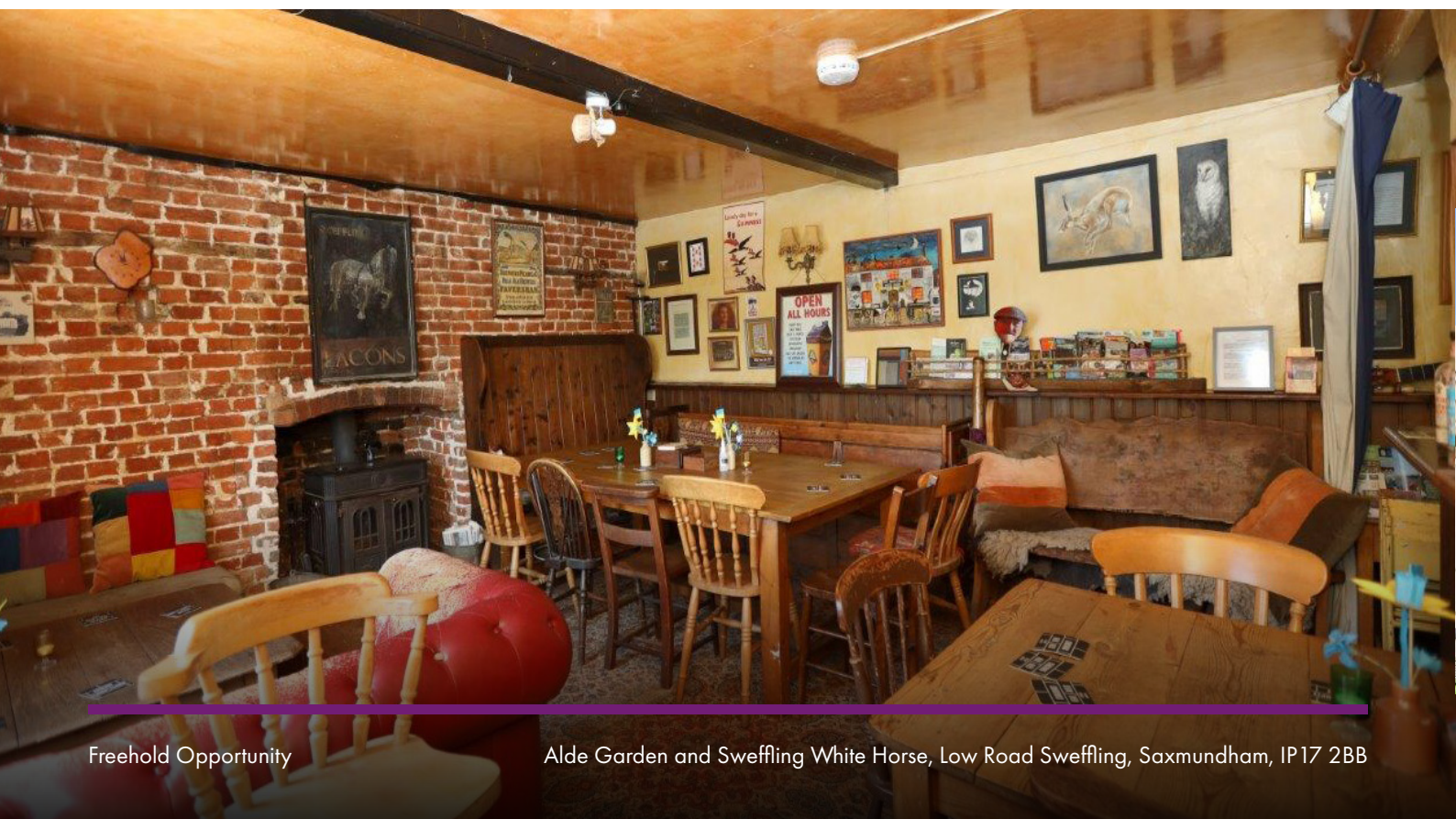
Price: £19 per night for single pitch, £30.40 per night for a double pitch.

THE SHELTER: The shelter is a communal space which is open to all guests, and is used for cooking, washing up, topping up on essential items from the "honesty shop", or generally just to have a chat with some of the other guests. There is a range of equipment which is available for guests to use including gas hobs, cutlery, plates, and even a pizza oven! Guests can get their meals cooked and prepared here before moving over to the fire area to enjoy their evening alongside friends, family and strangers alike!

THE SHEPHERDS HUT: This unit has been decorated with a rustic feel and is nestled away in a quiet area of the garden. There is a wooden staircase leading up to the hut and is ideal for 2 people. It is insulated, fully furnished and includes a woodburning stove. This has previously been used as accommodation for visiting friends and family, however it is included on the licence for the site so could be used as guest accommodation as well.

Price: £220 for two nights.

Continued...





THE SHED: Next to the shelter is a large garden shed, measuring roughly 25sqm and is currently used as storage. Due to the size of the structure it could be utilised as a micro-brewery to compliment the already vast selection of beers the pub offers, or could be converted into additional space similar to the shelter. The possibilities are endless!

THE TOILETS AND SHOWERS: Yet another sustainability triumph! Not only does the site boast a beautiful, clean, fully tiled toilet & shower block, but it also has a lovely rustic 'treebog' style compost loo created by the owners themselves. No flush required, 6 litres of water saved every time and nothing nasty ending up in our water system. What's not to love!? The showers are also solar heated (with an electric immersion backup for cooler days), which helps save money for the owners and save the planet for the rest of us. A win-win!

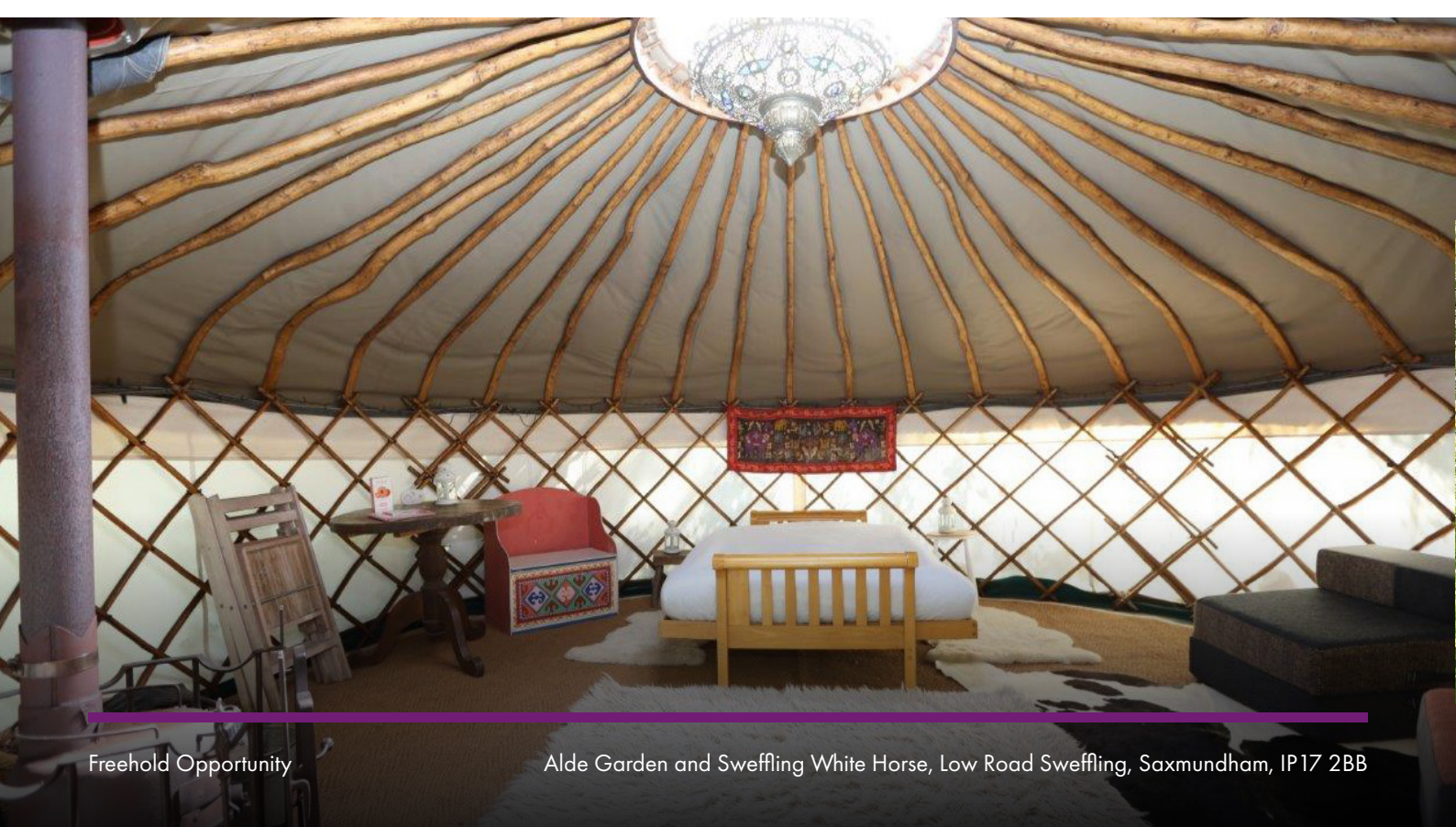
This site truly is remarkable, and the current owners deserve huge credit for their level of care, attention, invention and admirable ethics which have all combined to create a one of a kind campsite and pub. The new owner has big shoes to fill, but also huge opportunity to run a fantastic lifestyle business which will continue to serve and inspire guests for decades to come.

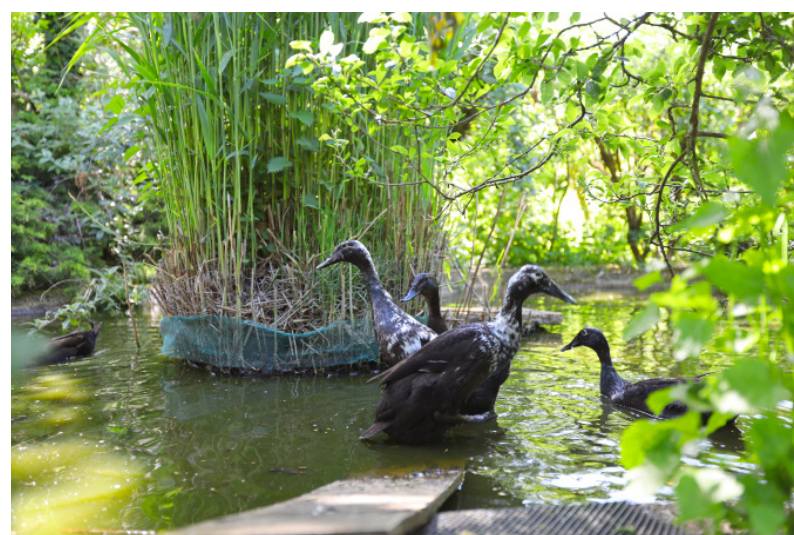
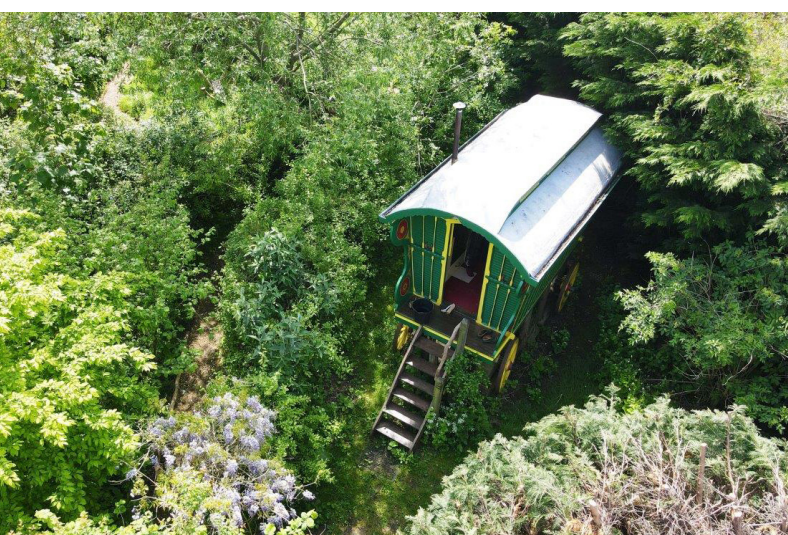
If that wasn't enough detail for you to want to view immediately, there is lots more information on the different materials which have been used to construct each part of the site, where they have been sourced from, and everything which is included for guests when they stay on the site or make use of the pub.

Sales and accounts information for the business are also available on request.

INVESTMENT SUMMARY CONTINUED:

- Thriving business situated in a beautiful part of the Suffolk countryside.
- 1 acre site including a stunning holiday site, popular and traditional pub and private owners accommodation with potential for extension.
- Incredibly energy efficient and low cost site, with sustainability and strong eco-ethics flowing through the heart of the business.
- One of a kind, hand crafted and responsibly sourced guest accommodation across the whole site.
- Fantastic potential to increase revenue, run a truly unique business and have a positive impact on the local community and the planet.
- 23 car parking spaces for guests of the campsite and pub, with an overflow car park available at no extra cost.
- Opportunities to host events such as weddings, retreats, educational trips and much more.
- Potential to increase size of the private living accommodation to suit the new owner's needs.
- Pub trade is up 50% since 2022 and shows continued signs of growth which the new owners can benefit from and build on.
- Situated in a quiet, picturesque and idyllic location in Sweffling, Suffolk.







RATES

Current rateable value

TBC

For information on potential business rates relief or reductions, please contact East Suffolk Council.

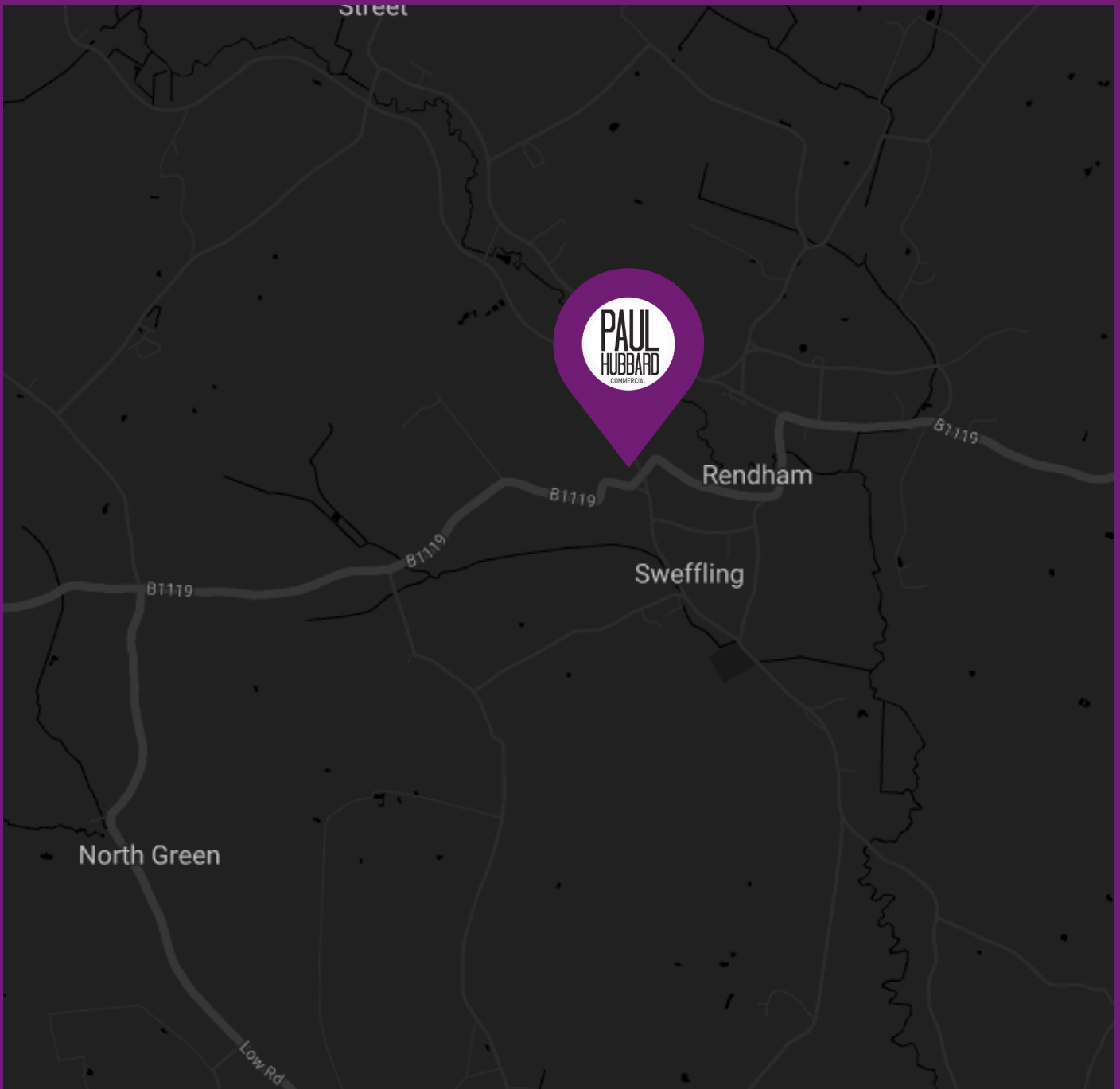


LOCATION



**Alde Garden and Sweffling
White Horse, Low Road
Sweffling, Saxmundham,
IP17 2BB**

Discover the charming village of Sweffling, nestled in the heart of East Suffolk. This idyllic location is just a stone's throw away from the picturesque villages of Saxmundham and Rendham, offering a plethora of local shops, excellent schools and convenient transport links. With a branch line railway station providing access to London Liverpool St. Station via Ipswich, you can easily explore the capital city at your leisure. Access to the A12 makes travelling a breeze, while the stunning coastal town of Aldeburgh is just a short 7-mile drive away. Don't miss the chance to visit the nearby village of Snape, home to the world-renowned Snape Maltings concert hall, just 4 miles away.



We are a well-established Commercial Estate Agency who look to offer a fresh approach within an exciting property market.

With a strong team of experienced professionals, Paul Hubbard Commercial is a one stop shop for Commercial Sales and Lettings, providing you with a bespoke service catered to your needs. The areas we cover include Lowestoft, the whole of the East coast, all the way to Norwich and anywhere in between!



WHY CHOOSE US

We can source your buyer wherever in the world they may be. With our experienced team, we will provide you with the best blend of local and national advertising to make sure you not only sell quickly, but achieve the best possible price.

No marketing costs - You'll find that most commercial agents charge anything up to £1000 up front to produce all the necessary marketing material on your property.

No long, sole agency contract - We never tie anyone into these agreements, we offer a rolling contract so you will have peace of mind that we will strive to work hard at all times in order to sell your property. If you were to ever feel otherwise then you could leave at any point after providing us with a 2 week notice period.

Nationwide advertising - With the power of the internet, we can source your buyer wherever in the world they may be. Rightmove is the largest property portal in the country and we at Paul Hubbard Commercial also pay for additional coverage within that platform, as well as subscriptions to commercial and business specific property portals to ensure your property is advertised thoroughly, and to the right kind of people.

CONTACT



To arrange a viewing or for more information on the property please contact Jack Taylor at Paul Hubbard Commercial Ltd

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jack@paulhubbardonline.com

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