

Confidential Investment Opportunity – Sale as a Going Concern

Guide Price: £1,450,000

Private Placement – Strictly Off-Market

Executive Summary

An exceptional opportunity to acquire a high-performing luxury holiday let as a **turnkey, income-generating enterprise**. Offered as a **going concern**, this property combines immediate revenue with operational continuity and significant potential for strategic enhancement. Established bookings, repeat clientele, and robust operational infrastructure make this an ideal acquisition for investors seeking a premium leisure business with scalability and long-term growth.

Property & Operational Overview

- **Type:** Distinguished luxury property with notable architectural character
- **Accommodation:** Extensive principal residence with multiple en-suite bedrooms, formal reception areas, and a self-contained annex (GIA circa 8,500 sq.ft.)
- **Grounds:** Landscaped gardens, extensive private grounds, and outdoor amenities offering seclusion and prestige
- **Additional Structures:** Ancillary buildings with potential for flexible use or enhancement (subject to planning)
- **Location:** Discreet setting with excellent access to major transport links and regional centres

Operational Profile – Going Concern Highlights

- **Current Use:** Fully operational luxury holiday let
- **Turnkey Business:** Sale includes established operational systems, bookings, and infrastructure
- **Performance:** Strong forward bookings and repeat business ensure immediate income from day one
- **Flexibility:** Capable of hosting large family groups, corporate retreats, and exclusive events
- **Revenue Model:** Premium, direct-to-client service providing high margins and repeat clientele
- **Continuity:** Business can be acquired and operated immediately with minimal disruption

Investment Highlights

- **Immediate Cash Flow:** Established revenue-generating business from day one
- **Strong Forward Bookings:** Confirmed reservations demonstrating demand and operational reliability
- **Unique Selling Proposition:** Ability to accommodate large groups and corporate clients, distinguishing it from typical holiday lets
- **Expansion & Enhancement Potential:** Opportunities to increase value via accommodation, amenities, or ancillary structures (subject to planning)
- **Prestige & Privacy:** Elevated and discreet location offering long-term appeal
- **Strategic Connectivity:** Excellent access to regional markets and transport networks

Asset Enhancement Potential (Subject to Planning)

The property offers scope for considered enhancement to diversify offerings or increase revenue:

- Extension or reconfiguration of existing accommodation
- Development of lifestyle or leisure amenities
- Optimisation of ancillary structures for complementary or commercial use

This property represents a rare opportunity to acquire a fully operational luxury holiday business, combining immediate income with long-term strategic potential.

Confidentiality Protocol

This opportunity is marketed privately and off-market. Detailed financials, operational information, precise location, and viewing arrangements will only be provided upon execution of a Non-Disclosure Agreement (NDA). Interested parties must demonstrate readiness to proceed before further information is disclosed.

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