

ROSEHILL LODGES

PORTHTOWAN • CORNWALL • TR4 8AR





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Porthtowan Beach 0.5 miles • Truro 8 miles • A30 3.5 miles
(all distances are approximate)

Five-star lodge development within walking distance of a Blue Flag Beach in Porthtown, with owner's accommodation available by separate negotiation

Site extending to approximately 1.82 hectares (4.5 acres)

Nine, two and three bedroom detached lodges and an additional two bedroom cottage, permitted to operate throughout 12 months of the year for holiday use

Planning consent to develop a further six lodges

Within walking distance of a blue flag sandy beach

Five-star development graded Gold Award by Visit England

Three bedroom cottage with full residential consent, available by separate negotiation



Savills Exeter
Sterling Court
17 Dix's Field
Exeter
EX1 1QA

Savills London
33 Margaret Street
London
W1G 0JD

Savills Oxford
Wytham Court
11 West Way
Oxford
OX2 0QL

Savills Chester
16 Grosvenor Court
Foregate Street
Chester
CH1 1HN

Your attention is drawn to the Important Notice on the last page of the text

Location

Rosehill Lodges is nestled within an idyllic woodland valley, just half a mile from Porthtowan Beach, which is located within an Area of Outstanding Natural Beauty and designated a Blue Flag beach.

The A30 is within 3 miles of the property and St Agnes is also within 3 miles, providing excellent local facilities including a delicatessen, bakers and greengrocers as well as a variety of restaurants and cafes. The Cathedral city of Truro is within 8 miles and provides a range of shopping, recreational, and scholastic facilities together with a main line rail link to London Paddington.

Accommodation

The landscaping led design of Rosehill Lodges gives the feeling of a holiday development where the architect designed Eco Lodges have been tucked away amongst the mature landscaping. Each bespoke lodge has been built by a team of local carpenters, based in the local village of Porthtowan. They are timber framed, clad in Cornish larch with green roofs and enjoy a good degree of privacy, as well as the feeling of space between each unit. All are well equipped with smart TV's with access via Wi-Fi to Netflix, Freeview Play, Amazon Prime and Catch Up TV, superfast unlimited broadband, a log burner, dishwasher, microwave, washer/dryer, fridge, freezer, super-king sized beds and master en suites. Outside, each unit has a covered hot tub, as well as dedicated outdoor drench showers, for washing off wetsuits and surf boards. The attention to detail enhances guest experience and underpins the 5* grading of the accommodation.

Wheal Lydia, Wheal Fox, Wheal Mary, Wheal Towan, Wheal Sparrow

Two separate bedrooms and fully equipped kitchen with full sized fridge, freezer, dishwasher and washer dryer. Four person covered hot tub facing out onto woodland. The side decking area is covered allowing for outside dining. A brook runs adjacent to the private garden area that adjoins the lodge.

Wheal Rock, Wheal Matilda, Wheal Sally, Wheal Clarence

Three separate bedrooms and fully equipped kitchen with full sized fridge, freezer, dishwasher and washer dryer. Four person covered hot tub facing out onto woodland. The side decking area is covered allowing for outside dining. A brook runs adjacent to the private garden area that adjoins each lodge.

St Pirans

A stone cottage with exposed beams. Two separate bedrooms with a large fully equipped kitchen equipped for fine dining, with full sized fridge, freezer, dishwasher and washer dryer. The main bathroom has a roll top bath as well as a separate shower. Outside is an enclosed courtyard, with a two person hot tub.



Rose Cottage, available by separate negotiation

Rose Cottage is not included within the sale, but is available by separate negotiation. A 200 year old stone cottage that has undergone a complete renovation in 2020. Originally the current owner's family home, Rose Cottage now provides a luxury holiday cottage experience. Nestled within the valley, the accommodation is set back and elevated from the lodges, with a private driveway. The solid stone walls and low beams all add character and charm to the property. There are two reception rooms with log burning stoves and the fully equipped kitchen finished to a very high standard. On the first floor, there are three bedrooms and a bathroom. The property stands within its own grounds, offering guests a private garden overlooking the surrounding woodland.

The Business

The business operates throughout 12 months of the year as a holiday letting business. For the financial year ended 2021 Rose Cottage (available separately) was also occupied for holiday letting purposes,

prior to this it was occupied by the current owners as their home.

For the 2021 season 4 night short breaks ranged in price from £533 to £1,638 and 7 night breaks ranges between £667 and £2,496 for the accommodation. These prices include the use of logs for the log burners and the use of the hot tubs in all the lodges.

	2022	2021	2020
TURNOVER	376,196	436,271	290,965
GROSS PROFIT	372,173	433,606	384,526
ABRIDGED PROFIT*	176,083	268,779	229,874

*These abridged accounts have been prepared by the vendor's accountant and exclude legal and professional costs, the financing of the purchase or running of the business and depreciation.

Services

Water; Mains

Electricity; (three phase)

Sewerage; Mains and private drainage

Broadband; Fibre (80Mbps) and Wi-Fi

Each of the 9 individual lodges and St Pirans are connected to all services. Rose Cottage (available separately) is connected to mains water and electric and benefits from private drainage (septic tank). In addition to this, there are six vacant building plots in the centre and at the lower part of the site, each of which have connections for water, electricity, telephone, TV, Wi-Fi and sewerage for the permitted additional 6 lodges.

Fixtures, Fittings & Equipment

A summary of the fixtures, fittings and equipment, all of which is



owned outright, is included in the online data room.

Business Rates

The current rateable value of the property is £40,000.

Tenure & Basis Of Sale

The freehold interest in the property is held.

Tupe

Purchasers will be required to comply with the relevant legislation in respect of current employees.

VAT

Should the sale of the property or any right attached to it be deemed a chargeable supply for the purpose of VAT, such tax shall be payable

by a purchaser in addition to the sale price.

Energy Performance Certificates

Full copies of the Energy Performance Certificates are available on request or alternatively can be viewed in the online data room.

Directions

The postcode of the property is TR4 8AR.

Further Information & Viewings

An online data room providing detailed information in relation to the property and business is available to seriously interested parties, subject to signature of a confidentiality agreement.

Viewings are to be undertaken strictly by appointment through the

selling agents, in order to avoid disruption to the business.

For further information or to arrange a viewing, please contact Savills, Sterling Court, 17 Dix's Field, Exeter, EX1 1QA

Contact: Chris Sweeney

+44 (0) 1392 455 714

+44 (0) 7855 999456

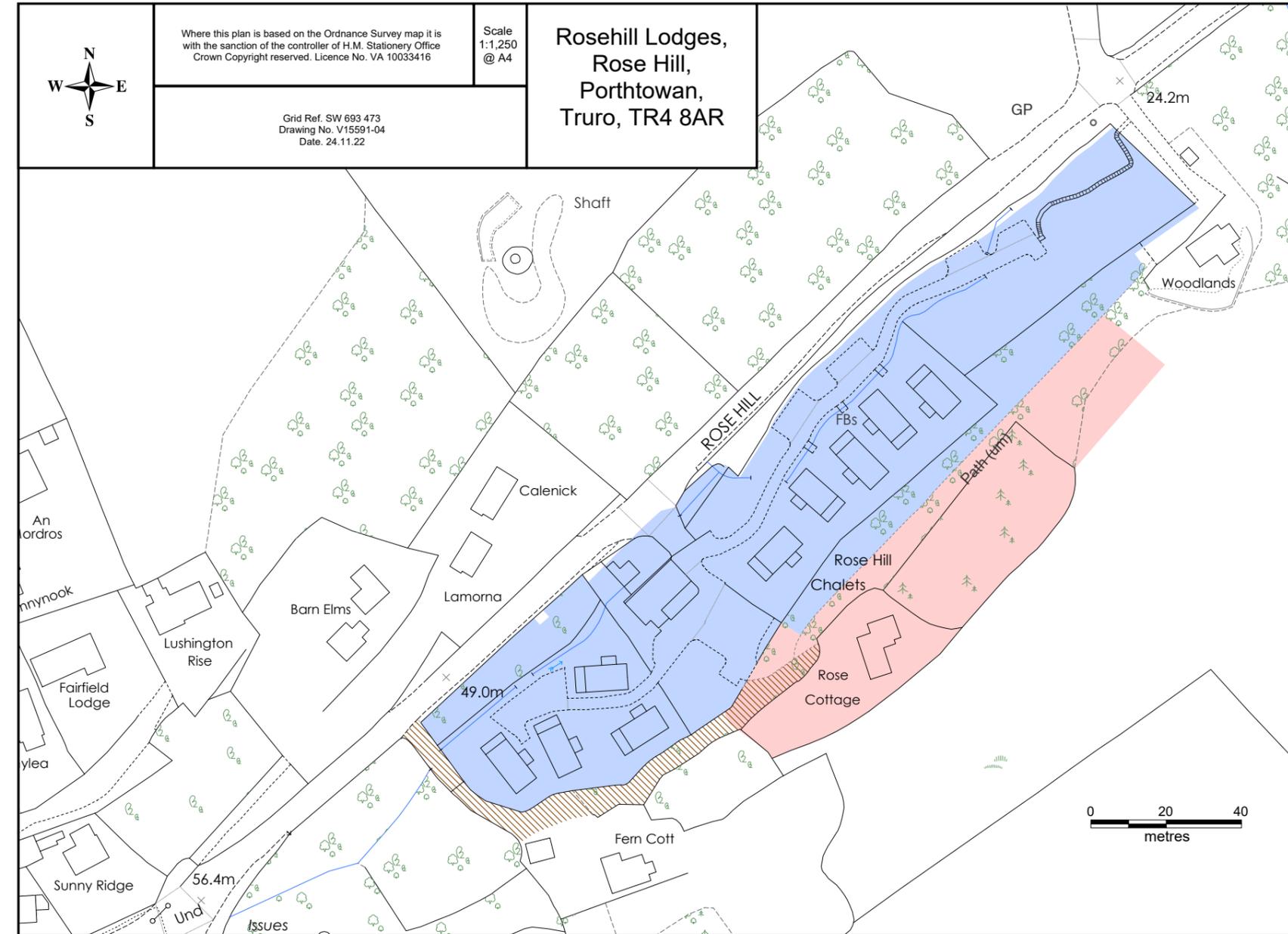
csweeney@savills.com

Contact: Rosie Barclay

+44 (0) 1392 455767

+44 (0) 7970 033600

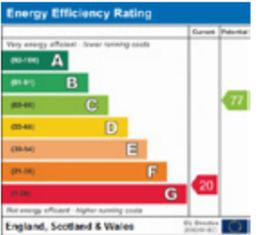
rosie.barclay@savills.com



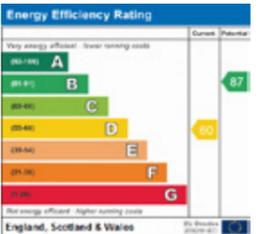
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Photographs taken August 2021. Sale particulars prepared August 2021.

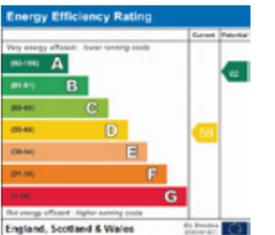
Rose Cottage



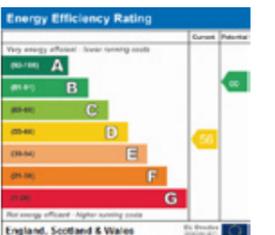
St. Piran's Lodge



Wheal Lydia



Wheal Rock





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