



**Box Tree Farm & Box Tree Escapes,
Ravens Close, Wennington, Near Lancaster, Lancashire LA2 8PA**



An outstanding rural property comprising a refurbished, detached farmhouse with outbuildings and a thriving holiday lodge rental business with further expansion potential, set within approximately 30 acres of scenic countryside within the Lune Valley.

GUIDE PRICE £2,750,000 (Freehold)

Ref: 4126/Chester

These sales details including boundary plans, dimensions and areas do not form part of any contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. For further information see the Property Misdescriptions Act 1991 & Misrepresentations Act 1967. Fox Leisure is the trading name of Fox Leisure (Exeter) Ltd. Registered in England No. 2664627. Registered Office: 56 Hough Green, Chester, CH4 8JQ.

Box Tree Escapes

- **4 substantial holiday lodges (55' x 22')** each sleeping 10 persons and successfully turning over approx. £60,000 per lodge
- **Planning permission for 11 holiday pods, which would suit further holiday lodges, similar to phase 1 (subject to planning amendment)**
- **Additional 1 acre amenity field offering expansion potential (STP)**
- **Net Profit (EBITDA) of £130,500 plus income from Box Tree Farm**

Box Tree Farm

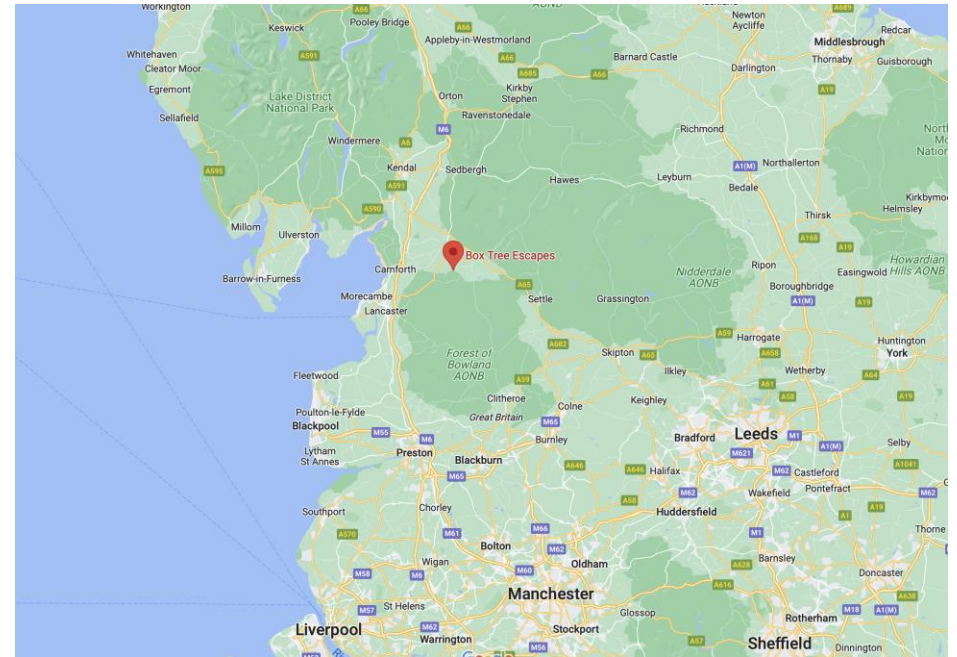
- **Comprises a 4 bed & 4 bath/shower refurbished farmhouse & paddock**
- **Detached stone barn ideal for conversion to holiday let (STP)**
- **4,800 sq ft steel portal frame agricultural building for storage etc**
- **Two further 4,800 sq ft buildings rented out at £27,000 per annum**
- **Additional grazing land extending to approximately 24 acres, suitable for equestrian use or amenity land for the holiday park**

LOCATION

The property is situated on the edge of the small village of Wennington in the Lune Valley approximately 12 miles north east of the city of Lancaster. Wennington railway station, nearby, has direct services to Morecambe and Leeds. Wennington Hall, within walking distance, has recently been acquired with plans for conversion into a country house hotel, bar / restaurant, leisure & spa complex, which will be a fantastic addition to the local area.

Wennington, at its southeastern boundary, borders the Forest of Bowland Area of Outstanding Natural Beauty and The Yorkshire Dales National Park is only 5 miles to the east of Wennington with the Lake District National Park situated approximately 17 miles to the northwest. The larger town of Bentham with its popular, local Golf Club is only 3 miles away whilst the historic market town of Kirkby Lonsdale is only 8 miles way to the north, where there is a more comprehensive range of retail and leisure facilities. The coast is only ½ an hour away with construction having started on the Eden Project Morcambe.

The locality is very popular with short stay holiday makers from the northwestern towns and cities largely due to the excellent access to the M6 Motorway. Manchester is approximately 65 miles away (1 hour 23 mins by car); Preston 32 miles (47 minutes) and Lancaster only 12 miles (25 mins).





Box Tree Escapes

Box Tree was originally developed as a camping pod business but over time the owner started phasing out the camping pods and replaced the pods with 2 high quality holiday lodges in 2020 followed by a further two in 2021.

Box Tree Escapes currently comprises 4 holiday lodges that are let out on a short-term basis via the booking agent Sykes Holiday Cottages and the owners dedicated website www.boxtreescapes.co.uk

The lodges, called 'The Barbon', 'The Lune', 'The Roeburn' and 'The Wenning' all measure 55' x 22' in size and are similar in design, all boasting the same high specification accommodation with four bedrooms (1 x family room with king-size and cabin bunk bed, 2 x king-size with en-suite shower, basin and WC, 1 x adult twin) and large open plan living spaces with modern contemporary kitchens, dining and sitting areas.

The lodges are fitted with modern appliances and all have private patio's, hot-tubs and ample car parking.

The lodges are proving to be very successful & in their first full trading season have managed to turnover in excess of £60,000 each.





Moving forward we would suggest that further lodges are sited on the former camping pod plots, subject to obtaining the necessary consents which we would fully expect to be forthcoming. There is approximately 1.7 acres of land remaining on the holiday park so this area should easily accommodate 11 twin unit lodges. Ideally, the adjacent 1 acre field should also be incorporated into any future redevelopment of the holiday park.

Box Tree Farm

The farmhouse was originally the owner's house, but he has subsequently moved out and this has also become a luxury rental property available to rent via Sykes Cottages. See link below. It has also proved to be an exceptionally popular rental property being able to accommodate 10 guests with 4 bedrooms and 4 bathrooms / shower rooms.

<https://www.sykescottages.co.uk/cottage/Lake-District-Cumbria-The-Lake-District-Old-Hutton/Box-Tree-Farm-1039639.html>

The farmhouse could continue to be used as a rental property or would also be well suited to a family home. To the rear of the farmhouse is a detached brick outbuilding which would convert well to an additional holiday let and behind this is the farmyard where there are 3 substantial agricultural storage





buildings. The buildings each measure approximately 80' x 60' (4,800 sq ft) and are of steel portal frame construction with concrete floors and walls with pitched corrugated fibre cement roof coverings. Additional planning permission exists for a 20m x 40m all-weather equestrian menage and a further 24m x 10m agricultural shed on the yard. As such, the property may suit equestrian buyers as in addition to the all-weather menage permission there is a further 24 acres of grazing land.

ENERGY PERFORMANCE CERTIFICATES

Under production

SERVICES

Water: Mains supply

Electric: No. 2 x 3 phase mains supplies.

Oil: Oil Fired Central heating to farmhouse and lodges

Drainage: Septic tank drainage

PLANNING

Extensive planning history is available to view on the Lancaster City Council website by searching 'Box Tree' on the search planning applications page.

Or click on the link below:

<https://planning.lancaster.gov.uk/online-applications/search.do?action=simple&searchType=Application>

BUSINESS

Box Tree Escapes runs the 4 holiday lodges and the Draft Accounts Year Ended 31 July 2022 show a turnover of £243,000 and a Net Profit (EBITDA) of approximately £130,500.

In addition to this, the farmhouse has, to date, been rented out for 5 months via Sykes Cottages and has already produced £30,000 worth of income over the 5-month period. On a pro-rata basis this could amount to approx. £78,000 over a full 12-month trading period.

Further rental income is received from the two agricultural buildings of approximately £27,000 per annum, 24 acres of land rented out on a verbal agreement to the local farmer at £200 per acre (£4,800) plus receipt of the single farm payment of circa £2,500.



TERMS OF SALE

The entire property is outlined in red on the above plan and is available for purchase FREEHOLD as an asset sale of the land & business as a going concern with vacant possession upon completion (other than the agricultural buildings which are tenanted under a verbal arrangement, which can be formalised if required).

GUIDE PRICE

£2,750,000 (including all business assets and 4 stock lodges). No VAT is applicable to the purchase price.

VIEWING

Contact Zoe Hughes Tel: 01244 679933 or zoe@foxleisure.co.uk

Under the Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.