



FOR SALE



Freehold income producing holiday lodges set in 2 acres with further development potential

Mill Race Lodges, Llangunllo, near Knighton, Powys, LD7 1SP

OFFERS BASED ON::

£640,000

KEY FEATURES

Rare opportunity to acquire 3 income producing holiday lodges.

High quality lodges with hot tubs & parking.

Set in 2 acres of picturesque grounds.

Previous planning permission to develop two further lodges.

Idyllic location with river frontage, 7 miles from Knighton.

Genuine retirement sale.

Freehold - offers based on £640,000.



LOCATION

The properties are located on the outskirts of Llangunllo just off the B4356, approximately 7 miles from the town of Knighton and all its local amenities. Situated in an area of outstanding natural beauty, Mill Race Lodges are set in 2 acres of landscaped grounds and attract visitors from all over the UK to enjoy the areas' desirable and picturesque countryside.

Knighton is an area best known for its association with Offa's Dyke, but due to the town being partly in Wales and partly in Shropshire, there are many nearby attractions, including, in Wales, Powys Castle, the red kite feeding station, the Judges Lodgings, Spaceguard Centre, and Elan Valley. In Shropshire, nearby places include The Secret Hills Discovery Centre, Acton Scott Working Farm, Clun, Stokesay, Ludlow Castle, Ludlow Racecourse, Attingham Park and Ironbridge.

Knighton itself is located approximately 30 miles midway between the County Town of Shrewsbury and the City of Hereford and is located at the junction of the A4113 and the A488.

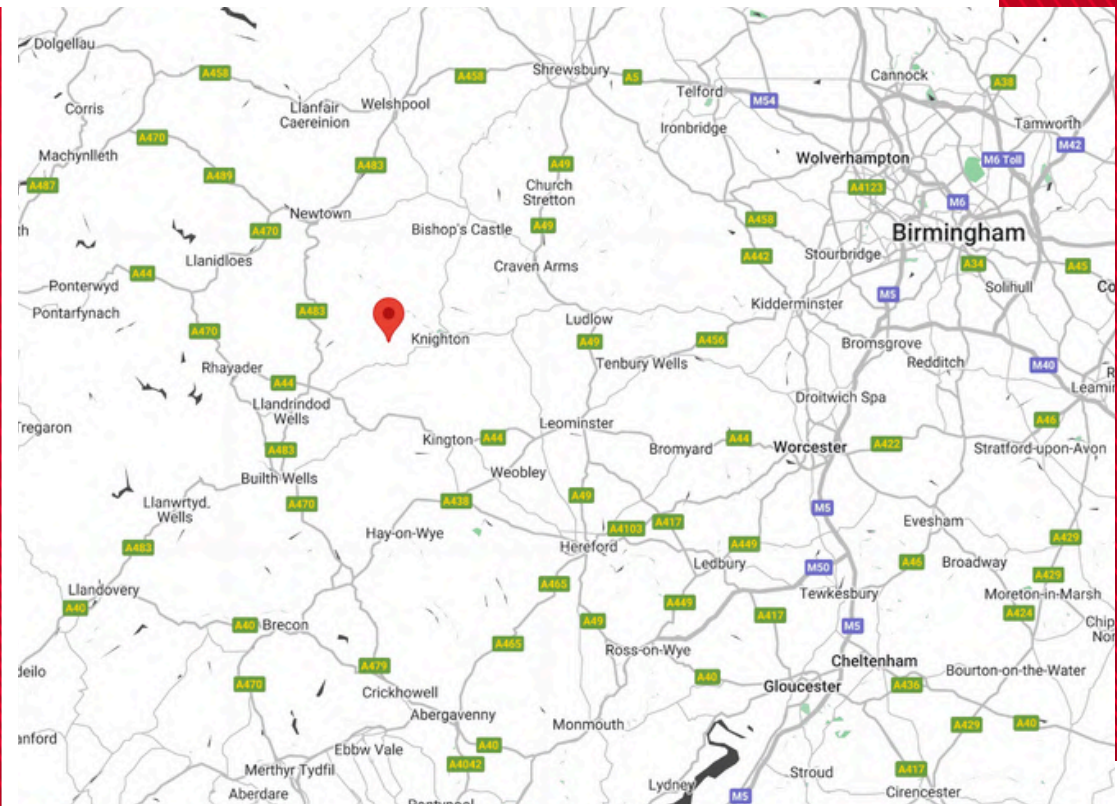
DESCRIPTION

The properties sit on a site of approximately 2 acres.

The properties comprise of three high quality detached holiday letting lodges which were constructed by the vendors. The holiday cottages are located in grounds benefitting from a river frontage and an idyllic location.

Each holiday cottage benefits from a private hot tub, parking for two vehicles, access to a freezer and a barbecue area.

The rest of the site benefits from lawned areas, which are well presented and have development potential (subject to statutory consents).



THE OPPORTUNITY

A rare opportunity to acquire 3 income producing holiday lodges. The vendors have established a highly respected holiday letting business from the properties.

The properties are only reluctantly offered for sale by the vendors due to their retirement.

A viewing needs to be undertaken to understand the high quality of this opportunity.

Financial information is available from the selling agents, upon request. There is significant potential to increase profitability by higher occupancy rates or the further development of the site (subject to statutory consents) with numerous potential leisure opportunities. In 2023, Mill Race Lodges were featured on Channel 4's, Four In A Bed and a full appreciation of the property and the business opportunity by accessing the following link:

<https://www.elmescares.com/>

The sale will include recently refreshed branding, website, social media and current guest database.



ACCOMMODATION

LODGE 1

GROUND FLOOR

Open plan living space.

Living area with Freeview TV and DVD player.

Dining area.

Kitchen area with electric cooker, microwave, fridge, dishwasher and washing machine.

Sauna room.

Bedroom 1 with twin beds.

Wet room with shower and toilet.

Freezer shared with lodge 2 in outbuilding.

FIRST FLOOR

Bedroom 2 with kingsize bed.

Bedroom 3 with twin beds.

Bathroom with shower over bath, bidet, and toilet.



ACCOMMODATION

LODGE 2

GROUND FLOOR

Open plan living space.

Living area with Freeview TV and DVD player.

Dining area.

Kitchen area with electric cooker, microwave, fridge, dishwasher and washing machine.

Sauna room.

Bedroom 1 with twin beds.

Wet room with shower and toilet.

Freezer shared with lodge 1 in outbuilding.

FIRST FLOOR

Bedroom 2 with kingsize bed.

Bedroom 3 with twin beds.

Bathroom with shower over bath, bidet, and toilet.



ACCOMMODATION

LODGE 3

GROUND FLOOR

Open plan living space.

Living area with electric wood burner, Freeview TV and DVD player.

Dining area.

Kitchen area with electric oven, electric hob, microwave, fridge, freezer, dishwasher and washing machine.

Bedroom 1 with twin beds.

Wet room with shower and toilet.

FIRST FLOOR

Landings with single day bed.

Bedroom 2 with king size bed, dressing area and en-suite wet room with shower and toilet.

Bedroom 3 with twin beds and en-suite wet room with shower and toilet.



SITE AREA

Acres (0.809 Hectares) or thereabouts.

RATEABLE VALUE/COUNCIL TAX

We are advised of the following :-

Rateable Value 2019/2020 £9,000.00

Rates Payable 2019/2020 £1,805.62

(The property currently benefits from Small Business Relief)

TENURE

The subject properties are to be sold on a Freehold basis with vacant possession.

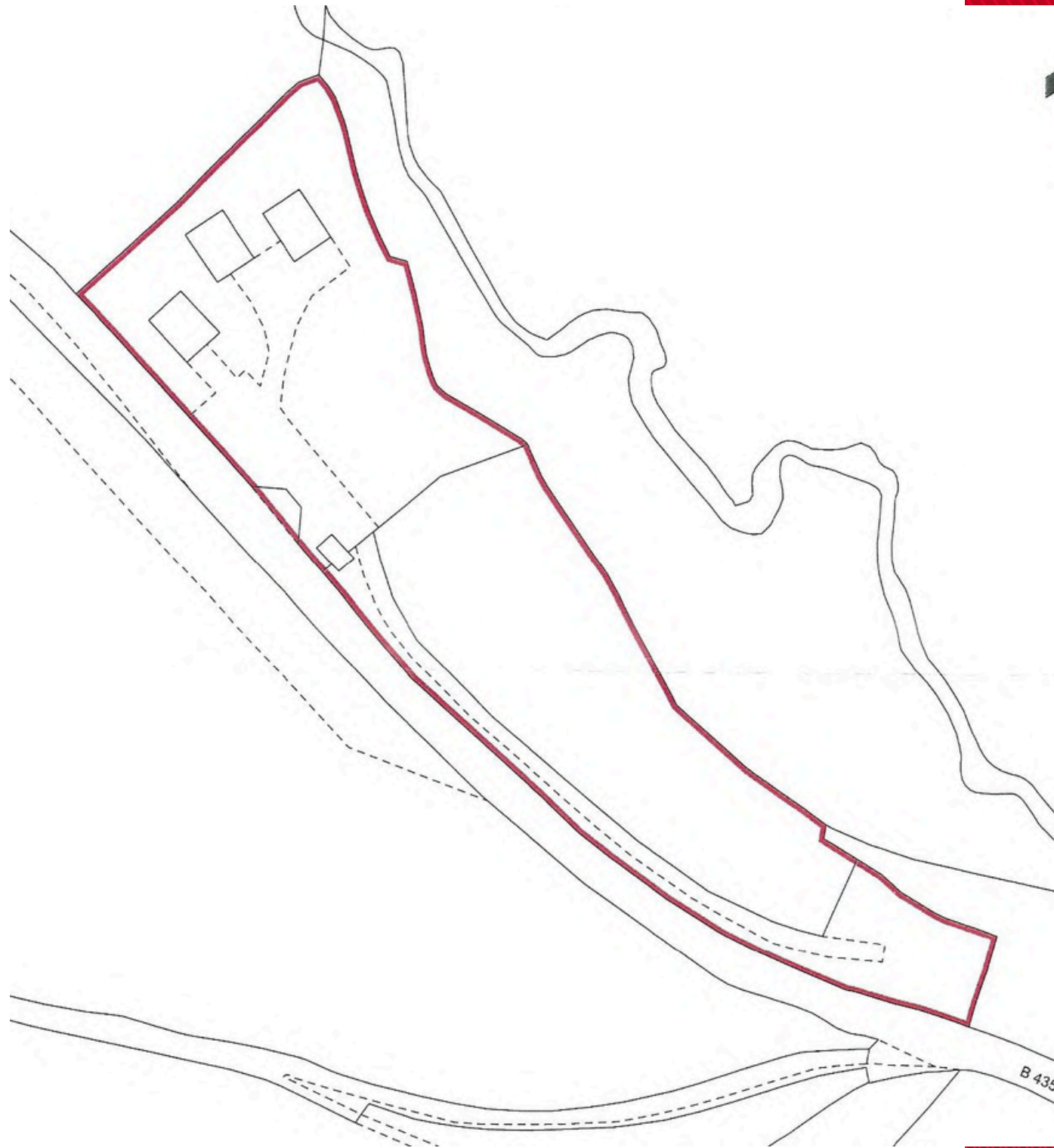
It is held under Title Number CYM760231.

SERVICES

The properties are understood to benefit from mains electricity, water, and a private drainage system.

PRICE

Freehold – offers based on £640,000 are invited.



VAT

We are advised that VAT is not payable.

LEGAL COSTS

Each party are responsible for their own legal costs that may be incurred in this transaction.

PRICE

Offers in the region of £1,500,000.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.



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