



Confidential Investment Opportunity

Guide Price: £1,250,000

Private Placement – Strictly Off-Market

Executive Summary

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

Property & Operational Overview

- **Type:** Distinguished luxury property of notable architectural character
- **Accommodation:** Extensive principal residence with multiple en-suite bedrooms and formal reception areas (GIA approx. 7,736 sq ft)
- **Grounds:** Landscaped gardens and extensive private grounds providing seclusion and prestige
- **Additional Structures:** Ancillary buildings offering flexibility or enhancement potential (subject to planning)
- **Location:** Discreet, secure setting with excellent access to major transport routes and regional centres

Operational Profile – Going Concern Highlights

- **Current Use:** Fully operational luxury holiday-let business
- **Turnkey Offering:** Sale includes established systems, future bookings, and operational infrastructure
- **Performance:** Strong forward bookings with substantial repeat business, ensuring immediate income from completion



- **Versatility:** Suitable for large family groups, corporate retreats, and exclusive private events
- **Revenue Model:** Premium direct-to-client service delivering high margins and strong customer loyalty
- **Continuity:** Immediate takeover possible with minimal operational disruption

Investment Highlights

- **Immediate Cash Flow** from an established, revenue-generating enterprise
- **Strong Forward Bookings** demonstrating consistent demand
- **Unique Selling Proposition:** Capacity to host large groups and corporate clients, placing it above conventional holiday-let offerings
- **Value-Add Potential:** Clear opportunities to enhance or expand the accommodation, amenities, or ancillary buildings (subject to planning)
- **Privacy & Prestige:** Elevated, discreet setting with enduring market appeal
- **Strategic Connectivity:** Convenient access to regional towns, cities, and transport networks

Asset Enhancement Potential (Subject to Planning)

The property presents multiple routes for strategic improvement, including:

- Extension or reconfiguration of existing accommodation
- Creation or expansion of lifestyle and leisure amenities
- Optimisation of ancillary buildings for complementary commercial use

These enhancements offer the potential to diversify revenue streams and further strengthen the business model.



Confidentiality Protocol

This opportunity is offered **strictly off-market**. Full financials, operational details, precise location, and viewings will only be released following execution of a **Non-Disclosure Agreement (NDA)**. All interested parties must demonstrate readiness to proceed before further information is provided.

Enquiries

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