



## Ford Farm Lodges, Kilcot, Newent, Gloucestershire, GL18 1NW

- Centrally positioned for access to the Royal Forest of Dean, Wye Valley, Malvern Hills & Cotswolds.
- Just two miles from the M50 and 60 miles from Birmingham.
- 10 letting lodges of solid timber construction & fully equipped to the highest standards.
- Highly profitable & consistently improving holiday lettings business.
- Spacious four-bedroom farmhouse providing owner's accommodation, with stables & paddock.
- Range of agricultural buildings with redevelopment potential – subject to planning permission.
- Extending to 2.3 hectares (5.8 acres) with space for additional lodges – subject to planning permission.

**Guide Price: £1,850,000 for the property as a fully equipped trading entity.**

### CONTACT US

Viewing is strictly by prior appointment with Colliers International through:

Ben Jones  
Parks  
0117 917 2032  
[ben.jones@colliers.com](mailto:ben.jones@colliers.com)

Amy Brooksbank  
Parks  
0117 917 2042  
[amy.brooksbank@colliers.com](mailto:amy.brooksbank@colliers.com)

**Colliers International**  
10 Templeback  
Bristol  
BS1 6FL  
[www.colliers.com/uk/parks](http://www.colliers.com/uk/parks)



## LOCATION

Ford Farm Lodges occupies a charming rural position, surrounded by copse and rolling fields with the delightful Eil Brook flowing along its northern boundary. The location offers peace and seclusion whilst providing the perfect base for exploring the Royal Forest of Dean and Wye Valley AONB, as well as the Malvern Hills AONB and Cotswolds AONB. It also benefits from being readily accessible to a large urban population, providing the customer base.

The Royal Forest of Dean is characterised by more than 110 square kilometres (42.5 square miles) of mixed woodland; one of the surviving ancient woodlands and the second largest crown forest in England. The Wye Valley Area of Outstanding Natural Beauty is an internationally important protected landscape straddling the border between England and Wales. Both are havens for outdoor pursuits enthusiasts. The Malvern Hills AONB is famed for its dramatic hills and for the pure spring water that flows from them; it offers a rich cultural heritage of forts, castles and priories amidst the landscape of ancient woodland, rolling pastures and wild, open commons. The Cotswolds is one of the country's most beautiful landscapes with nearly 800 square miles of superb scenery, picturesque towns and chocolate box villages.

The area provides a variety of landscapes served by an extensive network of footpaths and bridleways, with a number of waymarked trails including the Offa's Dyke Path, the Wysis Way and Wye Valley Walk; the Forest of Dean is also a popular mountain biking destination with a wide range of specialist cross country and downhill trails. The River Wye is the fifth longest river in the UK, providing fishing for both game and coarse anglers. It is largely unpolluted and is therefore considered one of the best UK rivers outside Scotland for salmon fishing. In addition, the generally slow running waters attract beginner and casual canoeists whilst the fast rapid waters at Symonds Yat draw in experienced canoeists and kayakers. There is caving at Clearwell Caves and climbing at Symonds Yat, which is also renowned as a viewpoint for Peregrine Falcons.

The local economy is organised around the tourism industry, capitalising upon the natural environment and there is a wide range of visitor attractions and activities within close proximity. The National Diving and Activity Centre, provides diving within a former quarry as well as a zip-wire and bungee swing. Go Ape provides a tree-top rope course with junior course and Forest Segway forest. There is also a wide range of historic buildings including Goodrich Castle and Tintern Abbey.

The nearest town is Newent, two miles to the east. Newent is a quintessential and thriving market town with a wide range of shops and attractions. Many of the buildings date from the 13th century and the centrepiece of the town is the Old Market Hall, which was built in 1668.



The Shambles is a collection of Victorian buildings - cottages, houses, alleyways, streets, courtyards, shops and workshops, housing one of the largest collections of everyday Victoriana in the country. Newent is also home to the National Birds of Prey Centre, the award winning Three Choirs Vineyard, and is at the centre of the Golden Triangle, so called because of the display of daffodils in the surrounding area.

## DESCRIPTION

### Holiday Lodges

The ten holiday lodges have been developed over the last 25 years, the older lodges being kept up-to-date through a regular program of maintenance and improvements whilst the most recent Elite lodge was constructed in 2016 and opened for trade in early 2017. They are of solid timber construction and are generously proportioned, with double glazing and central heating. All lodges are equipped to a high standard and the Elites to an exceptionally high standard with premium Miele and Bosch appliances and luxury furnishings. The various lodge types are as follows:

**Kilcot Lodge (2)** - one king size double with ensuite bathroom, open plan lounge/kitchen/diner with fitted appliances and electric 'woodburner style' stove.

**Ford Farm Lodge (4)** - one king size double and one twin, house bathroom, open plan lounge/kitchen/diner with fitted appliances and electric 'woodburner style' stove.

**Kilcot Spa (2)** - one king size double with ensuite bathroom, open plan lounge/kitchen/diner with fitted appliances and electric 'woodburner style' stove, with outdoor hot tub.

**Kilcot Elite Spa (1)** - secluded and contemporary lodge with one king size double, widescreen TV and French doors leading out to decking area with outdoor hot tub. Luxury ensuite bathroom with corner shower, freestanding bath and infra-red sauna. Open plan lounge/kitchen/diner with woodburning stove, iPod docking station and French doors leading to patio area with barbecue. Dishwasher, fridge/freezer and washing machine. Underfloor heating throughout.

**Kilcot Elite Spa 2 (1)** - new in 2017, secluded and contemporary lodge with one king size double, widescreen TV and French doors leading out to decking area with outdoor hot tub. Luxury ensuite bathroom with walk-in shower, roll top bath and infra-red sauna. Open plan lounge/kitchen/diner with woodburning stove, iPod docking station and French doors leading to patio area with barbecue. Dishwasher, fridge/freezer and washing machine. Underfloor heating throughout.





### Lodge site

The site extends to 2.3 hectares (5.8 acres) and the lodges are developed in a low density layout that runs along the western boundary of the site. The lodges have been well-positioned to offer privacy to customers and make the most of the countryside views. They are approached via a dedicated access, across a tarmac surfaced driveways

The centre of the site is open greensward with a small area of copse that conceals a pitch and putt golf course. Therefore, the site offers excellent potential for further development subject to planning permission and the copse would provide excellent ready-made screening between lodges in particular; a low density development of up to 20 additional lodges could be easily accommodated whilst maintaining the relaxed quality of the lodge park. We understand that planning permission exists for the development of a leisure centre within the centre of the site.

The site slopes gently downwards from south-east to north-west, towards Ell Brook and is enclosed behind mature hedge and tree growth along much of its boundary.

### Farmhouse

The Farmhouse was constructed approximately 24 years ago and has a traditional black and white timber finish in keeping with the local vernacular. It sits within enclosed private grounds and benefits from a double garage with office above. The accommodation extends across two storeys and comprises as follows:

#### Ground Floor:

- Entrance hall with cloakroom off.
- Open plan kitchen/dining room that has been recently refurbished and is equipped with premium appliances.



- Utility room.
- Separate dining room/reception room.
- Large lounge with stone fireplace and patio doors to back garden.

#### First Floor:

- Landing with storage and hatch to attic.
- Master bedroom with ensuite facilities including walk-in shower, WC and wash hand basin.
- Large double bedroom fitted wardrobes.
- Single bedroom.
- Double bedroom.
- House bathroom with bath, walk-in shower, WC and wash hand basin

### Farm Buildings

The various farm buildings also represent further potential - subject to planning permission.

A collection of traditional farm buildings is positioned to the east of the farmhouse. These are currently used to stable ponies and for storage/workshop space but would suit conversion to further accommodation, subject to planning permission. The farm buildings extend to approximately 523sqm (5,633sqft), measured on a GEA basis.

Towards the eastern boundary of the site, screened behind tree cover, are two disused poultry sheds. These offer redevelopment potential for further holiday accommodation, subject to planning permission. The two poultry sheds extend to approximately 498sqm (5,350sqft) in total, measured on a GEA basis.





### Paddock

To the east of the farm buildings is a small paddock, measuring approximately 0.3 hectares (0.7 acres) and currently used for pony grazing.

## THE BUSINESS

Available due to retirement, this is a highly profitable and consistently improving holiday lettings business. The lodge park trades through the Hoseasons brand and the vendors report a high level of repeat custom. Whilst catering to families, the core business is from the adult market and this helps to reduce the seasonality of the business.

The close proximity of the lodge park to the M50 and a large urban population originating from the Midlands means that it is readily accessible to a very large customer base and this helps sustain impressive occupancy and especially the short-breaks market.

Trading information will be made available to seriously interested parties following viewing.

## PLANNING

The local authority is Forest of Dean District Council.

## SERVICES

The farmhouse has a LPG fired central heating system, with underfloor heating to the kitchen/dining room and radiators throughout. The boiler was renewed in 2017 and the underground tank supplying this system is located in the front garden.

All of the lodges are centrally heated with LPG boilers, except for the two most recent lodges which have underfloor heating and air source heat pumps as well as roof mounted solar panels.

The property has a private borehole with mains water available.

The property is served by a private sewerage system, the lodges are connected to two sewage treatment plants and the farmhouse is on a separate septic tank..

Purchasers are required to satisfy themselves with regards to the condition of the services.



## EPCS

Address	Band
1 Ford Farm Lodge, Ford Lane, Kilcot, Newent, GL18 1NW	D
2 Ford Farm Lodge, Ford Lane, Kilcot, Newent, GL18 1NW	E
3 Ford Farm Lodge, Ford Lane, Kilcot, Newent, GL18 1NW	E
4 Ford Farm Lodge, Ford Lane, Kilcot, Newent, GL18 1NW	E
1 Kilcot Lodge, Ford Lane, Kilcot, Newent, GL18 1NW	D
2 Kilcot Lodge, Ford Lane, Kilcot, Newent, GL18 1NW	D
3 Kilcot Lodge, Ford Lane, Kilcot, Newent, GL18 1NW	D
4 Kilcot Lodge, Ford Lane, Kilcot, Newent, GL18 1NW	D
Ford Farm House, Ford Lane, Kilcot, Newent, GL18 1NW	E

## INFORMATION PACK

An information pack is currently being prepared and will be made available to genuine interested parties following viewing.

## GUIDE PRICE

£1,850,000 for the property as a fully equipped trading entity.

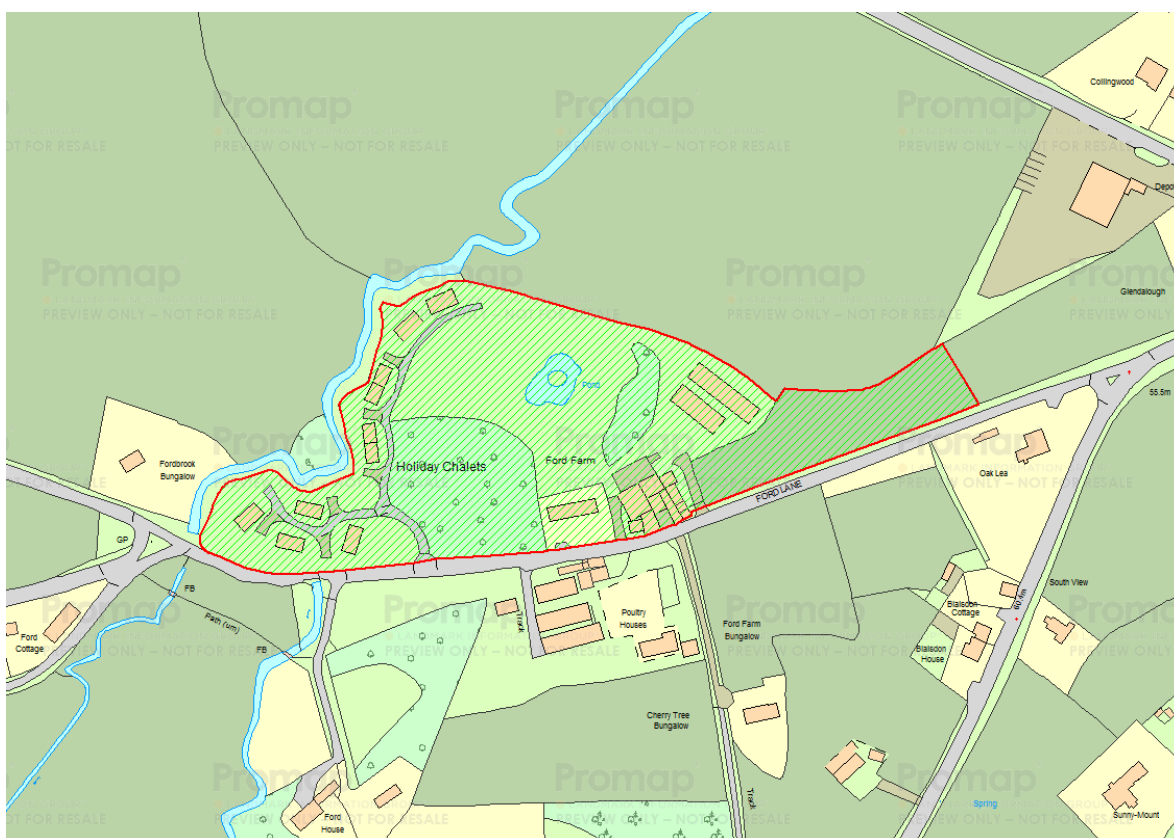
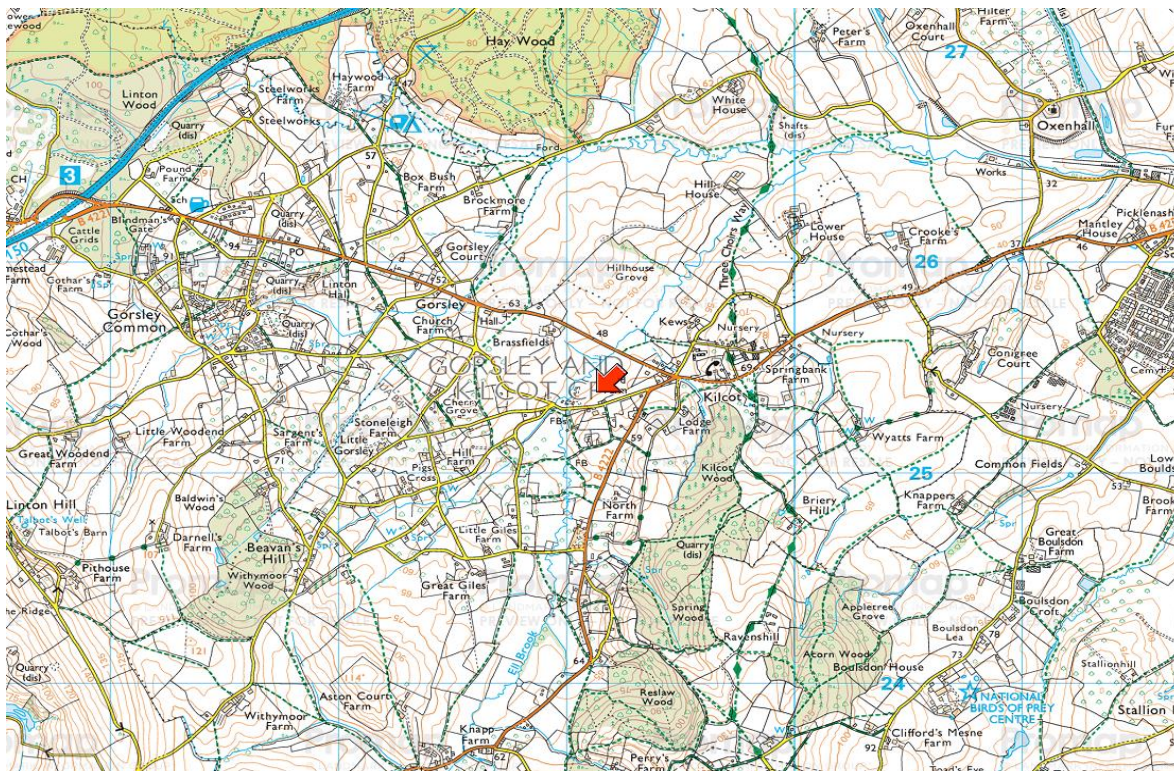
## FINANCE

Colliers International is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

## TO VIEW

All appointments to view must be made through Colliers International who are acting with sole selling rights.





Misrepresentation Act: Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property. July 2014

Colliers International is the licensed trading name of Colliers International Property Advisers UK LLP which is a limited liability partnership registered in England & Wales with registered number OC385143. Our registered office is at 50 George Street, London W1U 7GA.

