



Aviary Holiday Hamlet

Brighton Cross, Cornwall

Carter Jonas

**Aviary Holiday Hamlet
Brighton Cross
Truro
Cornwall
TR2 4HD**

Newly developed lodge complex, equidistant from each coastline, with good access from the A3058 and the A30.

Comprising three detached 3-bedroom lodges and two semi-detached 4-bedroomed holiday letting cottages.

Planning consent has been commenced for the construction of four further 3-bedroom detached lodges.

In all, extending to 2.58 acres.

For sale as a whole by private treaty.



Location

The site is located next to the roundabout in the hamlet of Brighton with good road communications to the A3058 linking to the A30 and St. Austell. The B3275 provides further access to the South Cornwall coastline.

The village of Summercourt is located 1.5 miles away and provides a primary school, the London Inn public house which is known for good food in the area, and a village shop. The city of Truro is 10 miles away with further schooling and shops, a cathedral, multiplex cinema, theatre and hospital.

Popular attractions include Falmouth and the Roseland Peninsula including St. Mawes, which are both known for sailing. The surfing beaches on the North Cornwall coastline of Newquay, Perranporth, St Agnes and Porthtowan are all within easy reach.

Other attractions in the area include the Eden Project at St. Austell, The Lost Gardens of Heligan near Mevagissey, Lanhydrock House (National Trust) near Bodmin, Pendennis Castle (English Heritage) at Falmouth and Trebah Garden (National Trust) on the Helford River.

The Business

The present owners have developed the site since 2016 to include building the four detached lodges and converting the stables into two holiday letting cottages to establish a profitable holiday letting business from 2020. The lodges and cottages are let out exclusively via Sykes holiday letting agency and the business currently does not have a website.

Planning permission was granted in February 2023 from Cornwall Council (reference PA22/08494) for the construction of four additional detached single storey 3-bedroom holiday letting units to expand the business. The four concrete bases have now been constructed, which has formerly triggered the planning permission to run in perpetuity.

The holiday letting business from the three lodges and the two holiday letting cottages produced a turnover of £59,464 in 2021/22 season and £61,606 in the 2022/2023 season. In the 2023/24 season a lower turnover of £31,772 from a limited season. For the 2024/2025 season the turnover was £47,251.

Trading information can be provided to bona fide purchasers.

The Lodges

The three detached lodges were completed in 2020 to a high standard and comprise an open plan sitting/dining room and kitchen area with French doors leading out onto a decking area with seating. Three bedrooms (one with en-suite shower room) and bathroom. Outside each lodge has parking next to on a gravelled area as well as a private garden area laid mainly to lawn.



The Holiday Letting Cottages

The former stable block now named The Stalls was converted in 2022 into two, single storey, semi-detached, 4-bedroomed holiday letting cottages, converted to a high standard and popular with guests. They could be interconnected if required and are commonly let together to family groups.

They each provide an open plan sitting/ dining room and kitchen area and have French doors leading out onto a garden area with patio to front. There are four bedrooms (bedroom 1 with an en-suite shower room) and an additional separate shower room. Parking for the cottages is to the front on a gravelled area.



Outside

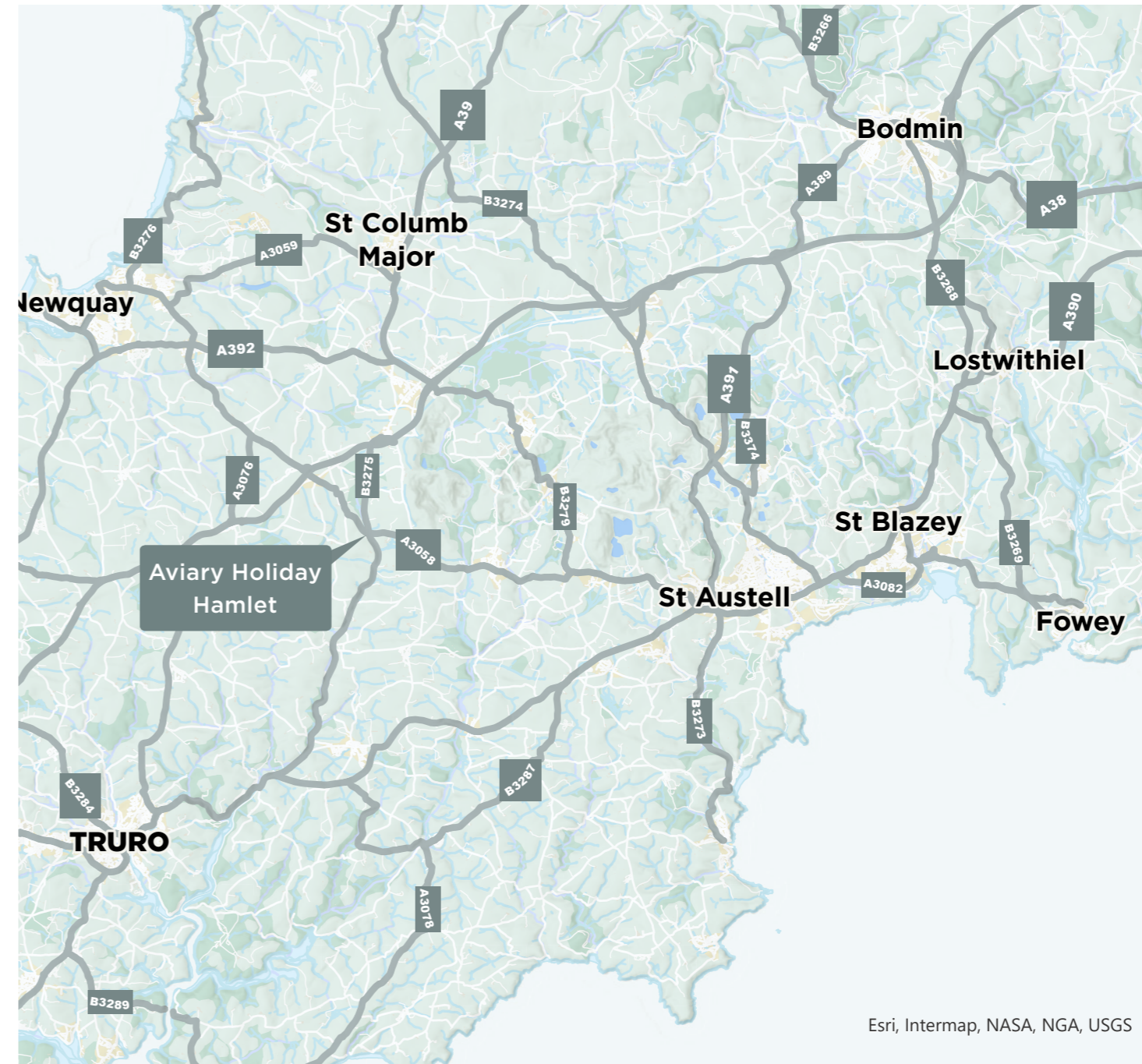
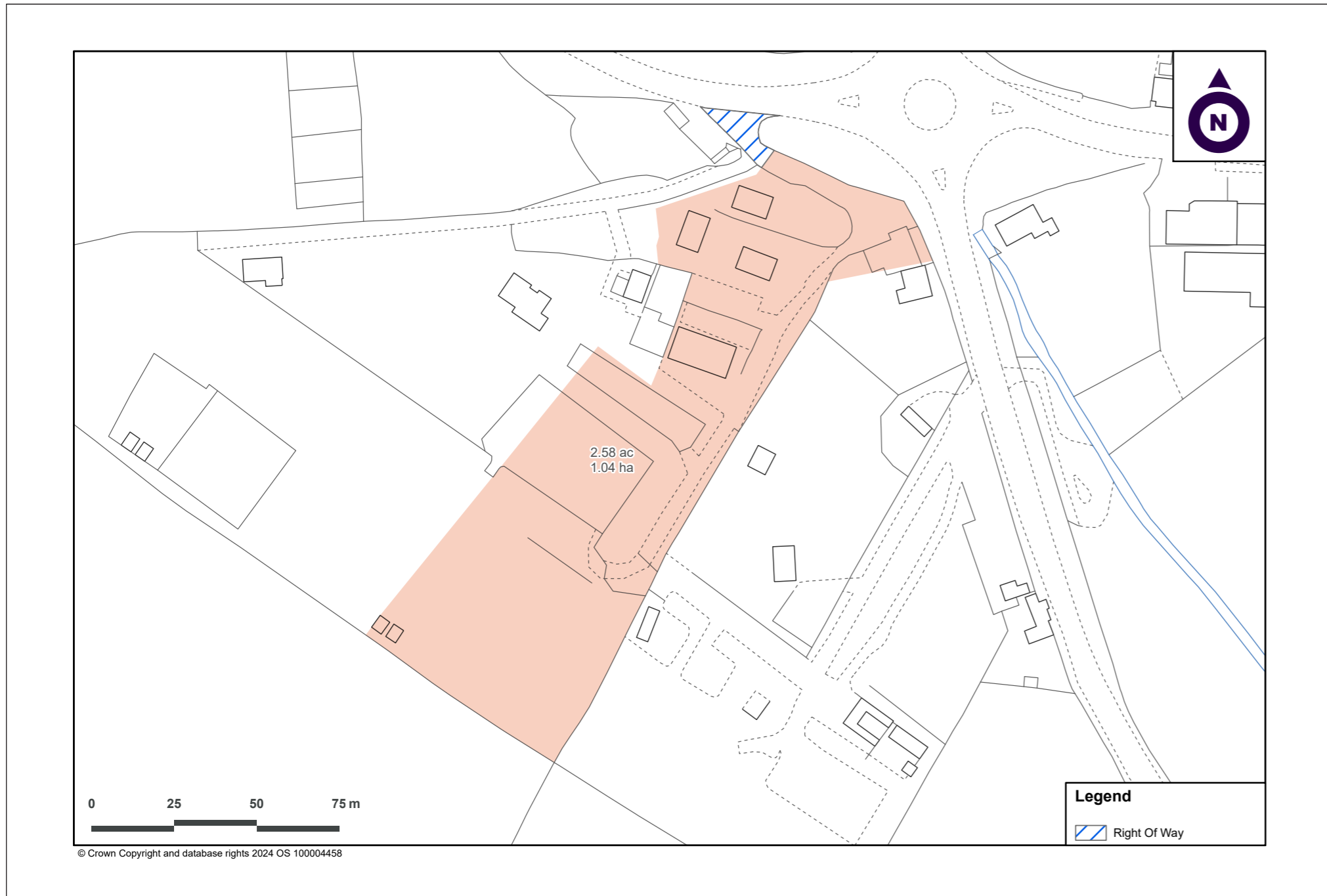
The lodge complex has a concrete driveway from the main gate that leads to each holiday letting unit and their gravelled parking areas.

The gardens and grounds are an integral part of the site and are well planted so each property has a high degree of privacy.

The top field, which has planning permission for the additional four holiday letting lodges, has views over the surrounding countryside. There is potential to use this field for camping or glamping subject to gaining the relevant planning consents.

The property is set in 2.58 acres with the top paddock measuring approximately 1 acre.





Method of Sale

Offered for sale by private treaty, inclusive of trade inventory to include furnishings, equipment, fixtures and fittings in relation to the business, excluding any personal items.

Tenure & possession

The freehold interest is being offered for sale with vacant possession available on completion.

Planning

The planning consent for the construction of three single storey holiday chalets was approved in February 2018. Planning reference: PA17/11536.

The change of use from stable block to two holiday lets was approved in August 2020. Planning reference: PA20/03885.

The planning consent for the construction of four additional single storey holiday units was approved by Cornwall Council in February 2023. Planning reference: PA22/08494.

Rights of Way

The site will be sold with a right of access over the driveway as shown hatched on the plan.

Rateable Value

According to the Valuation Office, the premises has a rateable value of £9,200. Interested parties are advised to make their own enquiries.

Local authorities

Cornwall Council
www.cornwall.gov.uk

Viewings

Strictly by appointment with agents Carter Jonas.



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