

BUSINESS & PROPERTY  
FOR SALE

Ref: 9175

# Setcops Farm Holiday Cottages & Events Barn

Cross Lane, Market Rasen, Lincolnshire, LN7 6JT



Passionate about selling your business.

# Business & Property: £1,050,000

EPC rating: C-E / Business rates: TBC

Annual Turnover: £86,817

Gross Profit: £82,711

Latest available accounts

29th Feb 2024

## Exclusive Countryside Wedding/Event Venue - Lincs

Blacks Brokers are pleased to bring to the market this stunning and exclusive countryside wedding and event venue located in the beautiful Lincolnshire countryside. You are able to view the full range of images here: <https://btglink.co/3XaMI7c>

- ✔ Stunning Setting In Lincolnshire Countryside Across 7.79 Acres
- ✔ Seven Self Catering Cottages + Events Barn
- ✔ 3 Bed Farmhouse and Log Cabin
- ✔ Annual Turnover 2024 £86,817 /Gross Profit £82,711
- ✔ Owner Operator – No Staff
- ✔ Scope to extend weddings with approval from West Lindsey local council
- ✔ Excellent Client Relationships & Online Reviews
- ✔ Owner Honouring All Bookings Already Made and Taking New Bookings



## About

Setcops Farm is a hidden gem set in approximately 8 acres by the Lincolnshire Wolds an area of outstanding natural beauty, 18 miles from Cleethorpes and the East Coast. A countryside gem easily reached just ten minutes from the M180 Motorway comprising of Seven Self Catering Cottages, Wedding and Events Barn, Log Cabin, 3 Bed Farmhouse with half an acre wooden fenced horse paddock and one acre Dog Park. Setcops Farm provides comprehensive holiday and short-term letting services to a wide range of repeat guests and our client has built strong relationships with online businesses such as TripAdvisor, Air BNB, Expedia and Booking.com with an impressive 30% of business generated by returning guests.

Due to a change in personal circumstance and family commitments, our client has taken the decision to sell the business. This is due to a lack of time to dedicate to the development of this growing business. The consistently high standard of service provided by the Company has enabled it to build and maintain strong, long-standing relationships with repeat customers, some of which span over ten years. This proven track record continues to generate additional custom.

Our client has advised that she will be honouring all bookings already made and is still taking future bookings for Wedding/events etc.

## Location

The Company operates from premises in Market Rasen, Lincolnshire, that are owned by the current shareholder. This is a full freehold sale based in a stunning trading location well linked by the M180.

## Premises Details

This stunning site is 7.79 acres in size. Boasting seven fabulous holiday lets in a private courtyard built in 2010. A detached one-bedroom refurbished granary currently used as an Airbnb income. An impressive three bed detached owners accommodation heated by an oil-fired cream Aga and wood burning stove with a private orchard garden and summer house. A wedding barn with bar and toilets, licenced for civil ceremonies along with a wooden gazebo in the garden which is also licenced for outside civil ceremonies. Log cabin for glamping in a back field with enclosed horse paddock and pond. Various outbuildings including a 200-metre squared storage shed, four grain bins and a car port (this is currently under let for £250 pm). In the front field adjacent to the holiday lets there is a newly built 80 x 40 metre dog park addition to the business could be easily set up.

Floor plans are available on request.



## Financial Information

Accounts to 2024 show annual turnover of £86,817 and gross profit of £82,711.

## Key Information

The cottages remain fully operational, with existing weddings and events honoured and new bookings accepted; however, due to a career change, only a few weddings are currently booked as the owner is not actively promoting events, leaving scope for the new owner to explore alternative uses such as a farm shop, café, retreat centre, campsite, or storage facility.

Conveniently located just 10 minutes from the M180, the property offers easy access to Hull, York, and Leeds (all within an hour's drive). Its proximity to the coast at

Cleethorpes—only 30 minutes away—also makes it a popular spot for campers from West Yorkshire.

## Staffing

Setcops Farm Holiday Cottages and Events Barn is currently managed on a full-time basis by Eleanor Rossington with support from casual staff as required. The Company employs these members of staff on an ad hoc basis. Eleanor has a very active role in the business, from initial booking to wedding planning and hosting on the day. Eleanor brings vast experience within this sector, providing a personal and bespoke service to each guest.

## Summary

SF presents a unique opportunity for a new owner, with bookings in place for next year. There is significant scope to utilise further marketing strategies and attract additional clients, encouraging company growth. There is also significant scope to introduce a marketing assistant to manage social media content, attend wedding fairs and organise open days. The Company has an enviable trading record with many guests and wedding parties approaching the business directly due to recommendations - there has been little marketing required to reach this stage.

Our client has advised us of a number of areas prime for development. In addition to the utilisation of the fields within this site, a new owner may also look to introduce new services for existing guests such as:

- Welcome packs and breakfast hampers
- Airport shuttle service.
- Hot Tub for newly married couples and/or stag and hen parties
- Archery/rifle range for stag parties
- Fishing pond
- Glamping pods
- Camping shower and toilet block







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## Contact

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