



For Sale as a going concern  
**A modern development of 3 luxury holiday lodges  
with planning permission for 2 traditional dwellings.**  
Pentridge, Salisbury

**Offers in Excess of £965,000**  
Freehold  
**Equity Split Available STC**



A fantastic lifestyle business opportunity located in the spectacular Cranborne Chase National Landscape Dark Skies Reserve. Whitey Top Lodges is a profitable holiday letting business with both planning permission and scope for further development.

### **FOR SALE**

**3 luxury holiday lodges together with planning permission for 2 further traditional units (1 x single storey, 1 x 1.5 storey)  
Offers in Excess of £965,000**

### **Freehold**

- A well-established and profitable leisure business with a fantastic reputation, awarded Customers Choice 2024 by Hoseasons.
- Freehold title extending to approx. 0.93 acres.
- Superbly appointed and well-maintained accommodation.
- Contemporary design.
- Progressive construction, purpose-built for the holiday letting market.
- Consistent turnover and profits.
- Profitable luxury holiday lodge business.
- Planning permission for further development.
- Located in the heart of the Cranborne Chase National Landscape.
- Within an International Dark Sky Reserve.
- Scope for further value to be added.
- Shared equity between owners is available at a reduced price, subject to negotiations.

Viewing strictly by appointment through  
Symonds & Sampson Dorchester Commercial office on  
01305 261008





### The Property

Whitey Top Holiday Lodges is situated on the border of three counties, Hampshire, Wiltshire and Dorset. Located in the heart of Cranborne Chase National Landscape, the property comprises three holiday lodges, Buckland Lodge, Whitey Top Country Lodge and The Stargazer. There is also consent for further development of a 1.5 storey unit and a single storey unit. The planning details are available from Dorset Council, under planning application reference P/VOC/2022/05057. There is potential for one holiday unit to be used as manager/owner's accommodation, subject to the necessary consents. The development was completed in 2016 and has an established track record with strong, consistent turnover and profits. Three of the cottages are two-bed units, comfortably accommodating four people.

The contemporary design features include modern fitted kitchens with energy efficient appliances, open plan living areas, spacious rooms and large glazed French doors that lead onto the terraces overlooking the neighbouring countryside. Inside, the lodges provide light, comfortable, contemporary accommodation with LPG fired central heating.

### Buckland Lodge

Buckland is a detached luxury holiday lodge. The accommodation is all on the ground floor and comprises an open plan living space with Freeview television & electric fire. There is a dining area, kitchen with electric oven, gas hob, microwave, fridge/freezer, dishwasher and washing machine.



There are two bedrooms with a king size double and two single beds. The main bedroom has an en suite shower room, and there is a family bathroom with a bath, shower over the bath, w.c. and hand wash basin. Buckland Lodge has French doors leading to the terrace, with views over the neighbouring farmland and countryside.

#### Whitey Top Country Lodge

Country Lodge is a detached luxury holiday lodge. The accommodation is all on the ground floor and comprises an open plan living space with Freeview television & electric fire. There is a dining area, kitchen with electric oven, gas hob, microwave, fridge/freezer, dishwasher and washing machine. There are two bedrooms with a king size double and two single beds. The main bedroom has an en suite shower room, and there is a family bathroom with a bath, shower over the bath, w.c. and hand wash basin. Country Lodge has French doors leading to the terrace, with views over the neighbouring farmland and countryside.

#### Stargazer

A totally new concept, this detached lodge has a bedroom on the mezzanine floor, for relaxing in bed and at the same time stargazing, as well as having a master bedroom with walk-in wardrobe, luxury all over body shower, kitchen, open plan living area and under cover terrace.

#### Further Development

Planning consent to further develop the site has been granted under Dorset Council planning reference P/VOC/2022/05057 for two further semi-detached units and a laundry room facility. There may be scope for one of the units to provide Manager's/owner's accommodation, subject to the necessary consents.

#### Location

The Cranborne Chase National Landscape is a chalk plateau in central southern England, straddling the counties Dorset, Hampshire, and Wiltshire. The plateau is part of the English

Chalk Formation and is adjacent to Salisbury Plain and the West Wiltshire Downs in the north, and the Dorset Downs to the south west.

#### Situation

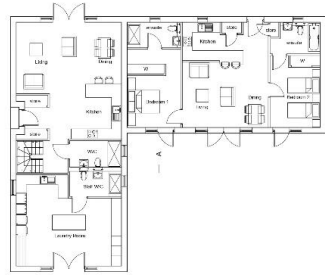
The development is in a peaceful and beautiful countryside setting on the outskirts of the rural hamlet of Pentridge, close to major road, rail and port links for convenient access. Cranborne Chase is one of only 14 International Dark Sky Reserves in the world, and as such the area is highly popular with stargazers. Dark Sky Reserve Status is awarded by the International Dark-Sky Association, which officially recognises areas that are naturally dark at night, free of light pollution. This means that Cranborne Chase is one of the best places in the world to view the beauty of the night sky including our own galaxy, the Milky Way.

#### Local Authority and Taxes

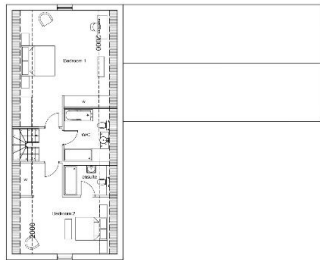
Local Authority - Dorset Council. The cottages are subject to Uniform Business Rates. RV: £3,300 (from 1 April 2023)



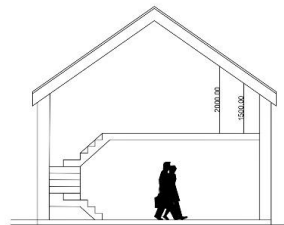
# Site plan and elevations for proposed new units with planning consent.



Ground Floor Plan Scale 1:100@A0



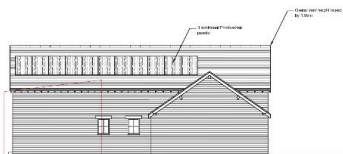
First Floor Plan Scale 1:100@A0



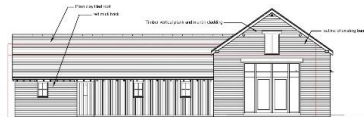
Section AA Scale 1:50@A0



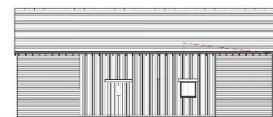
Proposed Site Plan Scale 1:200@A0



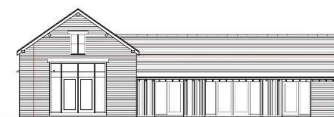
South Elevation Scale 1:100@A0



East Elevation Scale 1:100@A0



North Elevation Scale 1:100@A0



West Elevation Scale 1:100@A0

**DISCLAIMER RISK ASSESSMENT**  
 WDA ARCHITECTS  
 A professional assessment of the proposed development has been carried out in accordance with the requirements of the Building Regulations and the Building Act 2000. This assessment is based on the information provided to us by the client and is not intended to constitute a guarantee or warranty of any kind. We accept no liability for any loss or damage, whether direct or indirect, arising from the use of this assessment.

**NOTES**  
 1. The proposed development is subject to a planning consent. The client is responsible for ensuring that the development complies with the conditions of the consent.  
 2. The proposed development is subject to a building consent. The client is responsible for ensuring that the development complies with the requirements of the Building Regulations and the Building Act 2000.  
 3. The proposed development is subject to a resource consent. The client is responsible for ensuring that the development complies with the requirements of the Resource Management Act 1991.

**NOTES REGARDING SEALS**  
 1. The proposed development is subject to a resource consent. The client is responsible for ensuring that the development complies with the requirements of the Resource Management Act 1991.  
 2. The proposed development is subject to a building consent. The client is responsible for ensuring that the development complies with the requirements of the Building Regulations and the Building Act 2000.  
 3. The proposed development is subject to a planning consent. The client is responsible for ensuring that the development complies with the conditions of the consent.

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NO.	DESCRIPTION	DATE	BY
1	PROVISIONAL	08/08/2022	WDA
2	PROVISIONAL	08/08/2022	WDA
3	PROVISIONAL	08/08/2022	WDA
4	PROVISIONAL	08/08/2022	WDA
5	PROVISIONAL	08/08/2022	WDA
6	PROVISIONAL	08/08/2022	WDA
7	PROVISIONAL	08/08/2022	WDA
8	PROVISIONAL	08/08/2022	WDA
9	PROVISIONAL	08/08/2022	WDA
10	PROVISIONAL	08/08/2022	WDA

**WDA**  
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DESIGNER	M & Mrs White
PROJECT	Whitby Top Farm Holiday Units
PROJECT NO.	Barn Site Holiday Units Proposed Plans, Section & Elevations
DATE	16/08/2022
SCALE	1:100@A0
PROJECT NO.	1817158
010	C
PLANNING	
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### The Business

The holiday lodges boast an impressive occupancy rate, with bookings coming in via cottages.com, hoseasons.co.uk and the current owner's website, whiteytoplodges.co.uk. Demand for the cottages is strong, prompting the addition of the third lodge, Stargazer this summer, and plans for further development with planning consent and foundations in place for 2 traditional dwellings. The existing turnover of approximately £70,000 per annum is expected to reach £102,000 per annum with the addition of Stargazer, and with the development of the two traditional properties there is further potential for significant growth in the future. Accounts are available on request, subject to the interested party entering into a Non-Disclosure Agreement. (Hot tubs are not included in the sale but are subject to separate negotiations)

The vendors are also open to an equity split or sale of part, please contact the agent for further details.

### Local Attractions

The medieval city of Salisbury is 11 miles away with its beautiful gothic Cathedral, restaurants and great shopping. Blandford Forum is 13 miles away with further shopping, recreational and business facilities. Martin Down National Nature Reserve is 2 miles from the lodges. Other attractions include, The Tank Museum, Monkey World, Paultons Park, Peppa Pig World, Longleat House and Longleat Safari Park. The World Heritage sites of Stonehenge, the Jurassic Coast are nearby, and the New Forest National Park is just 20 minutes' drive away.

### Directions

From Blandford take the A354 east towards Salisbury at the Hill Top Roundabout and follow the road for approximately 9.2 miles. At the Handley Cross Roundabout, take the second exit towards Salisbury and follow the road for a further 1.4 miles before turning right onto Bowling Green Lane. Follow the road to the T junction and turn left, follow the road into Whitey Tops Holiday Lodges, at the end of the lane.

### Agent's Note

The hot tubs are available to purchase by way of separate negotiations and are not included in the sale price.

### Energy Performance Certificates

TBC

RH/13/12/24



Site Plan - for identification purposes only (Yellow box shows building site)

