



Mount Brioni



A holiday park and property management business located in a unique position overlooking the beach at Seaton with panoramic sea views. A superb home and income business.

- Excellent home and income opportunity
- Overlooking Seaton Beach
- Owners 3 bedroom apartment
- 2nd letting apartment
- Planning for 2 bed penthouse
- Profitable management business
- Panoramic sea views
- Track record with growth potential

Guide Price £875,000

Introduction

This holiday park and property management business comes with owners 3 bedrooomed apartment with direct sea views, ground floor holiday letting apartment and planning for a further penthouse. The site extends to approximately 1.4 acres and has 25 privately owned apartments. Situated directly overlooking Seaton beach with panoramic views this home and business opportunity presents an attractive lifestyle opportunity. It could equally suit on site owners or off site with employed management.

Situation

Mount Brioni has a unique location along the quiet coastline of Southeast Cornwall between Whitsand Bay and Looe. The Mount Brioni apartments are located within the seaside village of Seaton and the property is within walking distance of the village amenities including public house, bistro, café, the beach and Seaton Valley Country Park and Nature Reserve.

The adjacent village of Downderry (1 mile away) provides a primary school, village hall/post office, public house, doctors surgery, coffee shop and the Blue Plate restaurant.

Further amenities can be found nearby at the harbour town of Looe (5 miles) with secondary school, supermarkets, dentist, shops and a fish market along with moorings and slipways for boating and sailing making it extremely popular with tourists.

Plymouth being the commercial centre of the area is 18.5 miles away and is accessed by the A38 and Tamar bridge or the Torpoint ferry. Plymouth city has theatres, cinemas and shopping centres as well as the national aquarium and the Hoe made famous by Sir Francis Drake.

The Business

The owners assets include the parks freehold, the residential apartment, planning permission for a penthouse apartment, a holiday letting apartment, office stores, commercial laundry, guest laundry, reception lobby and workshop.

Mount Brioni is a managed park with 25 privately owned apartments, plus the 2 owners apartments. The properties range from ground and first floor apartments to houses and duplexes and are either 1 or 2 bedroom units. Most of the apartments are rated by visit England as 4* Gold. The park owner is not responsible for any overheads or maintenance cost as they are privately owned properties. The apartment owners benefit from having their apartments managed and rented and having the use of the apartments when required.

The accommodation is promoted via Mount Brioni's own website www.mountbrioni.co.uk and other internet advertising. The website is currently being upgraded to incorporate an online booking system which will allow guests to book directly via the internet.

Income from Mount Brioni Holiday Apartments is produced from a number of income streams including rental income from the owned apartment (no.17), the management fees from the letting business, from the laundry and cleaning service, as well as the management of the site service charges and ground rents.

We believe the unique location and setting for this business and quality of the accommodation provide a very positive position for lucrative future income potential.

The owners/Managers Residence

Originally one house and subsequently split into 2 apartments and reception and office space, the owners apartment is situated on the first floor with it's own access. The accommodation in brief comprises, a large central hall, Sitting room with patio door leading onto the balcony with panoramic beach and sea views. Kitchen, with fitted units and working surfaces, integral appliances including Bosch ceramic hob, Stoves electric cooker. Also space and plumbing for dishwasher, window with sea views. The dining room has views to the rear overlooking Seaton Valley Countryside Park and the village. The 3 bedrooms are all accessed from the hall with bedroom 1 to the front with patio door and panoramic views, bedrooms 2 & 3 with rear views of the Countryside Park and village. Family bathroom with white suite comprising panelled bath with shower over, wash hand basin and wc. All the window are UPVC double glazed.

Holiday letting apartment No.17

The 2nd owners apartment, No.17 is let for holiday use and rated as 4* by Visit England and sleeps 2. Sitting/dining room with glazed door to the front patio area with panoramic beach and sea views. Kitchen fitted with units and working surfaces, electric cooker and hob. Bedroom and separate shower room.

Grounds and facilities

To the front of the property are lawned gardens with flower and shrub borders and two ornamental ponds. At the front there is an infant's play area, timber Wendy house, swings and sunken sand pit.

The drive leads up to the front of the property and reception office then splits off to lead around to the rear where there is a car park with 27 allocated spaces. Within the buildings is a reception office, store, kitchen, wc, guest laundry and commercial laundry for the business. Further to this is a workshop, a two storey building with power and light and mezzanine storage. There is a small plot of land adjacent to the car park with potential for development. In all the site is approximately 1.4 acres.

Please note there is a right of way across the driveway to the adjoining owners land.

Services

Mains electric, water and drainage.

Fixtures and Fittings

Only those mentioned in the sale particulars are included in the sale. All others are excluded but may be available by separate negotiation. However the majority of the equipment related to the running of the business and apartment 17 will be included, excluding personal items.

Outgoings

Council Tax Band A

Local Authority

Cornwall Council

Viewings

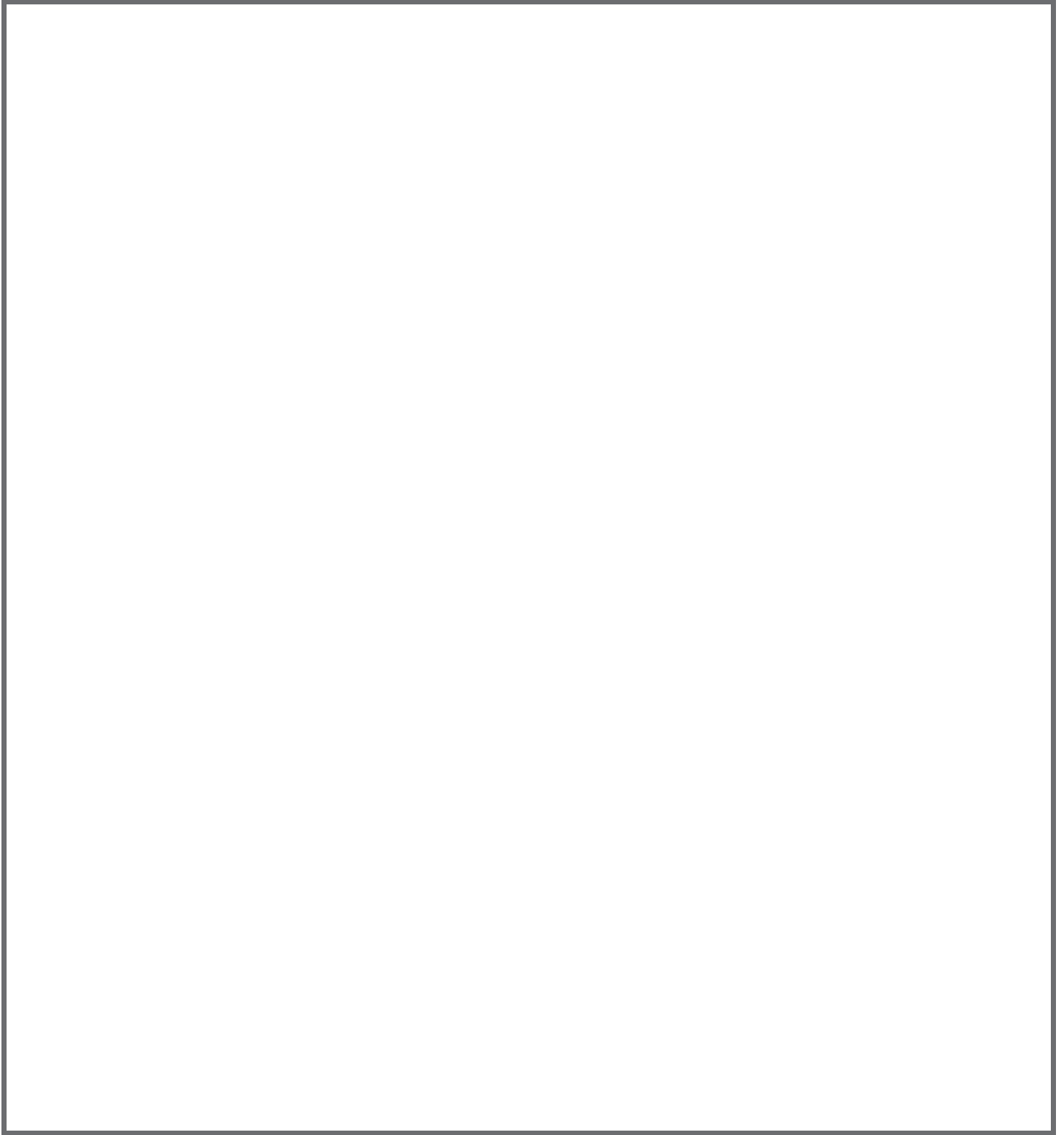
Strictly by appointment through Stags Holiday Complex Department on 01392 680058

Disclaimer

These particulars are a guide only and should not be relied upon for any purpose.



Mount Brioni, Looe Hill, Seaton, Cornwall, PL11 3JN



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Energy Efficiency Rating		Current	Potential
(93-100) A	Best energy efficient - lower running costs		
(81-92) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
England & Wales		EU DIRECTIVE 2002/91/EC	

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