



## Garden Of Remembrance

Spring Garden Road, Longton, Stoke-On-Trent, ST3 2QN

**2.7 Acres of Established Garden of Remembrance/Cemetery/Burial Ground with short term and long term income**

**Guide Price £1,500,000**

- Regular income from existing family clients
- Additional income from Grave surrounds and Interment Sites
- Annual turnover circa £300,000 with ample room to improve
- Existing Staff could remain
- Potential to expand operating buildings and extend services offered to the public.



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## Summary

<b>Price</b>	£1,500,000 To include inventory and order book
<b>Rateable Value</b>	£11,750
<b>Car Parking</b>	Circa 46 Spaces on site
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (86)

## Description

An established garden of remembrance offering burial and interment of ashes sites in the heart of Stoke. Operating for approximately 25 years, less than 50% of the site is currently laid out as burial ground and there is considerable potential to increase capacity within the site.

The reception, office and car park are at the entrance to the site and all access to the cemetery is controlled. Planning consent was obtained in 2015 to construct a new extension to be able to offer committal services and additional facilities but the planning was never action and will need to be renewed.

## Location

Adjoining Longton Public Cemetery (which is full) the Garden of remembrance offers a peaceful location for families to visit deceased relatives in a maintained and controlled environment.

## The Business

There is an annual revenue generated with each burial and interment paying an annual fee towards the maintenance of the grounds and control of the peaceful environment. There are circa 870 families currently paying £65 per year for this service.

There is no restriction on the number of graves or interment sites. Capacity is governed by the physical constraints of the site. With the increasing preference for Cremations this dramatically increases the future revenue potential of the business. In addition to the additional space available within the established grounds, circa 1 Acre of the site is currently undeveloped.

Revenue is also gained by the fee paid for the burial or interment plot and provision of the grave stones and grave surrounds which are controlled and must be purchased via the Garden of Remembrance. Prices are regularly checked to ensure the Business is competitive and the restriction is imposed to maintain a peaceful air of quality and serenity.

In addition to the grave and interment plots, families are offered the opportunity to sponsor a rose tree or to have ashes spread within the rose garden. The opportunity to purchase a granite set with flower and plaque has recently been introduced for interment of ashes and this offers considerable additional potential both within the established area and the undeveloped land.

Annual turnover has been consistent at around £300,000. Additional financial information is available on request



## Viewing & Further Information

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