

RORY MACK

ASSOCIATES



ALTON COTTAGES (3 BED, 2 BED & 1 BED), ALTON, STAFFORDSHIRE, ST10 4AU

FOR SALE
£975,000

- 3 premium cottages for sale as residential site or holiday let business opportunity
- GIA: 3,079 sq ft
- Refurbished throughout and finished to an exceptional standard
- Income potential of over £100,000pa
- Could be used as family home with annex and additional 2 bed holiday let
- Lovely quiet location a short drive from Alton Towers



ALTON COTTAGES

SALTERSFORD LANE, ALTON

STAFFORDSHIRE, ST10 4AU

GENERAL DESCRIPTION

Alton Cottages are three premium cottages finished to the highest of standards. The properties can be combined to create a four bedroom home plus 2 bedroom detached cottage or could be run as a business on Airbnb and many other holiday let portals. The site is accessed via a large driveway with parking for multiple vehicles with the following buildings.

3 bedroom house (Woodbine Cottage) – a beautiful property with large open plan kitchen/diner with granite worktops, integrated fitted white goods and vaulted ceiling. Past the boot room and downstairs bathroom is a large living room with engineered oak floor and open log burner fireplace. On the first floor are three double bedrooms with fitted wardrobes plus family bathroom. The property has a front garden area plus parking for 3-4 cars. From a holiday let perspective, the house would rent for an average of £320 per night.

1 bedroom cottage (Honeyberry Cottage) – this property could be added to the 3 bedroom section to create a large 4 bedroom house or could be kept as an attached annex to the main house. The property comprises an open plan kitchen/diner with karndene flooring, fitted kitchen and access to ground floor bathroom, there is a bright and open lounge with french doors to the block paved outside area. On the first floor is a loft conversion style double bedroom with velux windows and fitted wardrobe space. This space would rent for an average of £130 per night.

2 bedroom cottage (Honeysuckle Cottage) – a fully renovated detached building directly in front of the main house. The ground floor comprises an entrance with access to bathroom and utility/boot room, a large and bright open plan kitchen/diner and lounge with French doors to rear garden/seating area, plus downstairs bathroom. On the first floor are two double bedrooms with fitted wardrobe space and a family bathroom. The property boasts engineered wood flooring and granite worktops in the kitchen. The 2 bedroom cottage would rent for an average of £230 per night.

Note: There is an unused parcel of land included within the sale that could be converted to a garden space.

Alton Cottages offers an excellent business opportunity with multiple letting possibilities or the chance to run a number of businesses from the location. It is rare an offering of this standard becomes available and our virtual tour will give prospective buyers an idea of the size and finish of the asset.

LOCATION

The properties are located on Saltersford Lane at the bottom of Alton village and under 2 miles from Alton Towers Resort.

BUSINESS POTENTIAL

Our figures are based upon current rental incomes and expected occupancy rates for property of this type.

Honeyberry at £130 x 5 nights x 39 weeks = £25,350

Honeysuckle at £230 x 5 nights x 39 weeks = £44,850

Woodbine at £320 x 5 nights x 39 weeks = £62,400

£132,600 gross income – 20% costs for cleaning and management = **£106,080.**

ACCOMMODATION

Woodbine Cottage

Ground floor	
Lounge:	320 sq ft
Kitchen/diner:	265 sq ft
Laundry/boot room:	64 sq ft
Bathroom:	30 sq ft
Entrance hall:	28 sq ft
Total NIA:	707 sq ft

First floor	
Bedroom one:	118 sq ft
Bedroom two:	110 sq ft
Bedroom three:	105 sq ft
Bathroom:	62 sq ft
Total NIA:	395 sq ft
Overall GIA:	1,253 sq ft

Honeyberry Cottage

Ground floor	
Kitchen/diner:	279 sq ft
Lounge:	222 sq ft
Bathroom:	44 sq ft
Total NIA:	545 sq ft
First floor	
Bedroom:	187 sq ft
Overall GIA:	766 sq ft

Honeysuckle Cottage

Ground floor	
Laundry room/boot room:	26 sq ft
Kitchen/diner, lounge:	539 sq ft
Bathroom:	37 sq ft
Total NIA:	602 sq ft
First floor	
Bedroom one:	164 sq ft
Bedroom two:	163 sq ft
Bathroom:	44 sq ft
Total NIA:	371 sq ft
Overall GIA:	1,060 sq ft

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EPC

Honeyberry – Band C (77)
Honeysuckle – Band D (55)
Woodbine – Band D (67)

VAT

The sale price is not subject to VAT.

SERVICES

Mains gas, electric, water and drainage are connected. Gas fired central heating installed throughout. The three separate entities all have their own individual meters. No services have been tested by the agents.

TENURE

Available freehold, subject to contract and with vacant possession upon completion.

VIRTUAL TOUR

Our virtual tour can be viewed by clicking on the link below
<https://tour.giraffe360.com/5e687be31a4f4c668bb2ae6b8935fe8b>

ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



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Woodbine Cottage



Honeyberry Cottage

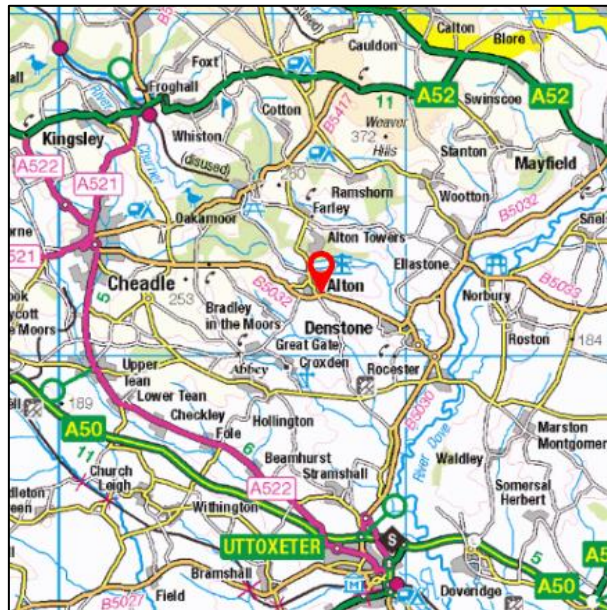
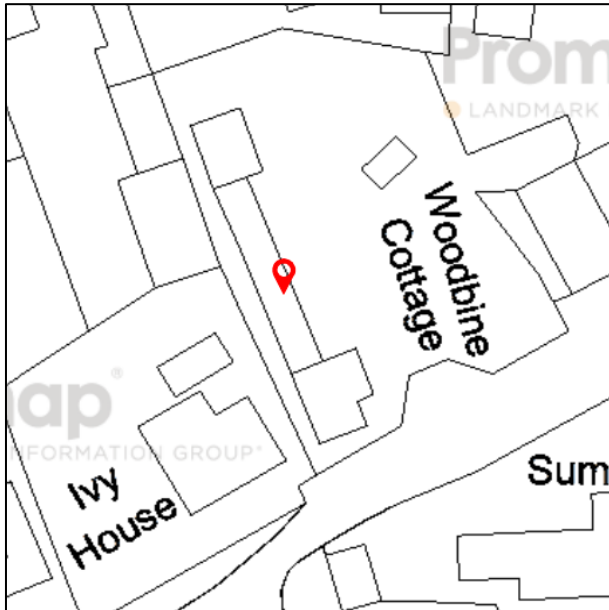


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Honeysuckle Cottage



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements