



TIMBERS COUNTRY LODGE

LYNN ROAD, FINCHAM, KING'S LYNN, PE33 9HE

savills



Introduction

This is a unique barn hotel complex that is presented to the market.

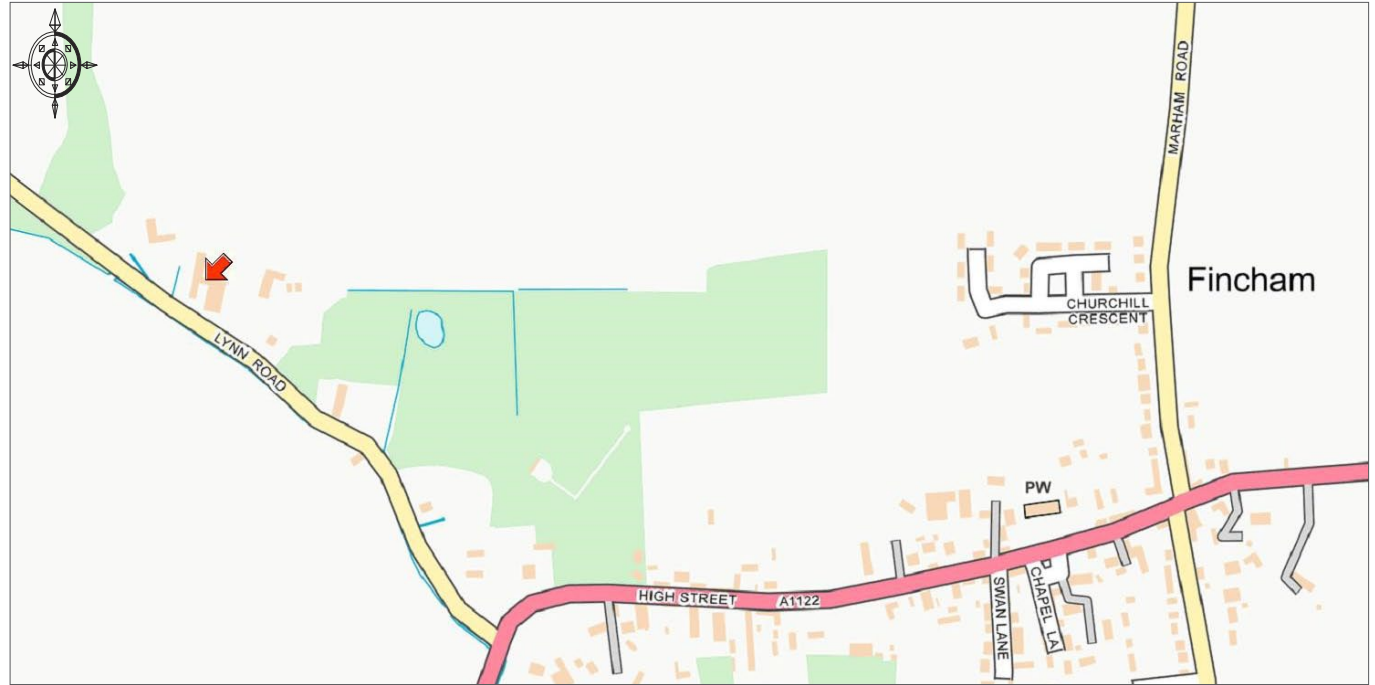
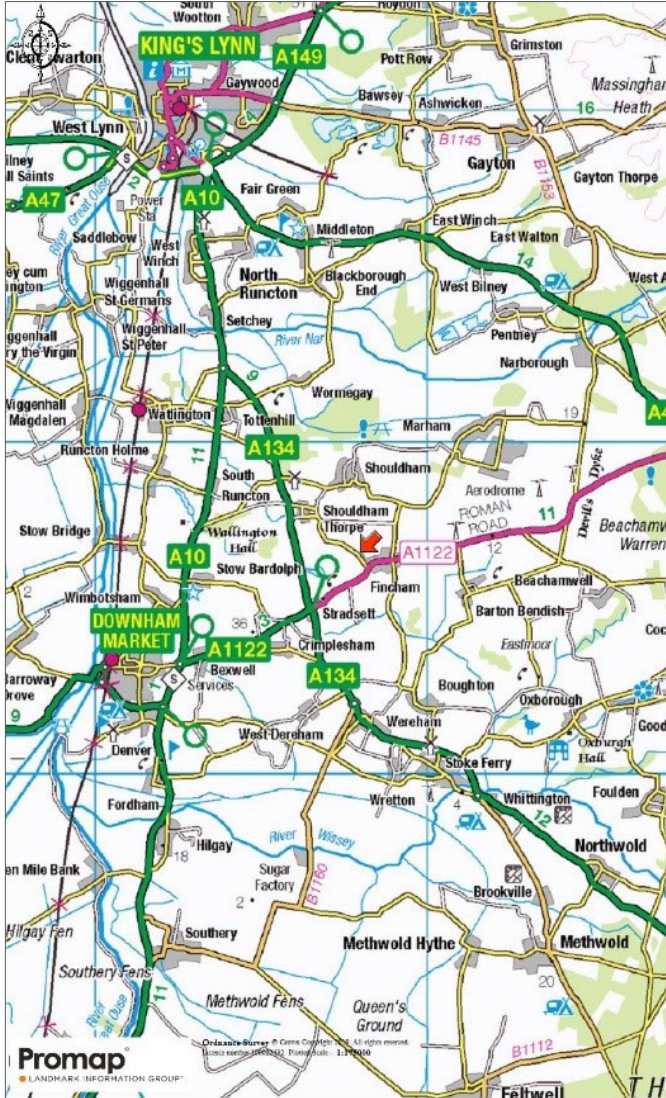
- The property is well located in a rural position close to A134 approximately 7km south of Kings Lynn
- Substantial and attractive Grade II Listed building with various outbuildings
- Freehold going concern
- The property comprises of 46 bedrooms split over six buildings, with bar, restaurant, three conference rooms including permanent wedding marquee, all set within 2.7 acres of grounds
- The property will be attractive to enterprising owner operators



Location

The property is located in the beautiful Norfolk countryside, located on the edge of Fincham village, approximately 12 miles (7km) from Kings Lynn.

Fincham is a village and civil parish with a population of approximately 500 people (2011). It is located on the A1122 and neighbours the villages of Shouldham, Boughton and Barton Bendish.



Description

The subject property comprises of a 46 bedroom (all en-suite) barn complex arranged around a bar/ restaurant with various function facilities. The complex consists of wooden chalets, log cabins and a cottage outside of the main Grade II listed Barn. The grounds then provide ample parking and landscaped gardens.

- The Hayloft - Seats up to 80 delegates
- The Forge - Seats up to 28 delegates
- The Marquee - Seats 150 delegates

Internally, the main Listed barn provides a large open plan bar / restaurant which is traditional in style with bar servery, exposed beams and open fire-place. Adjacent to the restaurant area is the Forge function room with office and storage room close to this area. The Marquee can also be accessed from this point.

All the hotel bedrooms are en-suite and include flat-screen TV's loose furniture, tea and coffee making facilities and hairdryers.

We outline below the breakdown of accommodation for the complex:

At first floor level is the attractive Hayloft function room which exploits the exposed beams that the property benefits from throughout. We outline below the function rooms and their respective capacity.

- 7 x Family Rooms
- 6 x Twin
- 27 x Double
- 5 x Single

Planning

Our informal planning enquiries confirm that the permitted use of the property is as a hotel (Class C1).

The property is Grade II Listed but does not sit in a conservation area.

Rating

We understand that the following entry appears on the 2017 Valuation List as follows:

Property Address	Description	Rateable Value
Timbers, Lynn Road, Fincham, King's Lynn, Norfolk, PE33 9HE	Inn and Premises	£45,000

The National Multiplier for England and Wales for Rating is £0.504.

Premises Licence

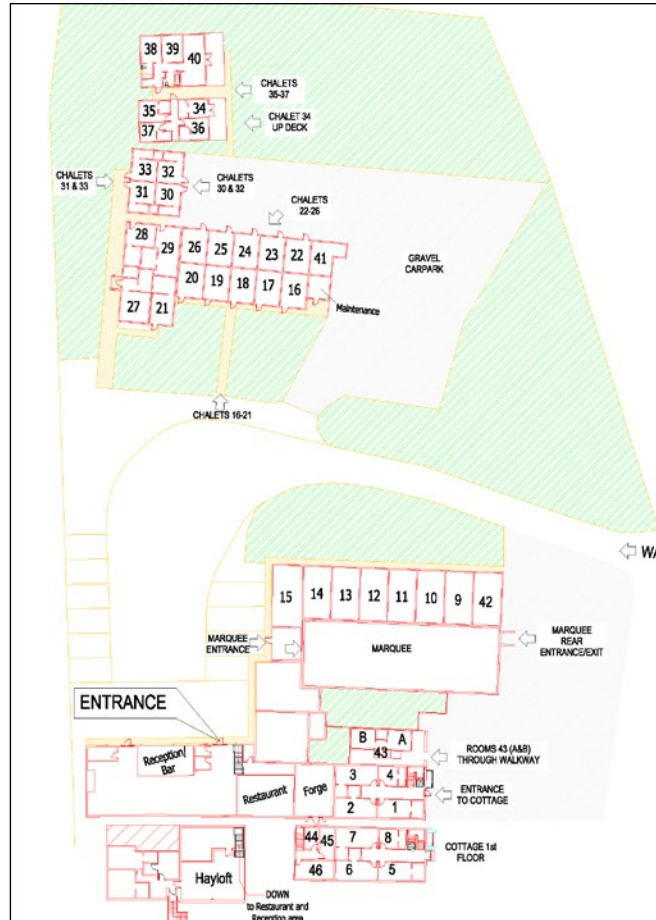
We have seen a copy of the Premises Licence for the property (number WNPL005670) and we summarise below.

Licensable Activity	Permitted Hours	
	Sunday - Thursday	Friday - Saturday
Opening Times	10:00am to 12:30am	10:00am to 01:30am

The Business

The Timbers Country Lodge is an all-encompassing venue that is frequented by destination and local customers for pub and restaurant use, staying guests looking to explore the area and also for those utilising the venue for functions and weddings. The venue has received many accolades and has been awarded 4 stars by Visit England for its accommodation.

For the year end 31st December 2018 the venue generated a net turnover of £891,948. The vendor is selling for retirement purposes and therefore we believe the opportunity exists for an enterprising owner operator to acquire, convert some of the lodge to owners / managers accommodation and push the business forward.





TUPE

TUPE regulations apply and all staff will transfer with the business.

Fixture & Fittings

All fixtures and fittings are included in the sale, less any personal items.

Tenure

Freehold. The property is registered at the Land Registry under the following title number.

Title Number NK255422

Transaction Type

The sale will be sold via private treaty and treated as a TOGC.

Price

Offers in the region of £1,750,000 are invited for the freehold business with all fixtures and fittings available and ready for continued trade.

VAT

Should the sale of the property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price. It is envisaged the sale will be treated as a TOGC and therefore VAT will not apply.

EPC

The property is Listed and therefore an EPC is not required.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, the preferred purchaser will be required to provide identification and proof of address, prior to exchange.

Additional Information

Further information will be provided upon request and subject to status.

Contact Information



Adam Bullas MRICS
Director
07812 965 395
abullas@savills.com



James Greenslade MRICS
Associate Director
+44 (0) 7870 555 893
jgreenslade@savills.com

