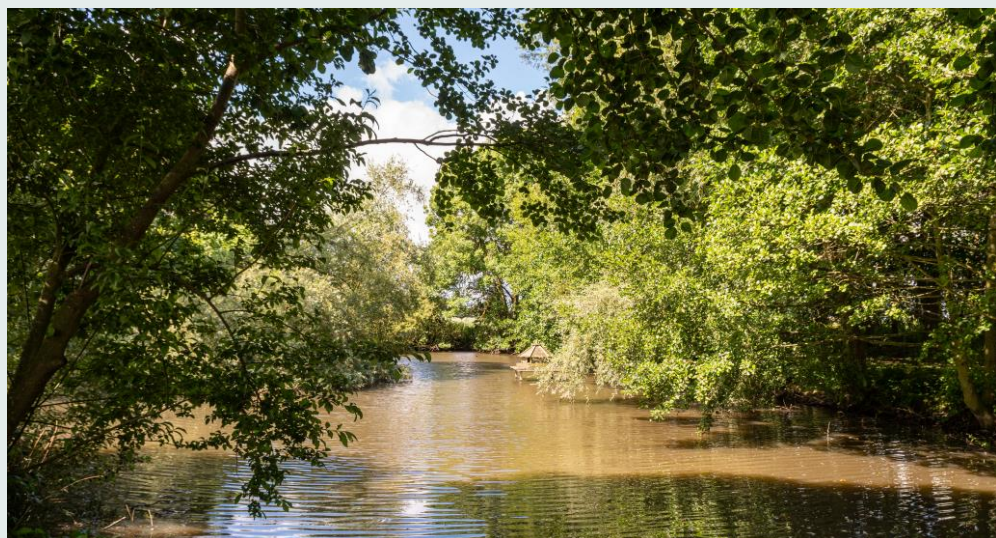




THE THOMAS CENTRE

WESTFIELD HOUSE COVENHAM ST BARTHOLOMEW LINCOLNSHIRE



INTRODUCTION

Knight Frank LLP has been instructed as Sole Selling Agent to secure a purchaser for the Thomas Centre, Covenham St Bartholomew, Lincolnshire.

A specialist holiday park with 8 high quality self-catering lodges, 4-bedroom Georgian House, triple garage and managers flat set within 25 acres that has been built and developed under the same family ownership since 2006.

The business currently only operates seven months of the year, as a specialist leisure centre catering for families and organisations who require special needs facilities.

On site facilities comprise 8, high quality self-catering lodge units with DDA compliant bathroom facilities positioned around a central pool building.

Occupying a rural location and within 10 miles of the east coast, approximately 30 miles from the city of Lincoln and the popular UK seaside town of Skegness.

The property captures the major conurbations of Hull, Sheffield and Leeds within a 2 hour drive time, however, boasts regular repeat bookings from across the UK and Europe.





INVESTMENT HIGHLIGHTS



A family owned specialist leisure facility positioned within 25 acres of a mixture of landscaped gardens and woodland.



Located within 10 miles of the east coast, 30 miles from the city of Lincoln and 2 hours drive time of major conurbations such as Hull, Sheffield and Leeds.



4 bedroom Georgian house finished to an extremely high standard and a triple garage with managers flat above.



8 self catering lodges (2 four beds, 2 three beds and 4 two beds).



Pool building with indoor heated pool and changing facilities, playbarn, sensory gardens and outdoor games areas.



Operates only seven months of the year with opportunity to extend opening times.



Operates at a high occupancy level and strong profit conversion.



Contract to provide Holiday facilities to Lincolnshire Council.



Held Freehold.



Range of Development potential subject to planning etc for example an increase in on site accommodation due to high occupancy demands

LOCATION

The Thomas Centre is located in Lincolnshire, a largely rural location providing peaceful, wide-open expansive landscapes. The County is positioned on the east coast of England. Lincolnshire County was known as "Bomber County" during WW2 due to the volume of airfields found on site and flat nature of the landscape with ties still visible today with the Lincolnshire Aviation Heritage Centre (East Kirkby) and WW2 museum.

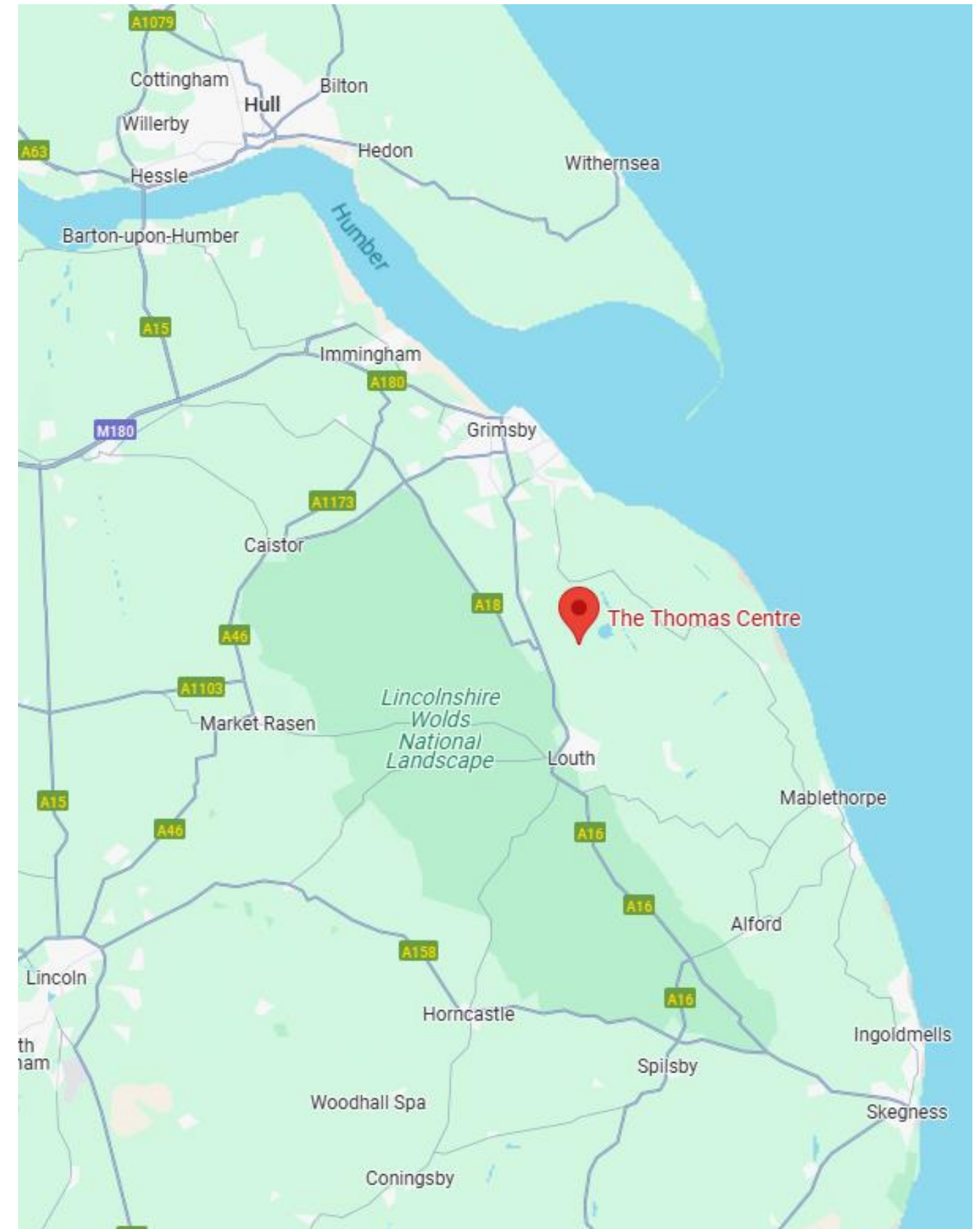
Further tourist location in Lincolnshire comprise a range of British seaside towns such as Skegness, Mablethorpe, Sutton on Sea, and Cleethorpes. With visitor attractions comprising Lincolnshire Cathedral and Castle, Gainsborough Hall, Fantasy Island (Ingoldmells), Tattershall Castle and Rand Farm Park.



Covenham St Bartholomew Lincolnshire

The Thomas Centre is located in Covenham St Bartholomew a village to the north of Louth and occupies a rural location. The property captures the major conurbations of Hull, Sheffield and Leeds within a 2 hour drive time, however boasts regular repeat bookings from across the UK with guests choosing the rural location for holidaying.

The property is located to the east of Lincolnshire Wolds which is designated as an Area of Outstanding Natural Beauty due to its rolling chalk hills and countryside and to the west of Donna Nook a nature reserve on the east coast where Grey Seals can be seen due to their breeding habits.



Location	Distance
Lincolnshire Wolds	10 miles
Donna Nook	10 miles
Lincolnshire Cathedral	32 miles
Fantasy Island	32 miles
Aviation Heritage Centre	30 miles

Location	Distance
Skegness	32 miles
Mablethorpe	19 miles
Cleethorpes	13 miles
Gainsborough Hall	37 miles
Tattershall Castle	30 miles

THE OPPORTUNITY

The Thomas Centre has been owned by the same family since 2007 and was developed and designed to provide specialist facilities for families and organisations looking for a place to holiday with children and adults with special needs.

The facilities on site are finished to a high standard throughout, catering to those with special needs and specific care requirements. The business has been developed around a 4 bedroom Georgian Farm House (used currently as owners accommodation) with the redevelopment of former stables and farm buildings on site providing high quality accommodation.

Set within 25 acres there are 8 self-catering lodges (2 four beds, 2 three beds and 4 two bedroom), pool building with indoor heated pool and changing facilities. Further facilities on site comprise a playbarn, sensory gardens and outdoor games areas and various storage structures.

The Thomas Centre does not operate all year round and closes from November to March, therefore there is an opportunity to extend the season by a potential purchaser. The Centre operates consistently at around 90% occupancy and does not use any booking platform. The business is derived from repeat business and contacts within that community.

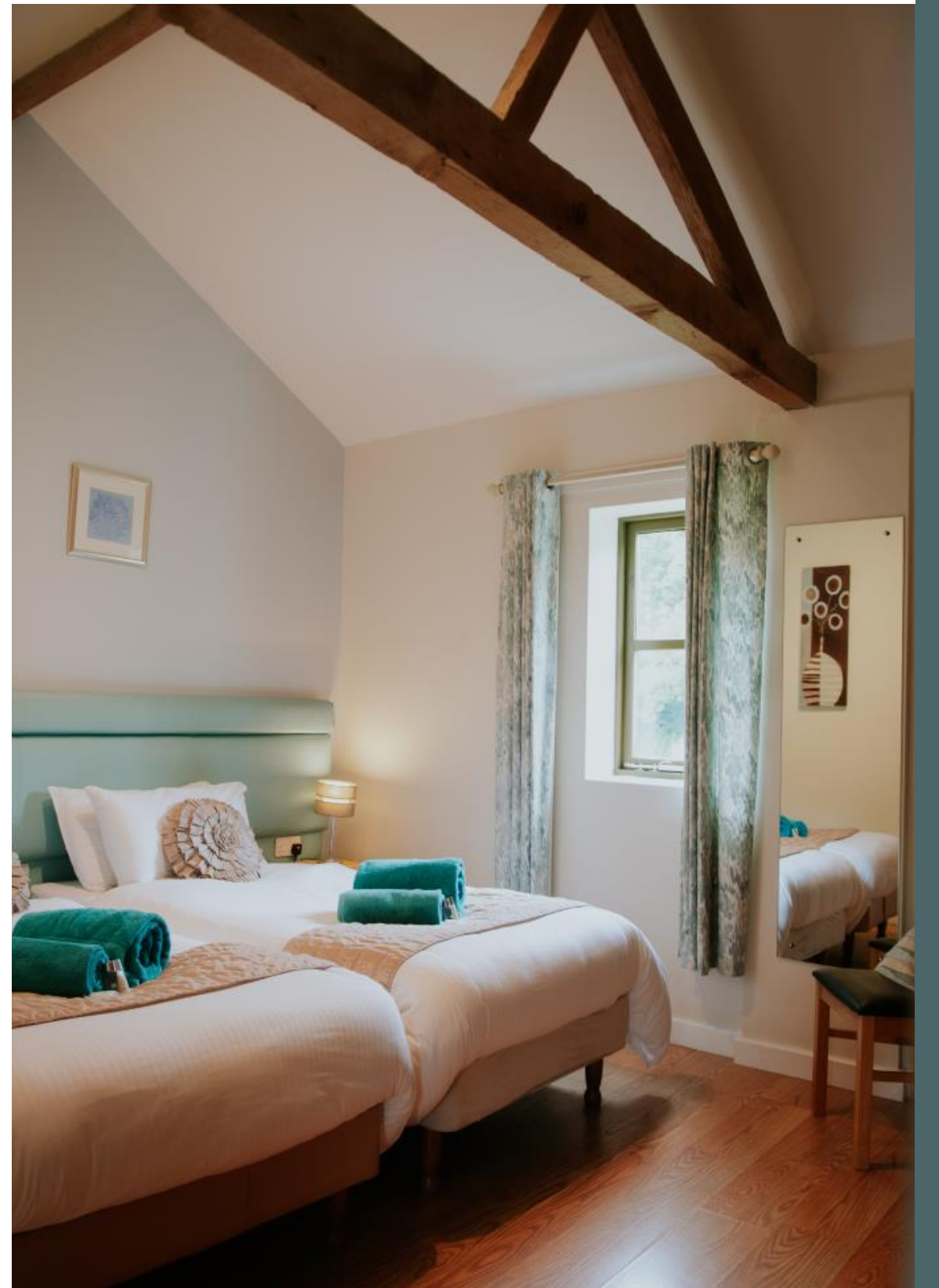
The Average Daily Rate demonstrated in 2024 showed a 3% increase from the previous year and sits currently around £279 per night with a strong profit conversion shown consistently.

The Income is derived from self-contained holiday lodges, however, there is an opportunity to build on the current core income by extending the season and also introducing other revenue streams to the business by using the facilities on site and developing further connections with local and regional care providers.

For further information please visit:

www.thethomascentre.co.uk





ADDITIONAL INFORMATION

SERVICES

Water - mains, Electricity - 3 phase, Oil - bulk tanks, Drainage - Private treatment plant. Solar Panelling.

TENURE

Freehold.

LICENCES

We are advised the business operates with the necessary licences.

EPC

Available on request.

PRICE

Price on Application.

BUSINESS RATES

We have made enquiries through the Valuation Office Agency and the current rateable value for the business is £22,000. We suggest that interested parties make their own enquiries to confirm these figures. Please visit the Governments business rates website for further information.



Viewing is strictly by prior appointment.

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