



# SYMONDS YAT ROCK LODGE

HILLERSLAND | COLEFORD | GLOUCESTERSHIRE



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SYMONDS YAT ROCK LODGE OFFERS A PREMIUM LIFESTYLE, TOURISM AND INVESTMENT PACKAGE WITH A SUITE OF PRIME SELF-CATERING ACCOMMODATION. SIX INDIVIDUAL HIGH SPEC SELF-CATERING ONE-BEDROOM APARTMENTS ARE SET OVER TWO LODGES WITH THE POSSIBILITY TO OCCUPY ONE AS A RESIDENCE WITHIN THE HEART OF THE WYE VALLEY AREA OF OUTSTANDING NATURAL BEAUTY.

*Situated in a beautiful accessible location with fantastic views of the Forest of Dean within the stunning Wye Valley Area of Outstanding Natural Beauty a short distance from Symonds Yat Rock Viewpoint, the property benefits from fantastic road links close to the A4136 at Berry Hill a short distance to the south and the A40 at Whitchurch. Symonds Yat Rock Lodge would certainly appeal to anyone looking for a profitable low maintenance leisure and tourism business with the option of living on site. It would certainly appeal to investment, lifestyle, leisure, tourism, and rural enterprise type purchasers.*

- Spectacular location within the Wye Valley AONB on the edge of the Forest of Dean •
  - Breath-taking views of the surrounding countryside •
    - Prime UK tourist destination •
- Six premium one bedroom self-catering apartments set over two lodges •
  - Possibility to use Apartments 5 & 6 as a residence •
    - Sleeps up to 12 guests (+ children) •
    - Extensive parking and modern facilities •
  - Guest laundry facilities with washing machine and dryer •
    - Communal courtyard and guest garden •
  - Established Holiday Let Business, with potential for growth •
    - See website <https://www.rocklodge.co.uk> •
  - Extending in total to approximately 0.43 acres (0.17 hectares) •

Coleford 2.4 miles • Whitchurch 3.5 miles • Ross-on-Wye 7.8 miles  
Monmouth 8.2 miles • Hereford 19.1 miles • Gloucester 21 miles  
Bristol 33.2 miles • Cardiff 43.8 miles • London 124 miles  
Gloucester Railway Station 21 miles • Bristol Parkway Railway  
Station 28.5 miles • Bristol Airport 44.1 miles • Birmingham Airport  
75.4 miles • Heathrow Airport 111 miles  
(all distances are approximate)



## LOCATION & SITUATION

Symonds Yat Rock Lodge enjoys a beautiful location and situation with a tranquil environment providing a spectacular and peaceful holiday experience being surrounded by glorious Gloucestershire countryside within the heart of the Wye Valley Area of Outstanding Natural Beauty (AONB) and bordering the Forest of Dean but within close proximity to local settlements and the main road network of the A40 at Whitchurch and situated just 2.4 miles north of the town of Coleford. There are no less than four pubs and bars under a two mile walk from the property. For lovers of the great outdoors, Symonds Yat Rock is less than a ten-minute walk from the property with the viewpoint well known as one of the best places in the country to watch Peregrine Falcons (and often voted one of Britain's favorite views). There are an abundance of activities that the Wye Valley and Forest of Dean have to offer, including Canoeing the Wye, Puzzlewood, Go Ape, Old hand ferry, Clearwell Caves, Walk in the Forest of Dean, Tintern Abbey, Sculpture Trail, Goodrich Castle, Butterfly Zoo and Hedge Puzzle, Perrygrove Railway and Beechenhurst Forest.

Symonds Yat Rock Lodge is located just 2.4 miles north of the centre of Coleford and 3.5 miles south of Whitchurch. Ross-on-Wye is just 7.8 miles to the north and the market town of Monmouth is 8.2 miles to the west. The property is within easy access of the main road links to the Staunton Road, A4136, A466, A40 at Monmouth and on to the M50 at Ross-on-Wye. The cities of Gloucester, Hereford, Cardiff and Bristol are all within an hour's drive (London in three hours) and connections to main line trains, reaching London Paddington in under 2.5 hours, can be found at the railway station in Gloucester just 21 miles from the property.

Ross-On-Wye, positioned just 7.8 miles away is a market town known as the gateway to the Wye Valley. It has an abundance of independent shops, supermarkets, both Primary and Secondary schools and leisure activities.

Monmouth is located just 8.2 miles from the property and boasts excellent schools and facilities including an upmarket traditional shopping street, with boutique shops, Waitrose supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities. An abundance of tourism and recreational activities exist within Monmouth and the wider region.

Gloucester is just 21 miles away from the property with all the benefits a city has to offer, such as a bustling High Street, Gloucester Queys shopping district, Gloucester University and Gloucester Rugby Club who play in the Rugby Premiership, England's top division of rugby, as well as in European competitions. Gloucester Cathedral is one of the finest examples of gothic architecture in the UK and Cheltenham Racecourse is just seven miles from the city, host to the world-renowned Gold Cup.



## APARTMENTS 1-4, LAUNDRY AND GARDEN

The property is accessed direct from the eastern side of the public highway known as Woodlands Road. To the left of the access is a strip of land which runs parallel to the road and could provide extra parking for the property or a widened access splay. From the roadside the access opens into an extensive gravelled parking area that can accommodate no less than 15 vehicles. Beyond this to the east are the two Lodges with central courtyard area and communal garden.

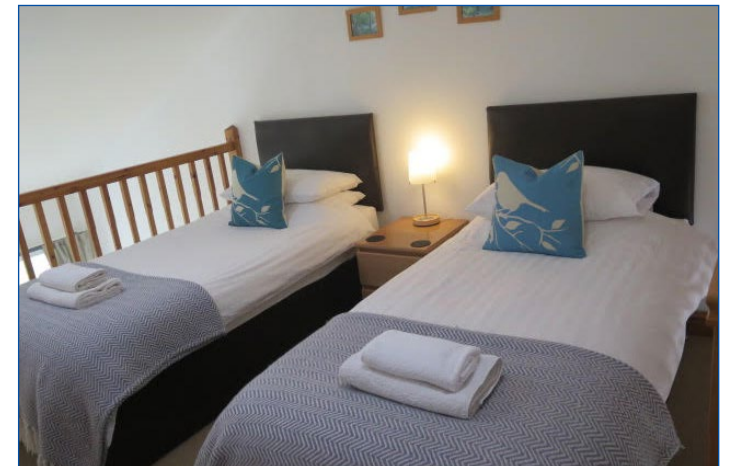
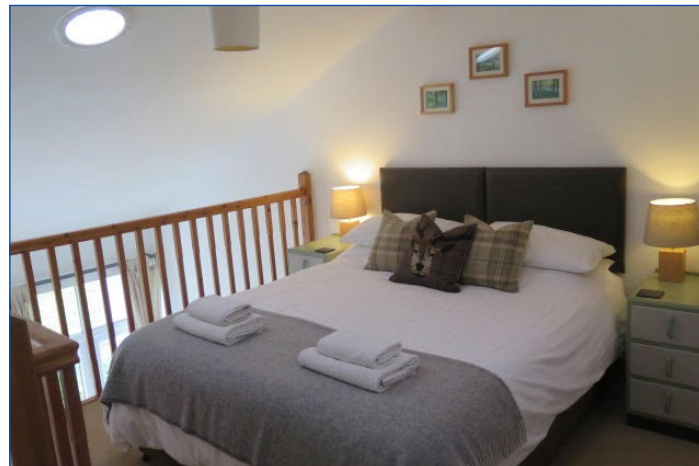
Positioned directly ahead as you enter the carpark to the rear of the central courtyard is the first Lodge, featuring white rendered walls under a pitched slate roof providing a terrace of four immaculately presented and well laid out apartments known as Apartments 1-4.

From left to right Apartments 1 to 3 are all identical comprising three standard size self-contained apartments each with ground floor open plan kitchen/diner/living space with large windows to capitalise on the views. The kitchens include a full cooker, dishwasher, fridge with freezer compartment and microwave and are fully stocked with a full set of cutlery, glasses, crockery, cooking equipment and cafetiere. Each living room is equipped with a flat screen TV. Also accessed on the ground floor is the compact shower room with shower cubicle, wc and wash basin. Stairs lead up to a mezzanine bedroom featuring either a king-size, double or twin (each apartment can sleep two persons). From the open plan living room an external door opens out to a rear gravelled area each fitted with a table and chairs which backs onto fields and beautiful countryside views.

Next in the terrace is Apartment 4. Although the apartment is equipped with all the same features as the first three, it is classed as a large double apartment and is more spacious inside. It again features an open plan kitchen/diner/sitting room fitted with all the necessary appliances, cutlery, glassware crockery and flat screen TV. Apartment 4 features a bathroom with bath, overhead shower, wc and wash basin. Stairs lead up to the first floor mezzanine double bedroom with spectacular views.

Last in the terrace is a communal laundry room fitted with washing machine and spare towels and a secure lock store which houses the linen, all maintenance items and the boiler.

Positioned to the south of the terraced apartments and laundry is the communal lawned guest garden with raised terrace with tables and chairs which capitalises on the spectacular views and provides the perfect place for alfresco dining.



## APARTMENTS 5 & 6

Positioned on the eastern side of the communal garden and courtyard are Apartments 5 & 6, two contemporary stylish new build apartments. Constructed approximately six years ago to replace the existing bed and breakfast on site, Apartments 5 & 6 differ from the others as they benefit from dual use, so could be turned back into a dwelling if required. Externally the lodge features cladded elevations under a pitched slate roof. Internally the décor is modern with an industrial loft living feel. Each apartment features a generous sized open plan sitting room / diner with flat screen tv, cast-iron woodburner-style electric fire and spectacular views. The kitchen is modern and just as with the other apartments is fully equipped. Each lodge features a luxury shower room with wash basin, wc and walk in shower and forest views. Stairs from the living room lead up to the mezzanine king size gallery bedroom with spectacular views. Each lodge benefits from an outside private seating area and front covered porch with feature seating, in addition to the shared guest garden and courtyard.

## PLANNING

The original consents for apartments 1-3 and 4 were applied for and approved in 2005 under planning references P1871/04/FUL and P1075/05/FUL allowing for occupation as holiday let accommodation, which restricts any continuous occupation to 28 days at a time.

The consent for Apartments 5 and 6 was applied for and approved in 2017 under planning reference P0197/17/FUL to replace an existing Bed & Breakfast on site. As such, it is understood that Apartments 5 and 6 have full residential status and so could be occupied on a permanent basis, or converted to a home, allowing someone to live on site whilst running the business.

## TRADE

The property is trading all year round. The owners have as of 2023 deregistered for VAT to suit their lifestyle and so profits have decreased, but in the previous operating years, turnover has been at approximately £120,000 - £134,000 per annum. Costs are approximately £20,000, giving a healthy net profit of circa £100,000 - £114,000 per annum, which could be upscaled. Management is currently undertaken in-house. It is estimated that cleaning and laundry could be outsourced for approximately £15,000. There are companies in the area offering a full management service if required.

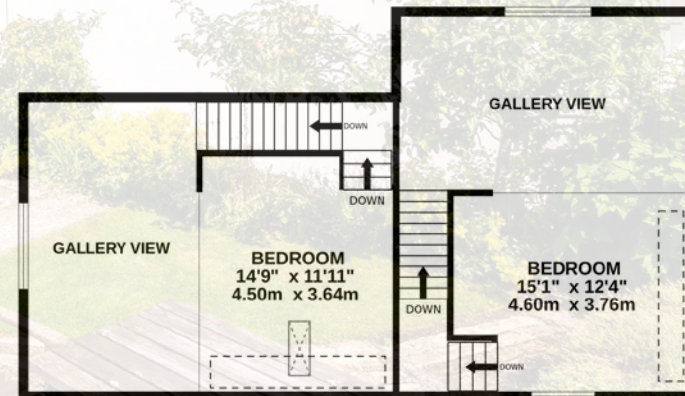
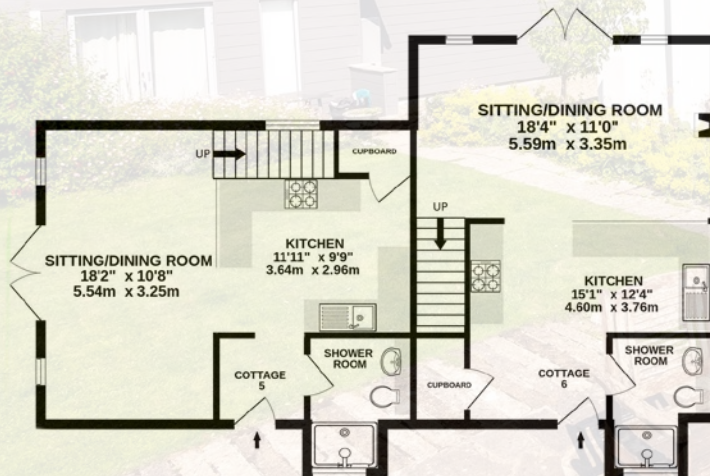
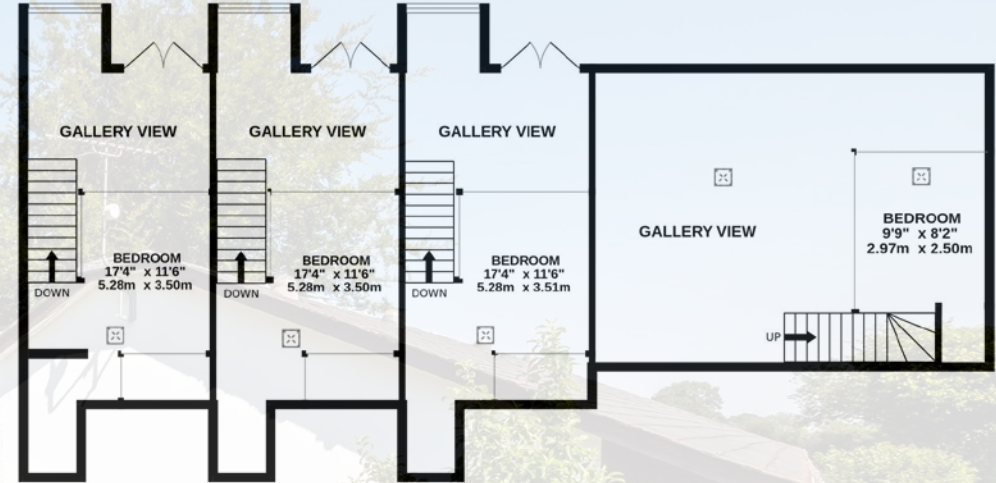
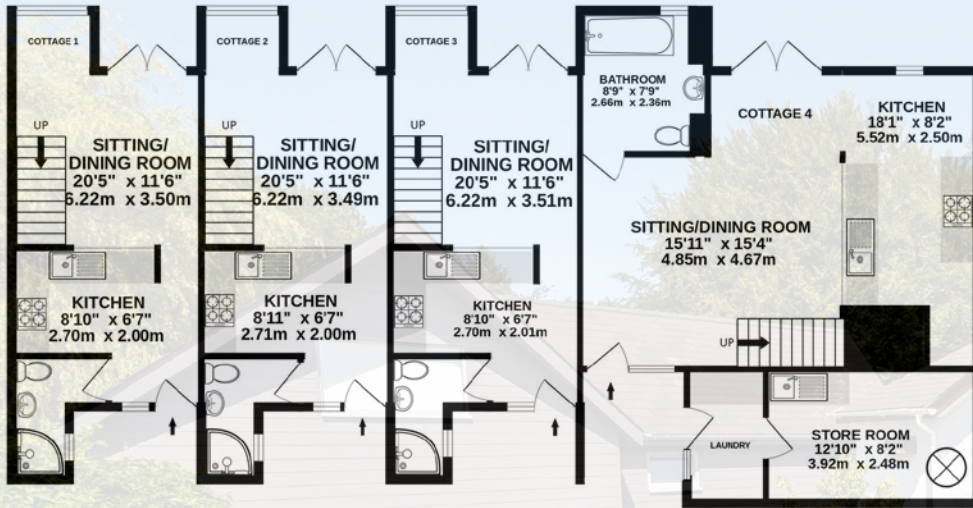
The property is advertised via Air BNB (with Superhost status achieved), Independent Cottages, WyeDean, Visit Wales (graded Four Star and Dog, Cyclist, Walker, Golf, Fisher and Motorcyclist Friendly) and via the website and social media with approximately 1/3 of all bookings being repeat bookings, illustrating that the business is in a very healthy place. Tourism is the area's prime economic driver and has the support of the local authority and the destination management group Visit Dean Wye – the destination website gives further indication of what is on offer in the area: <https://www.visitdeanwe.co.uk/>.



FLOORPLANS

GROUND FLOOR  
2298 sq.ft. (213.5 sq.m.) approx.

1ST FLOOR  
2078 sq.ft. (193.1 sq.m.) approx.



TOTAL FLOOR AREA : 4377 sq.ft. (406.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## KEY INFORMATION

**Services:** All the properties benefit from mains electricity, mains water and oil-fired central heating.

**Wayleaves, Easements and Rights of Way:** The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

**Fixtures and Fittings:** Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.


**Business Rates:** The Property is registered for Business Rates and eligible for Small Business Rates Relief (Rateable value £10,800 but nothing paid).

**Local Authority:** Forest of Dean District Council. Telephone 01594 810000.


**Viewings:** Strictly by appointment with the selling agents on set viewing days.

**Directions:** From the A40 at Monmouth, cross the Wye Bridge onto the A466 signposted Chepstow / Forest of Dean. Continue straight onto the A4136 Staunton Road for approximately 5.1 miles. Turn left onto Grove Road. Continue for 0.5 miles then fork left onto Woodland Road. Continue for 1.1 miles and the property will be on your right-hand side.

**Postcode:** GL16 7NY

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		118
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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## IMPORTANT NOTICE

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Powells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Powells nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that a l information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars prepared April 2024.

