



**TRECOMBE LAKES ACCOMMODATION, MAWNAN SMITH, FALMOUTH,
CORNWALL, TR11 5JW**

£1,750,000 OFFERS IN THE REGION

Miller Commercial 
Chartered Surveyors and Business Property Specialists



SUMMARY:

ACCOMMODATION PROVIDER NEAR FALMOUTH

SET IN C.9.8 ACRES IN A COVETED RURAL LOCATION

COMPRISING 7 PODS, 3 LODGES AND EXTANT PP FOR AN ADDITIONAL 3 LODGES

NET T/O MARCH 2025 £346K (NET) AND EBITDA OF £262K PA

FORMER LEISURE PROVIDER, COUNCIL CONTRACTED SINCE SEPTEMBER 2023 FOR HOUSING NEED (END FEB 2029 CURRENT CONTRACT)

SALE AFTER 13 YEARS FOR OTHER WORK OPPORTUNITIES

COMMUNAL, OWNERS LAUNDRY AND PUMP HOUSE ROOMS

EPC'S N/A

LOCATION:

Trecombe occupies a rural location roughly equi-distant between the busy and well serviced villages of Mawnan Smith and Constantine and wider afield, Falmouth and Helston.

The exact location was at the forefront of our client's consideration in purchasing the site with the intention of creating a leisure business, given the proximity to said sought after villages and towns, making this an ideal base to explore the many beaches, coves and waterways.

Today, given the land and business has re-purposed itself, the exact location is also a virtue and of value to the residents who are able to enjoy the space, peace and tranquility, yet accessibility the location affords.

PROPERTIES:

The Pods were installed initially, provided by South west Log Cabins which are designed to sleep 4/5 persons and which have their own kitchen and shower / w.c. areas.

Externally they have their own garden areas and decking. The Pods are, in our opinion, very well-spaced out giving much privacy.

The Lodges are a more recent addition, designed by Ecospace, to a high quality specification comprising a seating area (with stairs to a mezzanine sleeping area), kitchen, shower room and double bedroom.

A real boon of these units is the large timber decking to the front, often affording some wonderful views.

BUSINESS:

Our clients acquired the site in 2012 and opened with 4 holiday letting Pods in May 2013.

The business has successfully been run by our clients continuously for holiday letting up until the second half of the trading year 2023 / 2024 (Sept 2023 to year-end) when they fulfilled a much needed local demand for Council backed housing for residents.

We are advised, and is widely reported, due to the nature of housing stock within the County there is a significant demand for such a requirement.

Our clients have continued with this business model and recently completed their first full year as an accommodation provider solely to Cornwall Council and as such have recently agreed the tariff per unit effective 1st April 2026, until end February 2029.

In terms of the trade, our clients have an overseeing role as a general landlord of the site and properties, attending to property issues and also utilise the services of a gardener.

The costs of maintenance and upkeep are fully accounted for in the year end March 2025. The latest (draft) Profit & Loss Accounts show a net turnover of c. £346k pa with an EBITDA of c. £262k pa, on the basis of a c. 97% level of occupancy. Further accounting data to be made available to seriously interested parties.



ACCOMMODATION:**PODS (x7)**

Kitchen Area : 1.8m x 1.72m, door to front, sink and base units.

Bedroom / Lounge area : 6.81m x 2.35m, forming the main structure, window at either end.

Shower Room : 1.73m x 1.63m, shower, wc and hand basin, window.

Outside : Garden, decking and fire pit.

LODGES (x3)

Lounge / Mezzanine Sleeping : 4.59m x 3.14m, French doors to front, onto the balcony, wood burner. Open staircase to mezzanine sleeping area.

Kitchen Area : 1.81m x 1.53m, base and wall units, sink, electric hob and oven.

Shower Room : 1.85m x 1.67m, shower, wash basin, wc, heated towel rail, window to rear.

Bedroom : 3.5m x 3.29m, French doors to the front onto balcony.

Outside : Approx. 10m x 3m wooden terrace with wood fuelled hot tub.

OTHER

Communal Building : 5.7m x 3.8m, utilised when trading as a holiday let business for guests to use for craft / play art etc., with door to front, windows to 2 sides and bench seating. Overall dimension also includes a coin operated washing machine / tumble dryer and a general store room.

Water Pump House : 3.88m x 1.63m

Laundry Room : 4.73m x 3.88m, also used when trading as a holiday let business for our clients use only in connection with the changeovers, door to front and windows to 2 sides, base units and with 3 washing machines and 3 tumble dryers.

SITE AREA:

Total area comprises c. 9.787 acres / 3.96 hectares (interested parties to verify for themselves), of largely level ground with parking areas off the entrance and the predominance of the accommodation on the southern part of the site, equating to approximately a third, with the remainder being a series of spring fed ponds, lakes and woodland.

In all a very picturesque and peaceful setting.

NB : Digital Plan available as part of Data Pack.

TENURE

Freehold.

TITLE PLANS & LEGAL EASEMENTS / COVENANTS:

Title Number : CL132154

Advised no public rights of way over the land, easements or restrictive covenants.

NB : Copy of Title Plan available as part of Data Pack.

PLANNING PERMISSIONS:

PA11/04824 : Change of use of lakes to coarse fishery, siting of 7 holiday cabins, equipment store and associated works including relocation of access, car parking area, landscape planting and ecological enhancements.

PA16/10683 : Proposed siting of 6 new holiday retreats within an existing holiday site, and associated works.

NB :

- Copies available as part of Data Pack.
- Extant Planning Permission for an additional 3 lodges as part of PA16/10683, 3 sited so constituting a material start, location of additional 3 can be seen on original application.



SITE LICENCE:

Not Applicable.

METHOD OF SALE:

Transfer of going concern on a sale of Shares in the Company Trecombe Lakes Limited, Registered number 08288033.

SERVICES:

Advised by clients

- Drainage: 4 x septic tank
- Water: Private supply via borehole (at entrance of site) with pump and filtration house.
- Electricity: Three phase (advised one phase being utilised at present requirements).
- Gas: None.
- Heating: Electric panel heaters in Pods and underfloor heating in Lodges.

Interested parties to make own enquiries via statutory providers.

NB : Diagram showing approximate location of services on Digital map plan available as part of Data Pack.

STOCK:

Not Applicable.

VAT:

We are advised the business is Registered for VAT on sales.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction whether the matter completes or not.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> (by postcode and business address) which shows that the current (effective April 2026) rateable value is £25,400.

INVENTORY OF FIXTURES & FITTINGS:

All trade fixtures and fittings essential to the running of the business are to be transferred free of lease / lien on Completion. Tenant's contents excluded.

ENERGY PERFORMANCE CERTIFICATE:

No EPC's required as Lodges, Pods and Ancillary buildings detached and below 50sqm in size.

FINANCE OF PURCHASE:

If you require and advice on a potential purchase of Trecombe Lakes Limited, at no initial cost, please contact Graham Timmins on details below.

VIEWING AND CONTACT INFORMATION:

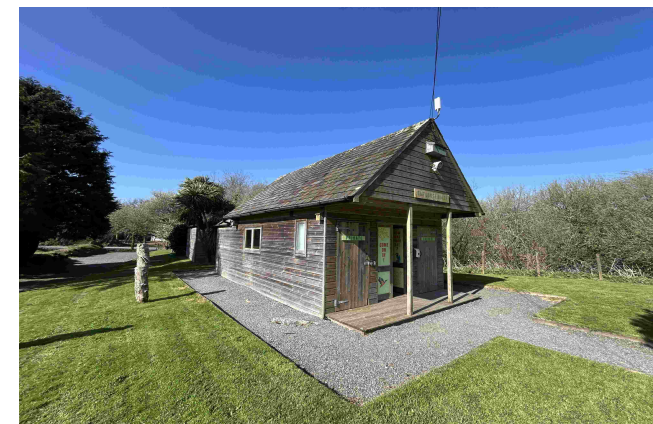
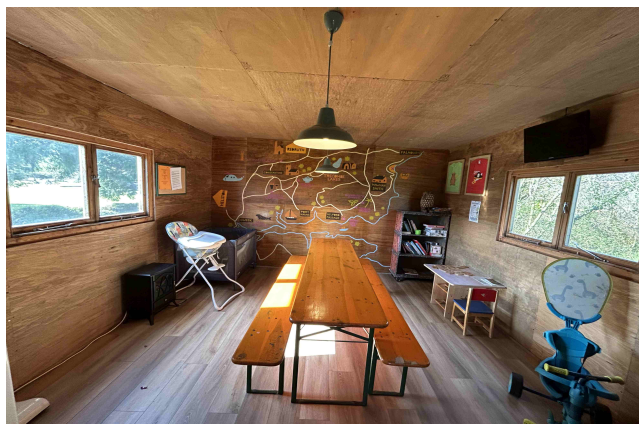
Strictly through Miller Commercial. Please contact either:-

Graham Timmins on 01872 247019 or 07900 604078

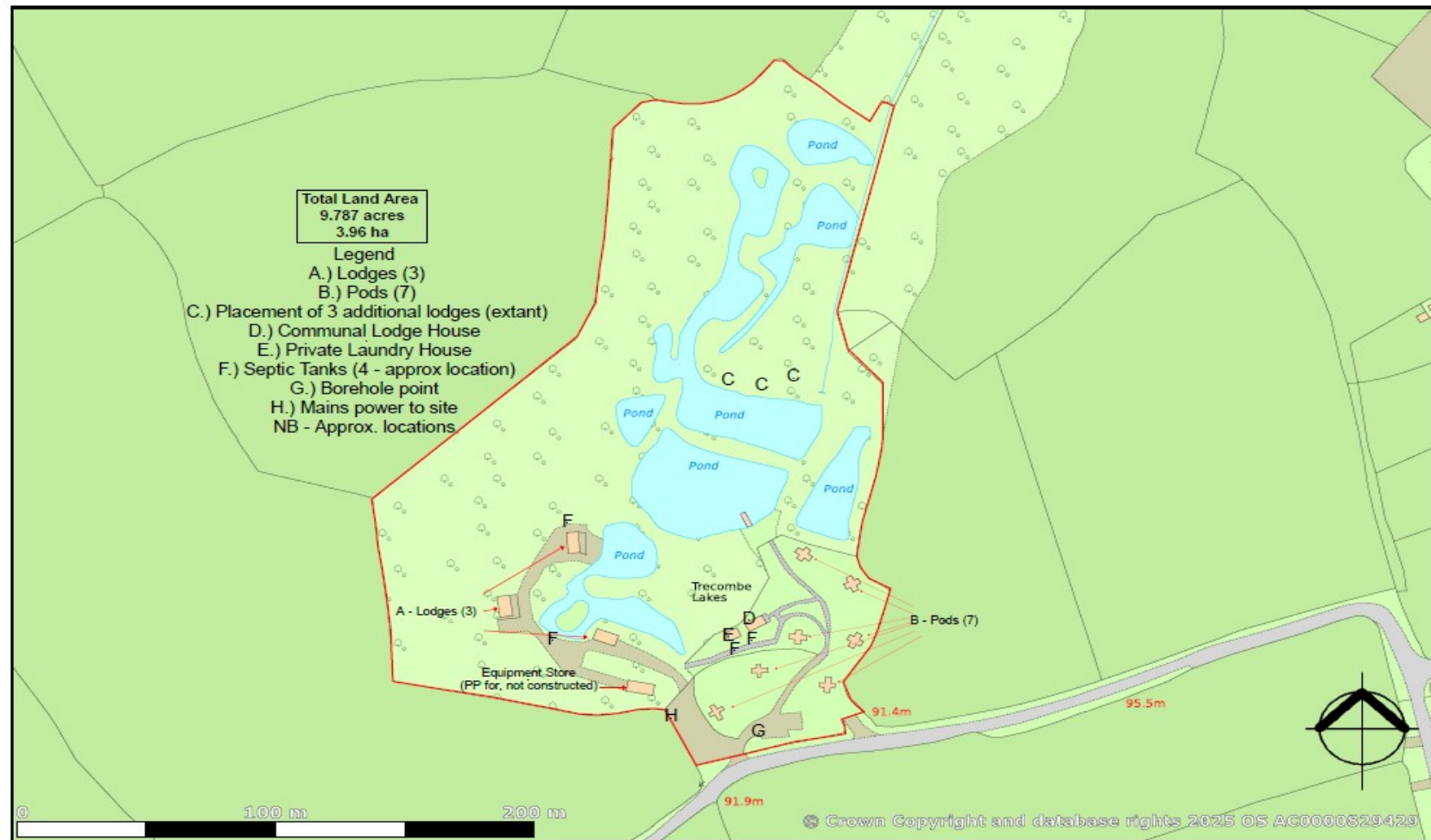
Email gt@millar-commercial.co.uk

Jonny Bright on 01872 247022

Email jb@millar-commercial.co.uk



Trecombe Lakes, Mawnan Smith, Falmouth, TR11 5JW



created on edozo

Plotted Scale - 1:2,500

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract



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