



FOR SALE

Brackenborough Lakes Resort, Cordeaux Corner, Louth LN11 0SZ



Sanderson
Weatherall

The Opportunity

- Established and growing high quality leisure resort with significant future potential
- Retirement sale of family owned business established in 1990
- Site extending to over 33.2 acres (13.45 hectares)
- 24 bedroom hotel branded in the 'Signature Collection' by Best Western and operated with full management team in place.
- Popular Bistro Restaurant for up to 80 covers
- Salon Carina - Clarins beauty salon concession
- Purpose built wedding and function venue accommodating weddings with 59 weddings booked for 2026
- Planning Permission for 127 lodges with year round holiday use in an attractive and rural lakeside setting
- 9 park owned letting lodges included in the sale with 15 privately owned lodge pitches, 15 vacant developed pitches and 88 undeveloped pitches.
- Lucrative lodge letting business and sublet service offered to private lodge owners (park owned lodge occupancy averages 79% in last 3 years)
- Scope to increase the lodge letting fleet or sell lodges in to private ownership
- www.brackenboroughlakesresort.co.uk





Location

Situated in the heart of rural Lincolnshire surrounded by open fields, though with excellent access to the A16 and located only 2.5 miles north of the market town of Louth. It is a popular destination venue for Louth and the many surrounding villages with the holiday letting lodges also drawing custom from further afield attracted by the high quality development and on site facilities. Located just outside the Lincolnshire Wolds National Landscape Area the resort also provides an ideal base to explore the popular Lincolnshire coast. It is within 7 miles of Cadwell Park Circuit which hosts a round of the British Superbikes. It is a popular venue and base for car/motorbikes clubs racing at Cadwell Park.

The A16 provides good access links to the A18 and M180 further north and the A46.

Approximate distances (and drive times) from key nearby locations are as follows:

- Louth - 2.5 miles (8 minutes)
- Market Rasen - 15 miles (25 minutes) Train station with direct service to London
- Lincoln - 28 miles (50 minutes)
- Chapel St Leonards - 25 miles (41 minutes)
- Cleethorpes - 14 miles (26 minutes)
- Humber Bridge - 34 miles (50 minutes)





Brackenborough Lodges

The property includes a successful and growing holiday lodge development with planning permission to develop up to 127 holiday lodges with all year round use. The lodge development comprises :

- 9 park owned letting lodges (6no. twin lodges and 3no 14' wide)
- 15 privately owned lodges
- 15 vacant developed lodge pitches
- 88 undeveloped lodge pitches

Lodge pitches are concrete surfaced and connected with private water supply, mains drainage, 32 Amp metered electric and piped bulk LPG. They are developed in a spacious layout with several having a decking and frontage to the lake. 8 park owned lodges have hot tubs. Lodges sited to date include Omar, Regal and Beverley Park Homes.

Private owner pitch fees effective from 1 January 2026 are:

Lakeside pitches - £5,450 per annum including rates, water and VAT

Non Lakeside Pitches - £4,360 per annum

Electricity and bulk LPG is charged in addition. Cleaning costs for sublet lodges range from £93.48 plus VAT for a two bed lodge up to £116.28 for a three bed lodge with hot tub cleans £39 each.

A further lake has been dug to accommodate the next phase of lodges with the balance of the land for the remaining lodges to the southeast. Core service infrastructure is in place with a water bore hole and electric substation located adjacent to the next phase of development.





Brackenborough Hotel

- Reception
- Bar and Lounge
- Bistro Restaurant (80 seated covers or 120 standing)
- Signature Suite conference facility with bar, dancefloor and patio (50 seated or 75 standing)
- Salon Carina - Beauty Salon
- Fully equipped commercial kitchen with stores and walk in fridge/freezer
- Staff room, laundry and linen stores
- 24 ensuite bedrooms including honeymoon suite
- Maintenance sheds / workshop
- EV Chargers in the car park

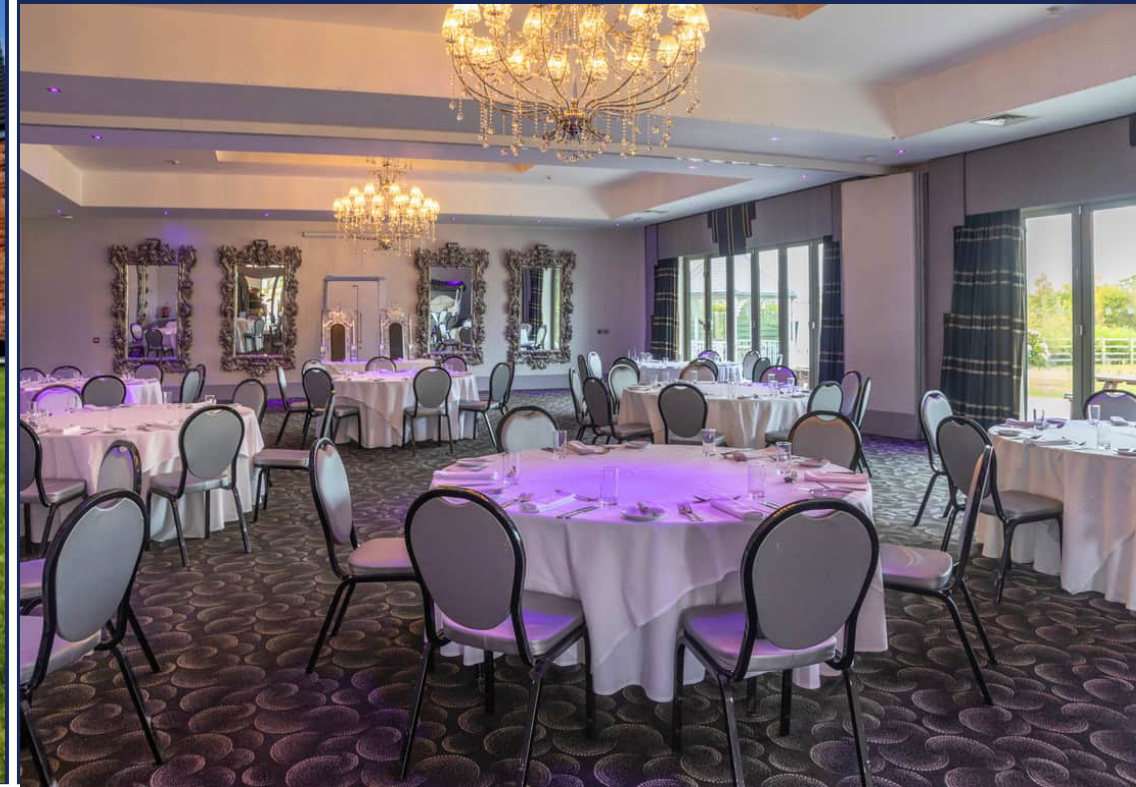


The Tennyson Suite

- Detached purpose built function / wedding venue built 2014
- Licensed for civil wedding ceremonies (indoor and outdoor)
- Capacity for 150 seated covers (220 informal buffet)
- Dance floor and air conditioning
- Patio doors to patio and landscaped gardens
- Private bar / reception
- Partion divide
- Commercial kitchen with banqueting set up







Business

The hotel, restaurant and wedding / function business are long established with the current owner taking over circa 2005. The business has a very strong reputation and is rated 4.3 on both Tripadvisor and Google and has been awarded a 'Gold' environmental and sustainable certification by Ecosmart. It boasts a Tripadvisor Travellers Choice Award and was Bronze winner in the holiday Park of the Year Category at the Land Leisure & Tourism awards.

Audited accounts for Brackenborough Limited for the 2022,2023,2024 and 2025 (management) year end 31 July shows average sales of circa £2.5M with an adjusted net profit of £213k.

Lodge sales to date have averaged a sale price of £140k with the range of values from £90,000 (used) up to £217,000 (new).

Planning

The property is not listed or within a Conservation Area. Any planning related enquiries should be directed to North Lincolnshire Council - www.northlincs.gov.uk

The land to the rear has planning permission approved for a total of 127 holiday lodge with year round use over an area of approximately 29 acres. Copies of the planning permissions and site licence will be provided in the sale information pack.

Licences

Details of the caravan park site licence and hotel's Premises Licence & authorised licensable activities are available in our data room (see Further Information below)

Tenure

The property is held freehold under Land Registry Title Numbers LL256742 & LL298275. Additional land (shown edged blue) may be available by separate negotiation (title numbers LL274605 & LL348891)

EPC

The property has the following energy ratings:

- The Tennyson Suite - B (42)
- Brackenborough Arms Hotel - D (78)

Copies are available upon request

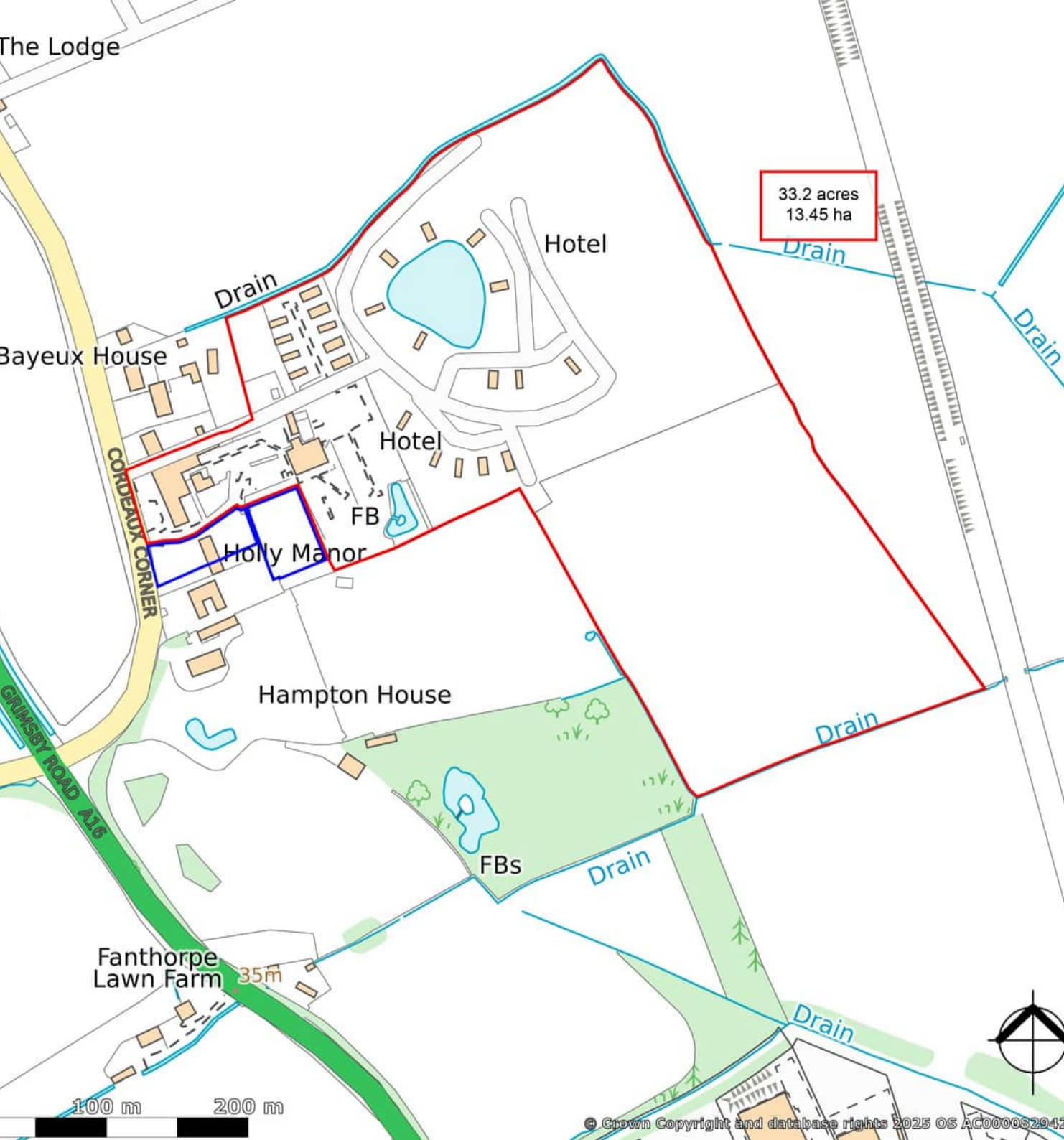
Services

We understand that mains electricity, water and drainage are provided and connected to the property, excluding gas which is provided via bulk LPG.

Water supplying the lodges is via a private borehole with drainage pumped to the mains.

Comfort cooling is provided to the public areas and Tennyson Suite





Method of Sale / Price

Offers in the region of £4.35 million are invited for the freehold interest as a fully equipped operational going concern.

The areas shown edged blue may be available by separate negotiation

VAT & Costs

We understand the property is not elected for VAT.

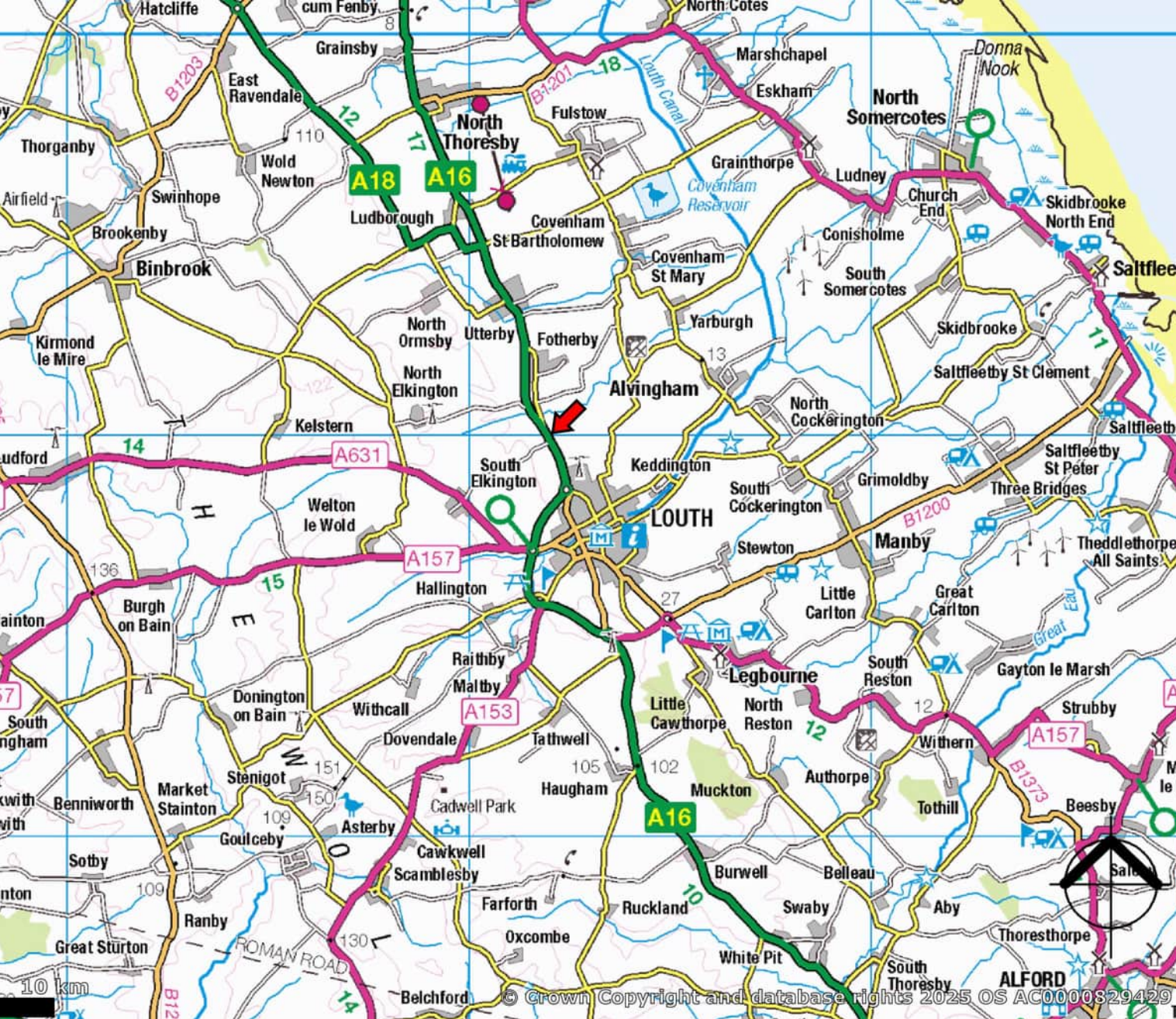
Each party will be responsible for their own costs.

AML

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Further Information

Access to a data room which includes trading information, staffing details, planning permissions, site licence, and other pertinent information is available upon request.



Viewings

Strictly by appointment with the sole agents, Sanderson Weatherall:

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