



**TAMAR OTTER & WILDLIFE CENTRE (FORMER) AND WILLOW TREE CAFE,  
NORTH PETHERWIN, LAUNCESTON, PL15 8GW**

**£1,100,000**

**Miller Commercial**   
Chartered Surveyors and Business Property Specialists



## SUMMARY

FORMER WILDLIFE CENTRE SET IN C. 19 ACRES

BEAUTIFULLY PRESENTED 4 BEDROOM HOUSE

WELL EQUIPPED AND PRESENTED CAFE (40 COVER)

ESTABLISHED 1986, CURRENT OWNERS ACQUIRED IN 2006, CENTRE CLOSED OCT 2020, CAFE TRADING APRIL 2022

TRADING AS SEASONAL DAYTIME CAFE AND WOODLAND WALK

HISTORIC T/O C. £220K NET, SCOPE TO RE-OPEN OR DEVELOP (STPP)

A WONDERFUL LIFESTYLE OPPORTUNITY

EPC'S:  
HOUSE C/78 AND CAFE B/47

## LOCATION

North Petherwin is approximately 5 miles north of Launceston in a beautiful part of the County, close to the Devon border. Our clients property is bounded Bolesridge Water feeding into the River Ottery, is on the edge of the village and is surrounded by farm and woodland. There is a Primary School within the village and a Farm Shop. For other needs the thriving and popular rural and historic town of Launceston provides national and niche retailers and secondary / tertiary education.

This area of Cornwall is generally regarded as a very desirable part of the County in which to live and work.

## PROPERTIES

We understand the Cafe was constructed in 1986 as part of the original centre.

In 2011 our clients were granted permission to build an owners property on site, 'Otterside' was completed in 2012. This property comprises a well proportioned and spacious 4 bedroom home, with a well presented Lounge and interconnecting Dining / Kitchen area, of which the latter has direct access to the garden. On the first floor is a large landing / 2nd study area and the master suite (with dressing area and en-suite), both with lovely far reaching country views.

On the ground floor is a useful utility, wc and boot room.

The property has private parking to the front and a well planted terrace garden / patio to the rear.

The property benefits from air source heat pumps and solar panels both of which fuel the underfloor heating on both the ground and first floors.

## BUSINESS

We understand the business commenced trading in 1986 as a wildlife Centre,

Our clients purchased the business in 2006, during which time they have improved the grounds and infrastructure and of course added the owners property.

The Centre successfully traded until the recent pandemic forced the closure in October 2020, whereupon our clients decided to re-open the Cafe / woodland walk, trading from April to the end of October.

When trading fully the turnover for the business was in the region of £220,000 pa (on 7 months for the Centre and 10 months for the Cafe) and produced good levels of net profit.

It is considered this Centre could be re-stocked and opened as it was popular with locals, holidaymakers and school / education groups.





## THE OVERALL SITE

The site extends to c. 19 acres overall (to be independently verified by interested parties) and is loosely divided as follows:-

Centre / Cafe Parking and Grounds and Owners Accommodation in c. 4.75 acres of gently sloping land to the Bolesridge Water, with the house and car park at the upper part.

Car / Coach parking for up to 80 vehicles.

The Cafe is located adjacent, but giving privacy to the house, with the predominance of former Centre land to the front, leading to the stream fed lakes at the bottom.

The Woodland (including a former quarry) is c. 14.25 acres, with some level areas and could be described as gently sloping, with mature trees and shrubs creating a most idyllic environment. The workshop / log stores is located at the entrance to the woodland.



## WILLOW CAFE

A detached single storey building of c. 132 sq m (1420 sq ft) with WC's to the rear.

A very attractive and spacious Cafe area, currently set up with c. 40 covers and a defined seating area. We are advised this space was previously used a gift shop / retail space and could of course revert.

With windows to the front and side elevations and a woodburner.

The kitchen area is well defined and equipped and has a Store with racking.

It is considered this space could be enhanced or indeed developed to potential alternative use, subject to any required consent.



## ALTERNATIVE USE / DEVELOPMENT

Our clients have not explored further Leisure related Planning Permission on site, however, given the current business use, location and land (some of which could lend itself to some form of construction) it is considered the site does have potential alternative / additional use for a buyer wishing to grow the business and take it in a new direction.

NB : Our clients are seeking Unconditional Offers, so not subject to a Formal Full / Outline Planning Application on behalf of an interested party.





**OWNERS ACCOMMODATION****'OTTERSIDE'**

## Ground Floor

Front door into a generous hallway, understairs cupboard with control for underfloor heating.

Lounge : Window to front with elevated far reaching country views. Engineered oak flooring and woodburner make this an attractive room, interconnecting with the dining area / kitchen.

Kitchen / Dining Area : Patio to doors to garden and windows to the rear. Handmade kitchen units, built in dishwasher, fridge and freezer and double oven. 4 ring electric hob with extraction. Defined seating / dining area overlooking the rear garden.

Utility Room : Plumbing for dishwasher and tumble dryer. Two windows and door to the side.

Boot Room : Former 'Animal Room' now used as Cloakroom/ Bootroom with door to side.

Bedroom 4 / Study ; Window to front.  
NB Second study area on Landing

**'OTTERSIDE'**

## Second Floor

Landing : A large landing with window to the front affording elevated views and with ample space for a desk and associated office equipment.

Airing Cupboard, with master controls for heating and pressure water tank.

Bedroom 1 : Windows to the front and side. Dressing Area and En-suite shower room. Overall a sizeable Master Suite.

Bedroom 2 : Window to rear.  
Bedroom 3 : Window to front.

Bathroom : Bath, shower, window to rear.

Gardens : Front area for private parking and garden area. To the rear patio and terraces providing privacy.

NB : Floor Plans available.

**GENERAL INFORMATION**

Local Authority  
Cornwall County Council  
General Enquiries 0300-1234-100  
Planning Enquiries 0300-1234-151  
[www.cornwall.gov.uk](http://www.cornwall.gov.uk)







### SITE AREA AND TITLE

The site extends to c. 19.00 acres (to be independently verified by interested parties) split, c. 4.75 acres forming the car park, owners house / garden, cafe and former Wildlife Centre and Lakes and c. 14.25 acres of Woodland Walk.

Title CL227873, advised no Public Rights of Way or Restrictive Covenants over the Land. Owners allow a Permissive Path on the Western Boundary.

### PLANNING PERMISSION

Planning Permission granted in November 2010 allowing for the 'Construction of a house for the owners of the Centre'.

### ENERGY PERFORMANCE CERTIFICATES

House (Otterside) C/78  
Cafe (Willow Tree) B/47

### LICENCES

Previously held a Zoo Licence.  
No Alcohol Licence.

### METHOD OF SALE

Sale of freehold Assets as a Going Concern by way of Private Treaty.

Unconditional Offers are invited.

### BUSINESS RATES

Rateable Value at April 2017 £9500, so qualifies for 100% Small Business Rate Relief.

### SERVICES

Advised by clients:  
Sewage (1 Septic Tank for House and Cafe)  
Mains Water and Spring fed Lakes  
Main electricity (Single Phase)  
Air Source and Solar panels for Underfloor Heating on Ground and First Floors of house.

Interested parties to make own enquiries to service providers.

### INVENTORY / PLANT & MACHINERY

An Inventory of all loose chattels and equipment, free of any lease/lien, to be included within the sale will be supplied by Miller Commercial prior to exchange of Contracts and are included in the sale and free of Lease / Lien at the time of transfer.

NB Coffee Machine on rental (not owned).

### STOCK

Stock in Cafe at Valuation (cost price) to be agreed between Seller and Buyer on Completion.

### VALUE ADDED TAX

We are advised the business is registered for VAT.

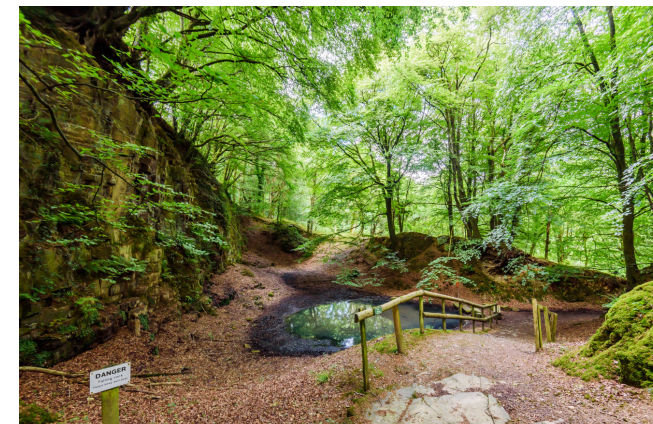
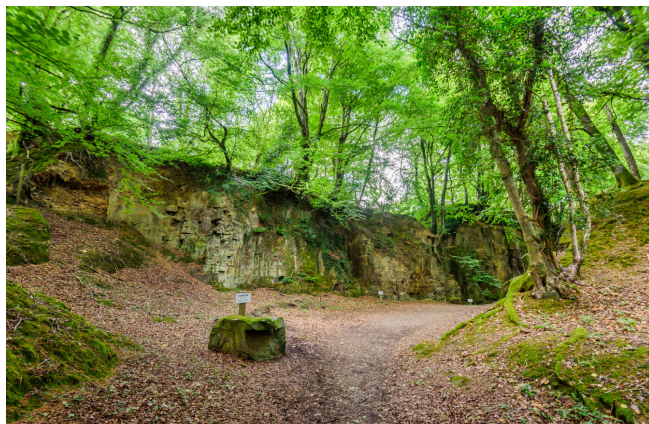
### FINANCE

If you require advice regarding the Financing of a Business, at no initial cost, please contact us on the numbers below.

### CONTACT INFORMATION

Graham Timmins : 01872 247019 or  
gt@miller-commercial.co.uk

Paul Collins : 01872 247029 or  
pc@miller-commercial.co.uk



# Tamar Otter And Wildlife Centre, North Petherwin, Launceston, PL15 8GW

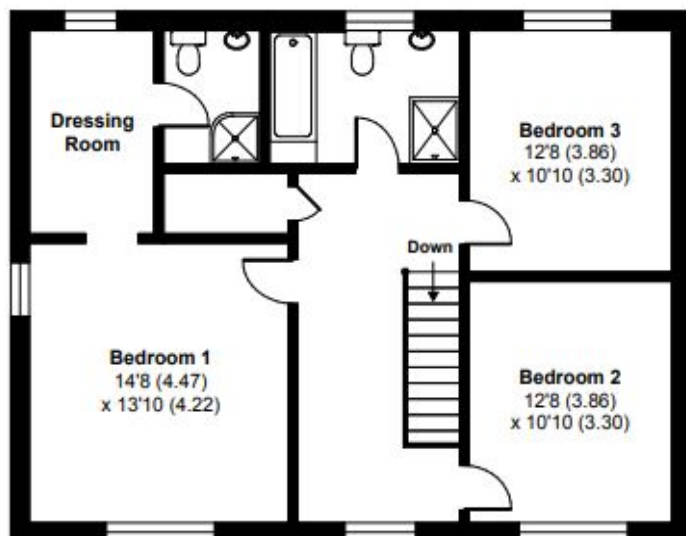
Approximate Area = 1772 sq ft / 164.6 sq m

Cafe = 1291 sq ft / 119.9 sq m

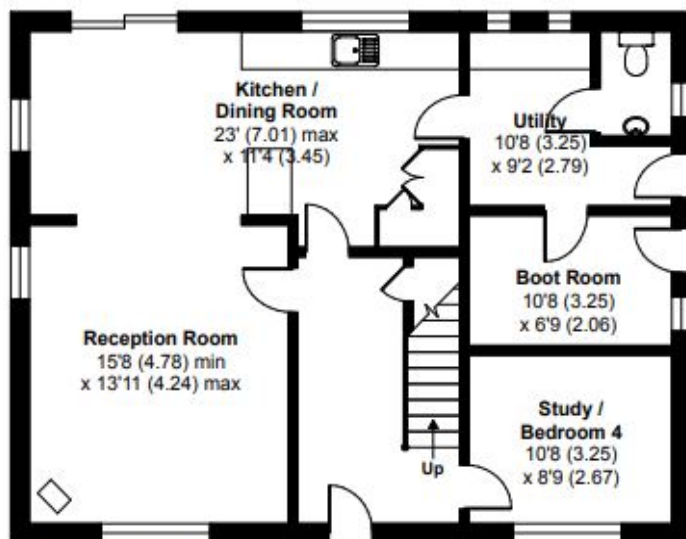
Outbuilding = 505 sq ft / 46.9 sq m

Total = 3568 sq ft / 331.4 sq m

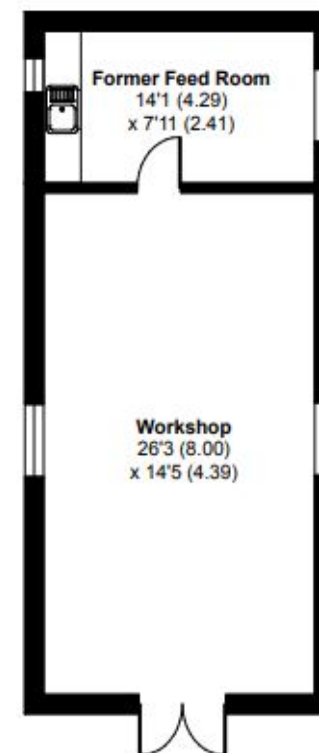
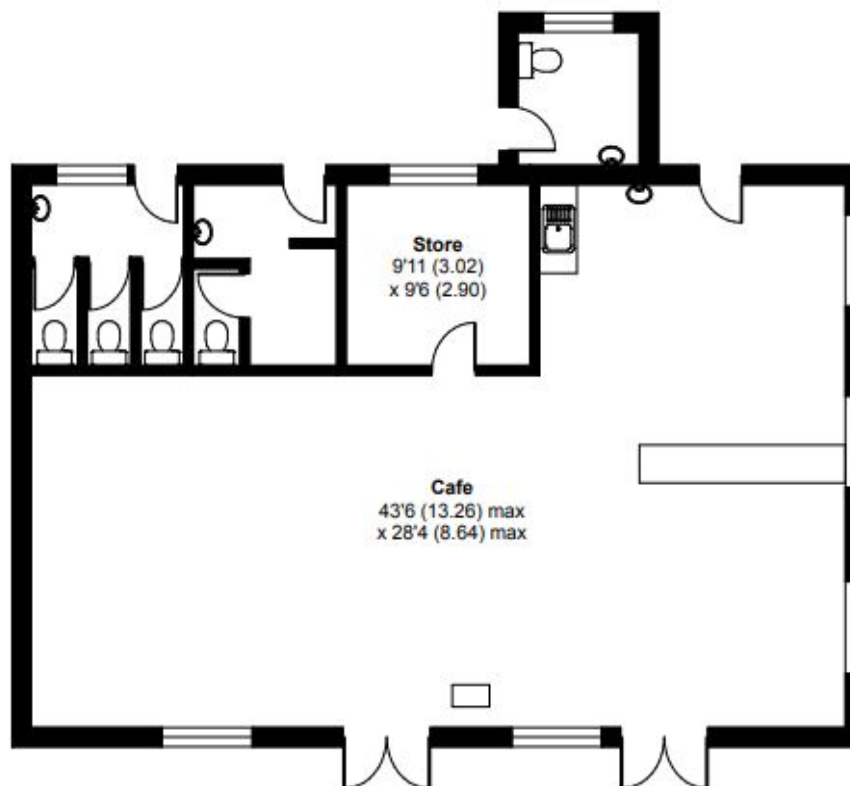
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1chemcom 2022. Produced for Miller Commercial LLP. REF: 869361



MOST ACTIVE AGENT WINNER 2020 CORNWALL



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