



Saxon Maybank Holiday Lodges

Bradford Abbas, Dorset

Carter Jonas

# Saxon Maybank Holiday Lodges Underdown Hollow Bradford Abbas Sherborne Dorset DT9 6JN

**Holiday letting investment  
with established income and  
panoramic countryside views.  
Ideally located to explore the  
Dorset countryside.**

Two owned holiday letting barn conversions (2-bed and 1-bed) with an established holiday letting trade.

10 privately owned lodges and 4 privately owned holiday barn conversions.

Planning permission to build 3 additional holiday lodges on site.

Secure income stream from the 14 annual plot fee payments plus holiday rental income from the two owned holiday barn conversions.

For sale as a whole by private treaty.

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## Location

Saxon Maybank Holiday Lodges is set in a picturesque rural setting with views over the Dorset countryside, yet only 2½ miles from Yeovil, which is the commercial centre for South Somerset. The picturesque town of Sherborne is 3½ miles away.

Yeovil provides a cinema, a range of shops, supermarkets, public houses, restaurants and a hospital. Sherborne, with its picturesque high street, provides further shopping facilities, a cottage hospital, supermarkets, and is home to Sherborne School, Sherborne Abbey and Sherborne Castle.

Nearby tourist attractions include Sherborne Castle and Gardens, being Sir Walter Raleigh's stately home, Stourhead Gardens (National Trust), the Royal Navy Fleet Air Museum, Yeovilton, Montacute House (National Trust), the Cerne Giant which is cut into the chalk hill at Cerne Abbas, along with the Dorset coastline of Chesil Beach, being 25 miles to the south. In addition, Abbotsbury, with its abbey and swannery, plus the picturesque coastal villages of West Bexington and Burton Bradstock; as well as the market town of Bridport, being within easy reach.

## The Business

The owner's assets include the freehold of the holiday park, the two holiday barn conversions known as the Cow Shed and Stag's Retreat, plus the outbuilding known as The Piggery which is currently used as a store and laundry room for the business.

As with many holiday letting businesses, Saxon Holiday Lodges is a managed park.

10 lodges are privately owned along with 4 privately owned long-leasehold barn conversions. The main benefit for the park

owner is that they are not responsible for the maintenance/repair costs of the properties, as these are privately owned. The lodge owners benefit from having the site managed and the use of their holiday properties when required.

The site has been in the same ownership since 2018 and trades as Saxon Holiday Lodges Limited. The business is VAT registered.

The plot fees for period 1st February 2026 - 31st January 2027 are £2,674.75 index linked to RPI at 4.5%. Any sums spent on the site are apportioned between the 16x properties making a total fee per plot for 2026 £3,213.29 plus VAT.

Currently, the park owners choose to let out the Cow Shed and Stags Retreat only. The clients remotely manage the site and outsource the laundry. In addition, they have cleaning staff for the two holiday lets and manage the changeovers remotely.

There is potential to offer cleaning services and to manage the rental of the 14 holiday letting properties on site to provide further income.

The income from Saxon Holiday Lodges Limited is produced from a number of income streams, including the rental income from the two holiday barn conversions that they own plus the guaranteed service charge and ground rent payments from the 14 privately owned holiday properties.

The gross turnover for the year ending 2025 was £115,066, with approximately £44,000 of this income coming from the annual plot fees and approximately £69,000 from the letting of the two barn conversions.

### The Holiday Letting Barn Conversions

Comprising a detached building converted into two 5\* holiday lets, which are currently run by the owners of the holiday park. The properties are rated 5\* by both Dorset Coastal Cottages and holidaycottages.co.uk.

#### The Cow Shed

Single storey, semi-detached property providing accommodation of open plan sitting/dining room and kitchen area with a vaulted ceiling, exposed roof trusses and French doors leading out onto a decking area with hot tub. Hall, two bedrooms, (both with en-suite shower rooms), French doors leading outside, utility room and further shower room. (Sleeps 4)



### Stag's Retreat

Single storey, semi-detached holiday let providing accommodation of an open plan sitting/dining room and kitchen area with a vaulted ceiling, exposed roof trusses and French doors leading out onto a decking area with hot tub. Hall and bedroom with an en-suite shower room and French doors leading to outside. Utility room and additional shower room. (Sleeps 2)



## Outside

The Piggery is an outbuilding with planning to be converted into an office and is currently used to provide a store with WC, a laundry for the business and as a garden store. The property has further development potential to provide additional holiday letting accommodation or as a reception/amenity building for the site, subject to gaining the relevant planning consents.

The site is accessed via an electric gate onto a gravel driveway, which leads to the properties.

At the entrance is a bin storage area and an enclosure housing the LPG tanks for the site.



## Method of Sale

The property is offered by sale by private treaty inclusive of trade inventory to include furnishings, equipment, fixtures and fittings in relation to the business, excluding any personal items.

## Tenure & Possession

The freehold interest is offered for sale subject to the 14no. long-leasehold/licence interests.

## Planning

Planning was granted by Dorset Council on 18 March 2026 (planning reference P/FUL/2024/04791) to station 3x holiday letting lodges, install a package treatment plant and associated works.

Planning was granted for the change of use of the holiday barn conversions from (B1) office to (C3) 2 no.dwellings with associated works to include raised decking. In addition, The Piggery was granted change of use from an agricultural storage building to (B1) office with associated works in March 2019 under planning reference: WD/D/19/000169.

## EPC Ratings

Building	Rating
The Cow Shed	D
Stag's Retreat	D

## Services

The property is serviced by mains electricity, mains water and a private drainage system with two septic tanks. Heating to the properties is via LPG.

## Wayleaves, Easement, & Rights of Way

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, sport, drainage, water and electricity supplies and other rights and obligations, easements and quasi easements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

There is a right of way over the driveway to the adjoining farmhouse, and there is also a public footpath that runs through the site.

## Rateable Value

Interested parties are advised to make their own enquiries.

## Local Authorities

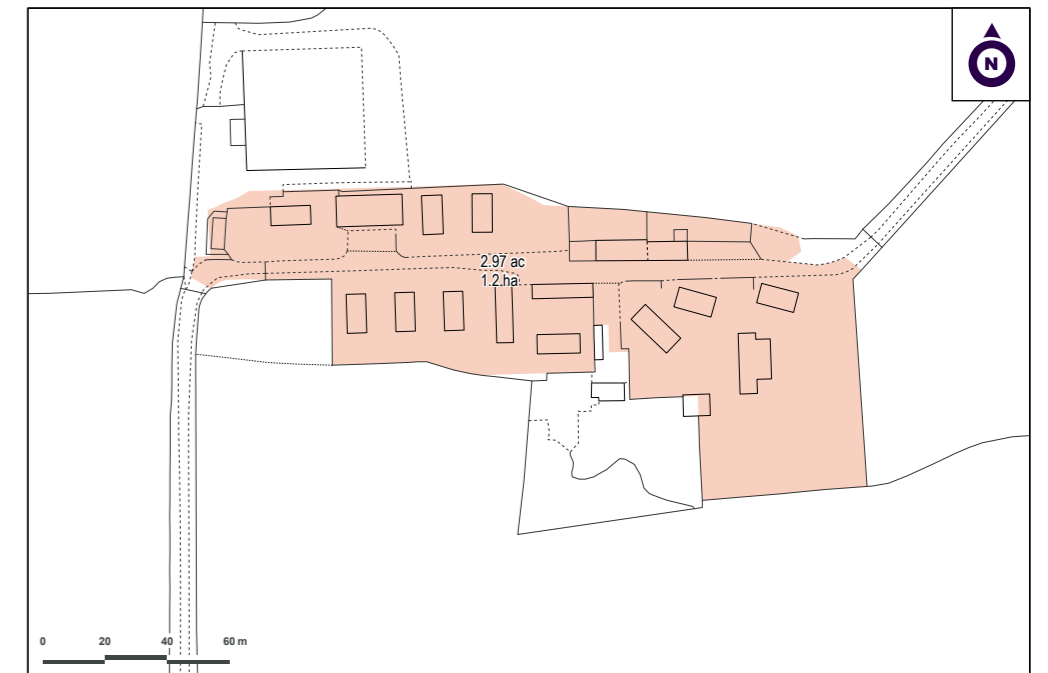
Dorset Council  
[www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)

## Viewings

Strictly by appointment with agents Carter Jonas, 01823 428590.



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## Leisure

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