



Manaton, Dartmoor National Park, Devon, TQ13 9UG



Becky Falls

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Unique Visitor Attraction Business in a Stunning Natural Setting

Spectacular Natural Waterfalls, Scenic Woodland Trails, Mini Zoo, Cafe, Gift Shop, Barns, Outhouses, Paddocks & Car Park
Beautifully Presented, Fully Refurbished 3 Bed Owners House
All Set in Approx. 50 Acres within Dartmoor National Park
Well Established and Successful Business with Further Growth Potential

DESCRIPTION

This unique attraction first opened to the public in 1903 and has been attracting visitors ever since. Becky Falls is an exceptional visitor attraction set in a wooded valley and offers scenic walks, a fabulous waterfall and cascades. The Ancient Woodland and famous waterfall sit within the Becky Falls Estate, with areas within it designated as a Site of Special Scientific Interest. Becky Falls is also categorized as a temperate rainforest, housing rare plants and an Ancient Woodland with all the flora and fauna you might expect. The site stretches over 50 acres with the main buildings housing a 72 cover café/restaurant and gift shop. The owner's house is beautifully presented and has been extensively refurbished, making Becky Falls a great 'Home and Income' opportunity.

LOCATION

Becky Falls Ancient Woodland Park is situated in an outstanding location within Dartmoor National Park, a designated Area of Outstanding Natural Beauty (AONB), and is easily accessible from the A38 Devon Expressway and is well signposted from Bovey Tracey (approx. 5 miles) with brown tourist board signs. Becky Falls is centrally located within Devon to attract visitors from around the county and further afield from the rest of the South West. Exeter is situated approximately 20 miles to the north east and Plymouth 35 miles to the southwest. Dartmoor National Park itself is one of the country's greatest areas of wilderness being a vast landscape covering approximately 368 square miles. Visitors can enjoy the rugged hills and moorland which is tempered by its famous tors and ancient villages.

Ref No: 5190

£1,400,000 Freehold

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SITE LAYOUT AND FACILITIES

Becky Falls Woodland Park occupies a site extending to approximately 20.27 hectares (50.09 acres). The site provides the following facilities:-

WOODLAND PARK

The centrepiece of the park is a 70-foot waterfall, which together with the beautiful woodland walks, makes it one of the most spectacular and scenic areas on Dartmoor. There are three levels of nature trail which run through the attraction, allowing access to visitors of varying ability with blue being easy, red being more demanding and purple the most demanding. All three combined can provide over two hours of breathtaking walks.

CAFE

The licensed café is housed in a building which won an architectural award during the late 1980s. It is attractively laid out and provides approximately 72 covers. There is a serving area to the rear and a first-floor commercial catering kitchen, food store, stock room and office. The outside terrace enjoys views over the park and provides extra seating. Across the bridge is a second picnic area.

GIFT SHOP

The gift shop is located in a 16th Century building and adjoins the café. It has direct access from the park but can also be accessed through the café. It sells a wide range of gifts, including local produce and crafts.

ANIMAL ENCLOSURES & ZOO

The zoo is situated close to the café within the large barn and paddock areas. One of the paddocks is adjacent to the car park and the other two are within the woodland. We have a full zoo license and are accredited as members of the British and Irish Association of Zoo and Aquariums (BIAZA). This gives scope to grow the collection as the owners see fit and in line with the skills of the zookeepers. The Zoo Team provide informative animal keeper talks throughout

the day together with Keeper for the day and Animal Experience sessions providing additional income for the business as well as entertainment and educational value for visitors.

ANIMAL DISCOVERY ZONE (ADZ)

The ADZ is a large, converted barn which is used to house reptiles, small mammals and invertebrates. Where our Keepers give a range of informative and entertaining talks. To the rear of the building there is a large classroom/meeting/venue hire space with its own BBQ area and garden.

OUTBUILDINGS

There are three secure garage bays housing a workshop, freezer/ storage room and a zookeeper work area and storage facility. All have power, lighting and external illumination installed in recent years. In addition, there is a hay store and extensive commercial bin storage area both installed in the past few years.

THE FARMHOUSE

The owners house, The Farmhouse, has recently been extended and renovated by the current owners. This includes underfloor heating with slate flooring throughout the downstairs, which was extended to include a dining room. Upstairs, there are 3 bedrooms and oak flooring throughout and a feature bathroom with shower/wet room having been installed in recent years. An attractive period building of rendered walls beneath a new slate roof installed in the past few years.

This comprises: -

GROUND FLOOR

STUDY/OFFICE

OPEN PLAN LIVING with KITCHEN

AGA

DINING ROOM

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FAMILY ROOM/LOUNGE/SITTING ROOM

With a new log burner.

SEPARATE UTILITY AREA

DOWNSTAIRS TOILET

FIRST FLOOR

THREE BEDROOMS

Including a master bedroom with balcony overlooking the park.

EXTENSIVE DRESSING ROOM

With fitted wardrobe's purpose built in the last 2 years with ample hanging space. The large guest room featuring fitted wardrobes.

MODERN FEATURE BATHROOM

With large cast iron claw foot bath, ceiling shower/wet room, toilet and fitted sink.

PRIVATE FAMILY GARDEN

A private farmhouse garden.

GENERAL INFORMATION

THE BUSINESS

The vendors have owned and operated the property since 2016. They have improved and developed the house and the business to its current high standard. The business has a 4.5 Star rating on Google Reviews and is a well-established and successful operation. The main source of income is from the entry charge allied with the sale of food and drink from the café and merchandise from the gift shop.

The current entrance fees are:-

Adult - £13.50. Children - £10. Concession (Students/carers/seniors (65+) - £12.50.

Family (2 adults & 2 children) - £45, extra child £8.

Becky Falls Woodland Park opens 7 days a week from early February half term holidays until the beginning of November.

The current owners have been focusing on the conservation and fabric of the park, developing it for the long term, anticipating their long-term family ownership. There is scope to improve the business further. The current owner are considering, for example, increasing the zoo and functions side of the business or extending the range of the café opening hours creating an evening venue.

RATEABLE VALUE

The current Rateable Value of the business is £8,857.25, giving rise to Rates Payable of £5,314.35 for the year ending 31 March 2026.

COUNCIL TAX

The owner's house is within Council Tax Band A, with an annual payment of £1,550.1 for the year ending 31 March 2026.

SERVICES

The property is served by mains electricity. Water and drainage are through private systems.

LOCAL COUNCIL

The local authority is Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Telephone number: 01626 361101.

HYDROELECTRIC POWER

A lease has been granted to a third party to install a hydro-electric generating plant. The plant was completed in the autumn of 2016 and has been successfully providing power to the Grid ever since. It is owned by a third party who pay an

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index linked ground rent to Becky Falls Ancient Woodland Park and well as reduced electricity costs to the house and business.

TUPE

Purchasers will be required to comply with the relevant legislation in respect of current employees of Becky Falls Ancient Woodland Park Limited.

TRADEMARK

The current owners have secured full rights to the Becky Falls trademark for the business and full details are available to view.

TENURE AND BASIS OF SALE

The freehold interest is offered for sale on the following basis: -

- Vacant possession will be provided upon completion.
- All fixtures' fittings and equipment used by the business including livestock are included in the sale. Furnishings in the owner's house are excluded.
- In addition to the purchase price, consumable stock is to be purchased at valuation upon completion.

VAT

Should the sale of the property or any right attached to it be deemed a chargeable supply for the purpose of VAT, such tax shall be payable by a purchaser in addition to the sale price.

FURTHER INFORMATION AND VIEWINGS

Additional information in respect of the property and business will be available to seriously interested parties, subject to completion of a confidentiality agreement and financial checks.

Viewings are to be undertaken strictly by appointment in order to avoid disruption to the business.

Becky Falls Ancient Woodland Park's website can be found at www.beckyfalls.com

DIRECTIONS

The postcode of the property is TQ13 9UG. From the A38 take the A382 northwards to Bovey Tracey (following brown tourist signs for Becky Falls). Go across the first roundabout and take the first left on the next roundabout. Follow this road along carrying straight on following the brown tourist signs. Continue for approximately four miles after which you will find the business on the right-hand side and the car park on the left.

IMPORTANT NOTICE

1. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. Purchasers must satisfy themselves by inspection or otherwise.

EPC RATINGS

The Cafe & Shop - B.
The Animal Discovery Zone - C.
The Farmhouse - E.

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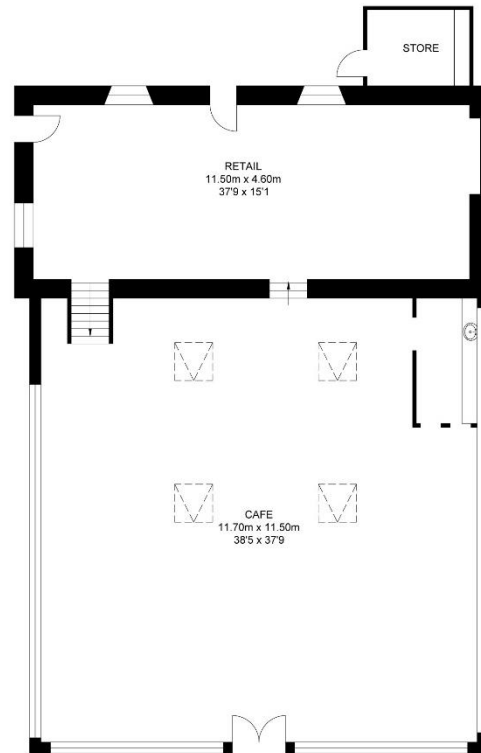


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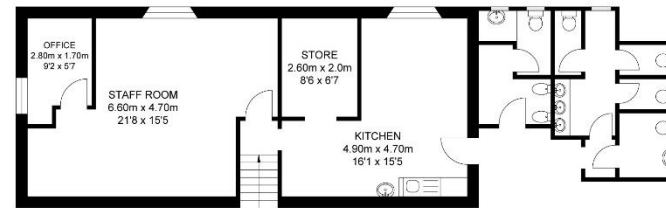
Cafe and Shop, Becky Falls, TQ13 9UG

TOTAL FLOOR AREA 2946.08 SQ FT / 273.70 SQM



GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 2159.24 SQ FT / 200.60 SQM



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 786.84 SQ FT / 73.10 SQM



For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

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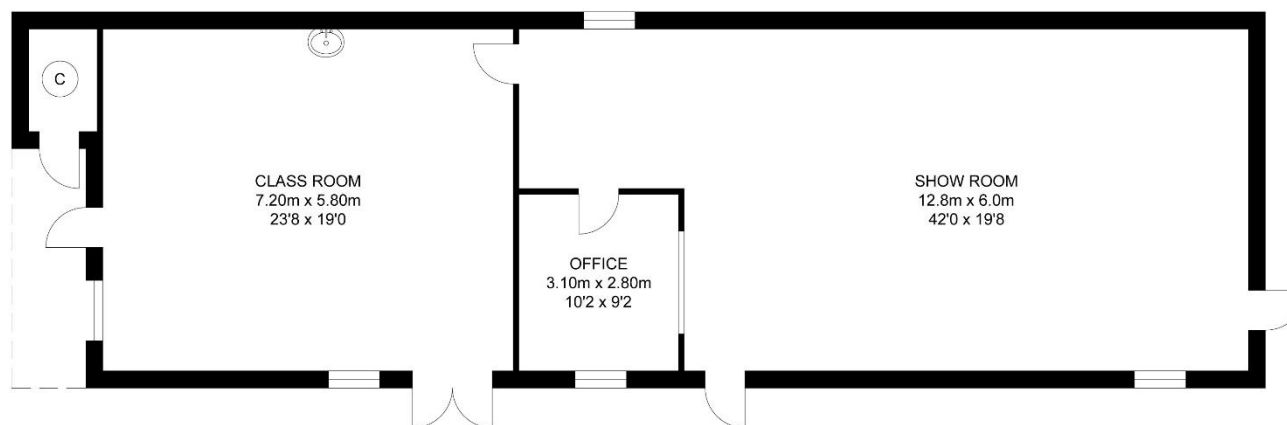


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The Animal Discovery Zone, Becky Falls, TQ13 9UG

TOTAL FLOOR AREA 1322.88 SQ FT / 122.90 SQM



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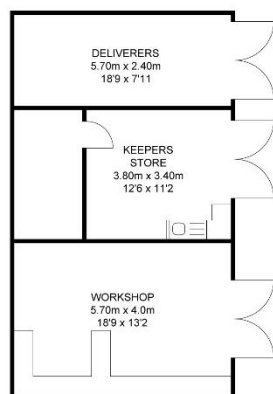


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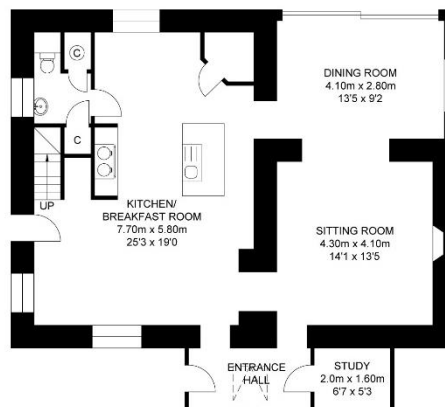
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The Farm House, Becky Falls, TQ13 9UG

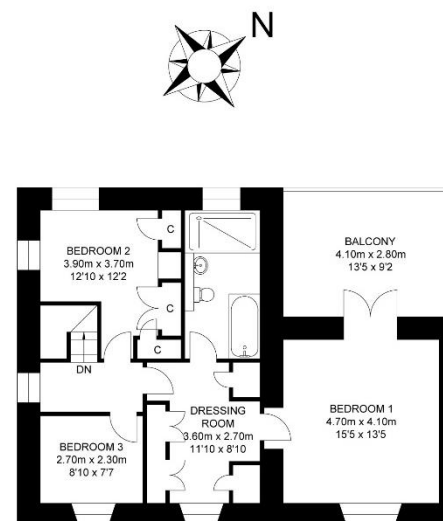
TOTAL FLOOR AREA 2313.15 SQ FT / 214.90 SQM



OUTBUILDING
APPROX. GROSS INTERNAL FLOOR AREA 613.54 SQ FT / 57.0 SQM



GROUND FLOOR
APPROX. GROSS INTERNAL FLOOR AREA 1003.19 SQ FT / 93.20 SQM



FIRST FLOOR
APPROX. GROSS INTERNAL FLOOR AREA 696.42 SQ FT / 64.70 SQM



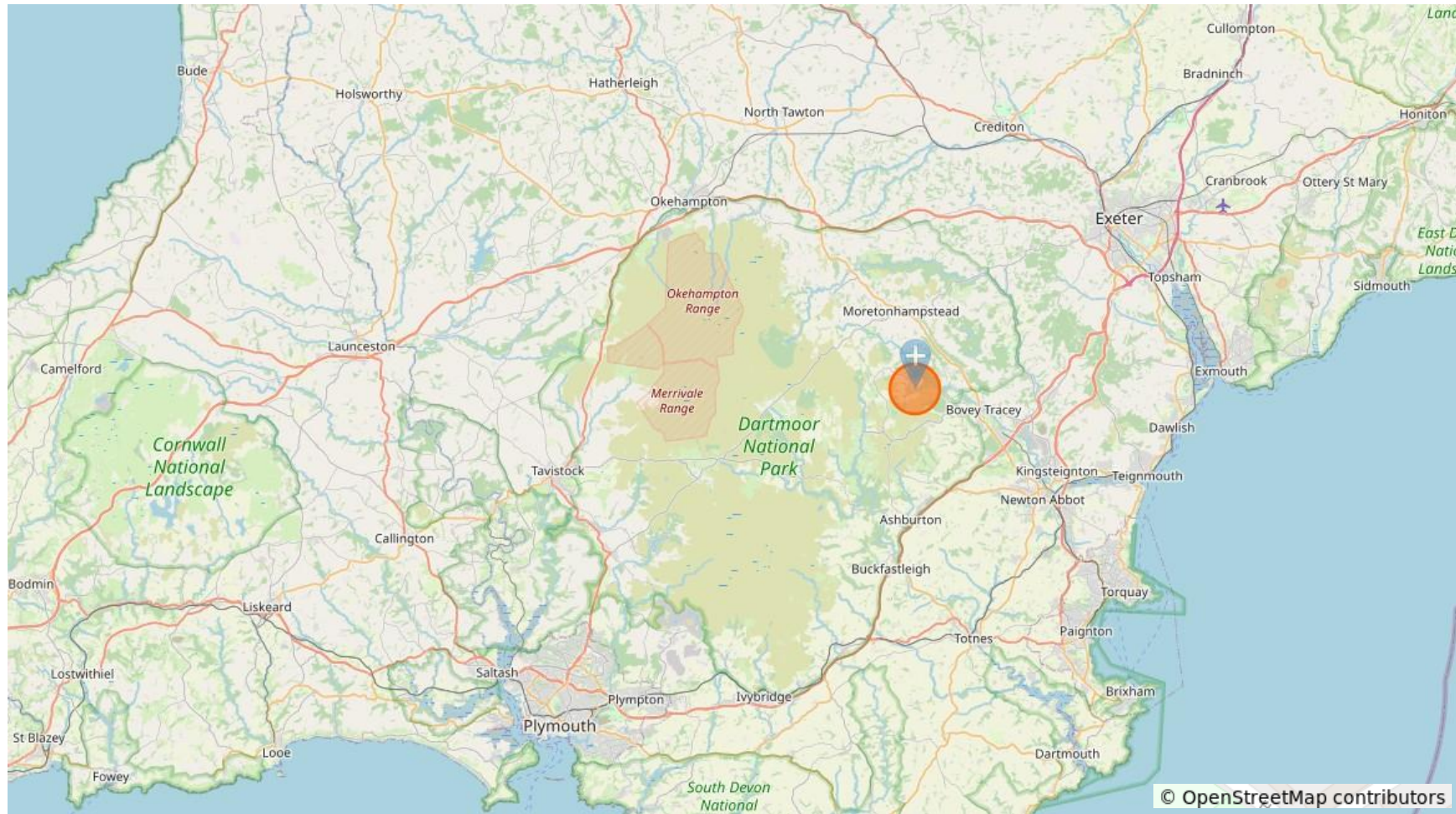
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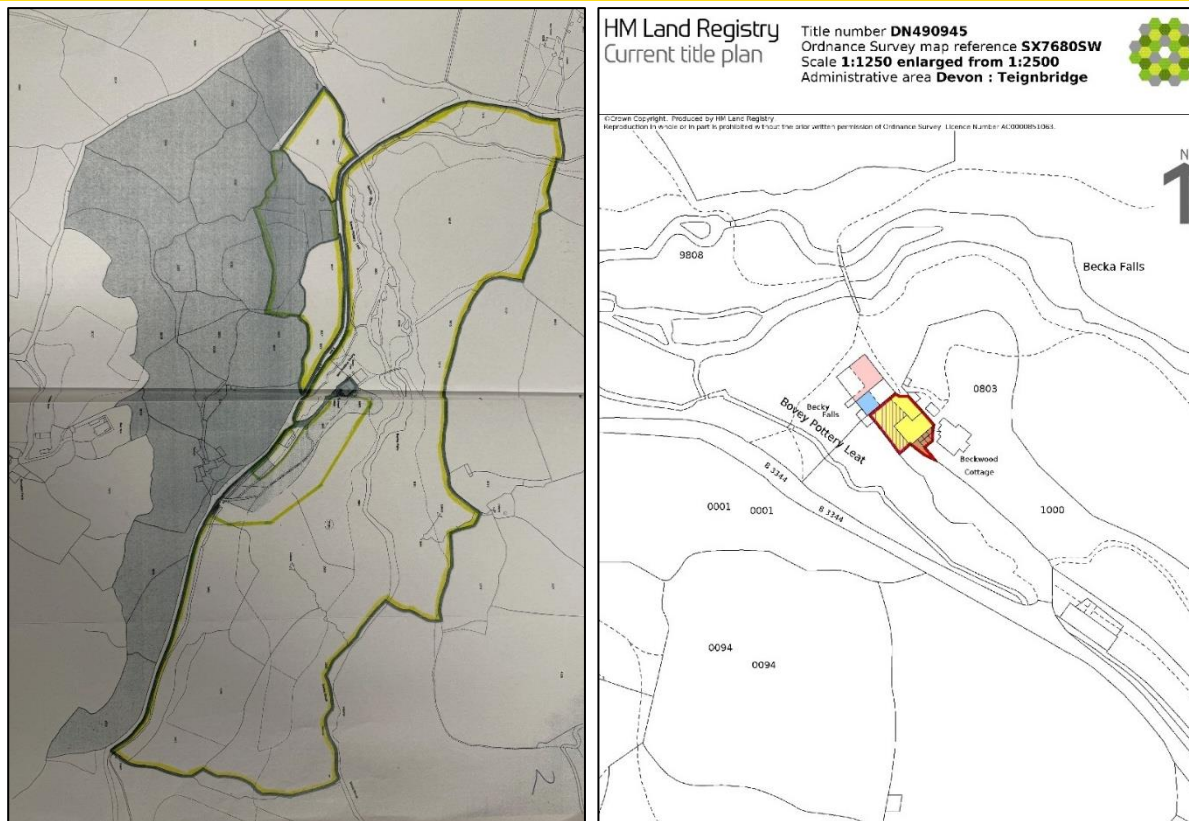


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