

## The Peppertree Lodge, Marlborough



### The Peppertree Lodge in Sunny Marlborough for Sale

This is a one of a kind opportunity in the beautiful sunny Marlborough. The Peppertree, a stunning Edwardian villa built in 1901 offers a new owner the opportunity to have a healthy and diverse lifestyle with a unique business. Be the proud owner of one of the great New Zealand Lodges drawing room rates of \$800 per night. The business has done extremely well before COVID 19 and has also sustained quite well during the pandemic.

Now is the time to grab this opportunity before the borders open and all forward bookings are yours to benefit from.

## KEY POINTS

- A great first impression is one of old world grace and timeless elegance
- Elevated with high stud, native wood, such Matai, Rimu, Totara and joinery with a tasteful decoration
- Five beautiful appointed guest rooms with ensuites have been delicately themed providing individual charm and comfort
- The property has organically managed approximately 10 acres of various gardens, orchard, vineyard, olive grove, forest and grassland
- The small Chardonnay vineyard produces a succulent boutique wine thoroughly enjoyed by guests from all around the world
- Ability to live from the land of honey, fruit trees, berry patches, vegetable gardens, olives and grazing for sheep, cattle and horses
- Fully furnished with high quality chattels are all included as well as large utility shed and carport
- Guest can enjoy while staying at The Peppertree, a game of pentaque, croquet and a gym
- Lots of activities on doorstep like hiking, cycling, wine tasting, hunting, golf, sailing etc
- The opportunity to extend the business to accommodate / serve cyclers from the soon opening cycle track that passes the property
- Helicopter landing area
- A passionate client base with repeaters and goodwill ambassadors
- Beneficial forward bookings for 2022/23

## LOCATION

- 5 minutes drive from central Blenheim and 10 minutes from Marlborough Regional Airport
- Picton and Marlborough Sounds are just 25 minutes drive away, providing exceptional sailing and water activities, while Rainbow Ski-field is just 60 minutes drive offering skiing and snowboarding during the winter months
- World famous Kaikoura boasts year round whale watching just 90 minutes away. Trout fishing in Wairau River and deer hunting in the nearby hills are all within close proximity to the property

## BUSINESS

- The Peppertree has a 24 years old strong and healthy relationship with international Travel Agents and the boutique hotel is featured in many Travel Magazines
- Beneficial forward bookings for 2023/24

Imagine owning this beautiful grand lady, living the sunny lifestyle and making a fantastic income. This won't last for long!

For more information or to arrange your private viewing, please contact specialist Accommodation Business Broker, Dilan De Silva, on [+64 27 444 9692](tel:+64274449692) or email [dilan@tourismproperties.com](mailto:dilan@tourismproperties.com)

## ABOUT THE BUSINESS BROKER

**Dilan De Silva**, covering the Canterbury, Marlborough, Tasman & West Coast regions of the South Island, offers over 20 years' experience within the tourism, hospitality, and leisure sectors, both nationally and internationally.

As an expert business broker, Dilan offers professional experience, vast knowledge and is highly connected within the tourism and hospitality sectors. With his calm and confident personality, he will provide buyers and sellers with the confidence and peace of mind required to achieve their desired result. When buying or selling a tourism business only an industry expert can broker you the best possible deal. Dilan's relevant experience, expertise and connections makes it easy for him to match vendors with the right buyer, and then guide them through the process, and assist them into tourism business management and/or ownership.

- Dilan is a well-connected local tourism broker, but he also has vast connections with international investors, and hospitality and tourism management companies, which means that your selling potential and pool of buyers is not limited to New Zealand only.
- Before working as a Business Broker, Dilan spent 18+ years as a General Manager, and has managed hotels and hotel companies in New Zealand, Australia, Vietnam, Singapore, Myanmar, Thailand, Sri Lanka and in the Middle East.
- Most recently he worked as a General Manager in hospitality for 11 years in Canterbury, and managed both large and small scale tourism businesses over this time.
- He has vast experience in tourism and hospitality business acquisitions, tourism sales and marketing, destination marketing, tourism property sales, franchises, development, and partnerships.

- Dilan has always been actively involved in tourism boards and marketing organisations, as he has a real passion and heart for the sector and those within it.

He is a friendly, confident, helpful, and calm person, with an absolute ‘can do’ attitude. His breadth of knowledge, and connections, mean that he is easily able to connect an ideal business or property, with the ideal buyer.

Between July 2020 and June 2021, Dilan was fortunate with the opportunity to sell 33 properties worth \$20,000,000, giving him the title of “Rookie of the year”.

**Tourism Properties Real Estate**  
**ROOKIE OF THE YEAR.**

33 businesses, worth 20 million  
**SOLD** from July 20 to June 21.

Contact me today for  
a free appraisal.

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TOURISM & HOSPITALITY BUSINESS BROKERS

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### 3-MONTH BUYER CONSULTATION PROGRAMME

For buyers who are new to the tourism, hospitality and leisure sector in New Zealand, Dilan offers a free 3-month business consultation programme. This is an opportunity for you to tap into Dilan’s extensive industry experience and expertise. Dilan fully understands the demands of marketing, compliance, staffing, costs, and the many other pressures that can exist for new business owners.

The programme is specifically designed to help buyers new to the sector, assisting them to understand the business and nature of hospitality, accommodation and/or leisure businesses. Dilan’s experience enables him to offer sound practical advice and strategies to jump-start your new business, in areas such as marketing, profit and loss, and yield management, as well as assistance with general business management.

Whether you are buying a business for investment or buying a business to secure an income, having the support of Dilan at your fingertips can make a significant and lasting difference to both your business and your life.

### Dilan De Silva

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