business
for sale



# BUSINESS REPORT

Date: **27th November 2026**
Business Reference:**37301**

About the Business:

## Beautiful Pet-Friendly Lodge with 9 Rustic Chalets and Stunning Main House - 183 Hectare Property

Nestled in a picturesque, charming and popular tourist location, this exquisite property and pet-friendly lodge presents a unique opportunity for hospitality entrepreneurs, retreat operators, or lifestyle investors.

# Beautiful Pet-Friendly Lodge with 9 Rustic Chalets and Stunning Main House - 183 Hectare Property



Sector: **Accommodation**

**Asking Price:**

R 10,000,000

**Monthly Profit:**

R 59,123

Asset Value:
**R 12,642,684**

Stock Value:
**R 0**

Yearly Net Profit :
**R 709,477**

# Business Report

## Fully describe the business's activities?

Nestled in a picturesque, charming and popular tourist location, this rustic, 183-hectare property and pet-friendly lodge presents a unique opportunity for hospitality entrepreneurs, retreat operators, or lifestyle investors. Designed with comfort and elegance in mind, the lodge seamlessly blends nature with modern amenities to offer an unparalleled experience for guests and their furry companions. Apart from the well-appointed and spacious 3 bedroom cottage which currently serves as the owners' home, the lodge features nine individually fenced, fully equipped, self-catering chalets, each thoughtfully designed with pet-friendly features, providing a safe and secure environment for pets to roam freely. Each chalet is designed for comfort, featuring cozy interiors, private outdoor spaces, and pet-friendly amenities. The main building houses the restaurant, bar, kitchen, library and man cave. The lodge offers loads of activities, including fly fishing, mountain biking, bird watching and a golf driving range. Guests and their pets can spend time at the beautiful dam, perfect for swimming, canoeing, and unwinding in nature. There are walking trails and a rustic agility course for pets to enjoy. Fully equipped conference/function facilities, make it an ideal venue for celebrations, business meetings, workshops, and corporate retreats.

## How does the business operate on a daily basis?

This owner-operated lodge is efficiently run with a hands-on approach to ensure a seamless guest experience. The owners and a small, dedicated team manage reservations, services, housekeeping and maintenance.

## How are the clients attracted to the business?

Ideally situated in a breathtaking natural setting, with easy access to hiking trails, a scenic dam, and charming local attractions, this lodge offers a unique pet-friendly experience with fully fenced, self-catering chalets.

## What Advertising/Marketing is carried out?

The lodge maintains an active online presence through various social media platform, but direct guest interactions to encourage repeat visits, positive reviews and word of mouth, is by far their best marketing tool.

## What competition exists?

The lodge is located in a popular tourist destination, amongst similar businesses in the area.

## Is the business VAT Registered?

Yes, the business is a registered VAT vendor.

## What VAT documentation is on file?

All VAT submissions and VAT registration documents are on file.

## Are there up-to-date Management Accounts available?

Yes, up-to-date management accounts are on file with Aldes and will be made available to qualified buyers.

## What Balance Sheet and Income Statements are available?

The annual financial statements in respect of the year ended February 2024 are on file with Aldes. Financial statements for the current year will be compiled by the auditors imminently.

## What percentage of the business is cash/credit?

The business does not provide credit to any of its clients. Bookings are secured by way of a deposit in advance, usually between 40% and 60%, with the balance payable upon check-in.

## How could the profitability of the business be improved?

There are vast opportunities to improve the profitability of this business which have been detailed in the SWOT analysis below.

## Is Seller finance available and for what amount?

No, the seller will only consider an outright sale.

## Give a breakdown of staff/ functions/ length of service?

Three staff members assist with guest relations, catering and housekeeping.

Two staff members are responsible for groundskeeping and maintenance.

## Are they on contract?

Yes, all staff members have valid contracts in place

## Do any have management potential?

Yes. This will be discussed with potential buyers.

## How involved is the Owner in running the business?

The owner is fully involved in running the business.

## When does the current lease end?

The 183 hectare property is included in the sale. A professional valuation of the property which was concluded about a year ago is on file with Aldes.

## What are the trading hours?

The lodge operates 24 hours a day, 7 days a week.

## Do you require a licence?

Yes, to run the kitchen, stock the dam with trout, operate the accommodation and water use.

## What are the main assets of the business?

A full list of the assets is on file with Aldes, however, the main assets include the following:

183 hectare property including a main house, 9 fully equipped, self-contained chalets and other buildings, as well as improvements.
Vehicles
Furniture, fixtures, fittings and equipment
Solar system
Generator

## Are any items not included in the sale?

All items reflected on the asset register are included in the sale.

## What is their overall condition?

Good, the assets have been well maintained.

## Do any require repairing?

Some minor maintenance and repairs to chalets.

## Which assets are on lease/HP and with whom?

Solar System and Mahindra Bolero

## Will Seller settle or Buyer to take over?

The seller will settle the assets on hire purchase.

## Are they presently insured?

Yes, all the assets are comprehensively insured.

## Strengths?

- Well established, popular lodge with 5 star Google ratings, located in a beautiful, tranquil tourist destination.
- Pet friendly niche.
- Nine fully equipped, individually fenced and private pet-safe chalets.
- Event ready facilities.
- Large landholding with space for expansion.
- Multiple revenue streams
- Loyal, repeat clients.

## Weaknesses?

Seasonal tourism flow and fluctuations in bookings based on peak and off-peak seasons.

## Opportunities?

- Build additional chalets. There is good potential for luxury or eco-style units to target higher-end guests.
- Leverage the natural setting and beautiful facilities to promote weddings and milestone celebrations, mid-week corporate retreats, team building and other business functions.
- Re-open the on-site bar to serve guests, event visitors and locals.
- Increase the exposure of the restaurant as a destination eatery and not just for lodge guests.
- Lease a section of the land to local farmers for grazing cattle and planting crops, providing a passive income and enhancing the property's rural charm. There is a good opportunity to market this aspect as part of sustainable and community supported farming ventures.

## Threats?

Economic downturns - Discretionary travel spending may decrease during economic slowdowns.

## What is the reason for the sale?

The sellers would like to pursue other opportunities.

## Why is this a good business?

This is an exceptional opportunity to acquire an exquisite, expansive property with valuable arable land, which is zoned for mixed use (agricultural and commercial), and includes a going concern lodge establishment, for less than asset value.