



The cottages commenced trading in 2017. Deborah Cowking gave up her employment with Houldsworth Solicitors where she had worked for 33 years. Lee Cowking husband local builder had built 2 bespoke cottages.

The cottages are clearly luxurious the finish on them exceptionally high standard. Since commencing trading in June 2017, the cottages in first year of trading had 82 bookings between them. These generally are for 3 night stays Friday to Monday or Thursday to Sunday but some have been for full weeks stay and a few for 10 nights plus.

The Wedding industry have been where the vast majority of bookings have come from. Bashall Barn, The Outbarn and Tithe Barn have little accommodation themselves. We have brides, grooms and families who need to come to the area for a wedding day but are staying for 3 nights or more as families visiting from a distance want to stay in the area for a short break. Cottages work better for families than hotel rooms do. The families are therefore then visiting the town and villages to have meals shop and visit attractions.

Several families who visited for weddings have booked return weekend visits so they can explore the area more. The Cottages provide home from home luxury, they have underfloor heating, large dining tables and beautiful patio outside seating areas. They provide space for families with children to enjoy their time together.

So far from July 2018 until 30th June 2019 we have 89 confirmed bookings for year 2 of our trading. We have 61 bookings so far for July 2019 until 30th June 2020. We have 21 bookings from July 2020 until June 2021 so far.

We have turned down approximately 40 bookings at least from emails or telephone calls for summer 2019 and spring and summer 2020. We regularly attend wedding fairs and are constantly having to inform potential guests we have no availability for the times they are asking for.

There is clear demand for another cottage. It maybe that it would only be busy April until November but Christmas is also booked up 15 months in advance. In addition, guests have visited for family get togethers special birthdays, Christmas and anniversaries. We have had 2 hen parties and many guests coming to have a short break weekends.

There is nothing in the area to compare to the quality of our cottages we have won The Ribble Valley New Business Award 2017, Star in Tourism Award 2018. We have only been trading 20 months, there is demand for high-quality self-catering accommodations.

The new cottage would also provide over flow car parking for the existing 2 cottages. The Granary has 1/2 spaces depending on car size and Fellside has 2 spaces. We have 6 spaces in front of our own house Mill Farm. The new cottage we would like to provide 4 plus car parking spaces so that this would be parking for new cottage but also for the 2 other cottages. So, between the whole complex there would be 13 plus spaces. This would be more than ample parking if and when all 3 cottages were occupied.

It would give more choice to our guests as this cottage would be downstairs living accommodation and upstairs bedrooms, whereas the 2 existing cottages are upside down cottages. This cottage would not have a garden just a small seating area and would be paved or tarmac at the front to provide additional parking.

Since we commenced the cottages are so busy, I now use the launderette in Clitheroe to wash towels and dressing gowns rather than do myself. I use the services of a local cleaning company which is 2 local ladies who now have between 6 and 16 hours a week cleaning at the cottages depending on

booking. We buy locally produced food where possible supporting our local shops. The guests are encouraged to visit our local villages, the cafes, pubs, the castle and town center shops. The market too we suggest all these to guests. Our cottages are full of local guides and leaflets for our many attractions. So, another cottage means more guest to the area, creates another job for our cleaners, launderette etc.

The cottages are hugely successful in such a short time of trading. We have robustly marketed locally. We attend wedding fairs, we use Airbnb and Trip Advisor to advertise and we would ask if you wish to read the reviews. All 5 bubble/ 5-star rating.

We have had guests from all over the world, Malta, Egypt, America, Canada, Australia. We have guests use the cottages for work purposes, the BBC recently stayed for 5 weeks whilst filming in Clitheroe and a Canadian film company arrive in March for 4 days filming in Clitheroe. We had guests from a management consultancy stay with us for approx. 15 weeks. They all prefer a home from home setting not a hotel room when they are working in the area.

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