



## For Sale

Location: **Otago**  
Asking: **\$2,500,000**  
**Offers over + GST (if any)**  
Type: **Accommodation-Motels**

### Longbourne Lodge Motel - Freehold Going Concern For Sale

#### Freehold Going Concern with Development Potential

A rare opportunity presents itself with the Longbourne Lodge Motel – a beautifully maintained freehold going concern set on 2 hectares (approx. 5 acres) of park-like grounds in the heart of the Taieri Plains. Just minutes from Mosgiel and an easy drive to Dunedin, this is an ideal lifestyle business offering peaceful rural charm with strong commercial performance.

#### Key Features

**Land Area:** 2 hectares (approx. 5 acres) Freehold Going Concern

#### Accommodation:

6 Garden Studios (interconnecting to form family units)

2 x 1-Bedroom Units

2 x 2-Bedroom Units

Zoned and designed for further growth, with infrastructure already in place for 10 additional units (transportable, subject to Council approval)

#### Guest-Focused Facilities

Longbourne Lodge has been thoughtfully designed to offer guests a relaxing and memorable stay:

Private decks with rural views across the Taieri Plains

Fully equipped kitchens in cottages and kitchenettes in studios

Free WiFi, insect/security screens, and daily servicing

Passive solar design, solar hot water, and solar power system

EV charging station for guests

Complimentary gas barbecues and picnic areas

On-site recreation including outdoor chess, petanque, volleyball, and a children's playground

#### Business Amenities

Large commercial laundry and back-of-house preparation rooms to support operations efficiently

3-bay garage for storage or workshop use

Guest car parking and easy access for larger group or event vehicles

### Contact:

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Tourism Properties.com  
Licensed REAA 2008  
Broker Ref: 76754



### **Owner's Residence**

A key feature of this property is the private three-bedroom home, offering:

Comfortable on-site living for owner-operators

Firebox with wetback for efficient heating and hot water

Private outdoor space and direct access to the property for convenience

### **Weddings, Events & Groups**

Longbourne Lodge is a sought-after venue for weddings, family gatherings, and special events. The spacious cottages and beautifully landscaped grounds provide the perfect backdrop for bridal preparations, photography, and relaxed group stays. The property features:

Special rates for exclusive bookings

Easy access for mini-buses and group transport

Closest motel to Grandview Gardens wedding venue

Large, light-filled bathrooms, full-length mirrors, and on-site laundry facilities make it a favourite for bridal parties. Studios offer excellent guest accommodation for family and friends attending events

### **Prime Location**

Perfectly positioned to appeal to a broad customer base, with attractions including: Dunedin City and University precinct, Mosgiel township – shops, cafes, restaurants, takeaways, Wal's Plant & Fun Land (mini golf) plus three golf courses, Mosgiel walks, velodrome, equestrian centre, Taieri Airport, and the A&P Showgrounds

### **Future Growth Potential**

Infrastructure already in place to accommodate up to 10 more units (relocatable or new builds), subject to Council approval

Strong reputation with high guest return rate and online reviews

Sustainable design appealing to eco-conscious travellers

Whether you're seeking a profitable accommodation business, a stunning lifestyle property, or both – Longbourne Lodge Motel offers it all. This is your chance to own a profitable, eco-conscious motel with outstanding guest satisfaction, room to expand, and a beautiful rural setting near a major city.

**Step into a relaxed lifestyle and a thriving business – Enquire now for financials, or to arrange a confidential viewing with Adrian Chisholm, Specialist Accommodation Business Broker.**