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Higher Trevaskis Caravan & Camping Park

Gwinear Road, Connor Downs, Hayle, Cornwall TR27 5JQ

- A highly regarded caravan and camping park set in over six acres in a tranquil trading location in the rural outskirts of Hayle, offering an outstanding base for guests to explore the West Cornwall region, boasting some of the finest beaches in Cornwall
- A Site Licence for up to 128 pitches, where the park currently offers 89 pitches (72 with electric hook-ups), in nine landscaped enclosures
- Site reception, shop, play area, recreation field, ladies, gents and DDA shower and toilet facilities and laundry
- An exceptional, detached owners' residence offering extended 3-bedroom family accommodation with private garden and parking

FREEHOLD

GUIDE PRICE £1,700,000

SOLE AGENT



LOCATION

Higher Trevaskis Caravan & Camping Park enjoys a tranquil trading location in the rural outskirts of Hayle, offering an outstanding base for guests to explore the West Cornwall region, boasting some of the finest beaches that Cornwall can offer.

Nearby attractions include the picturesque harbour town of St Ives; a long sandy beach at Gwithian, Hayle; Godrevy Beach and Lighthouse; Portreath; Porthleven, with its dramatic coastline and array of restaurants; Praa Sands Beach; Marazion, and St Michael's Mount; Porthcurno Beach and the Minack Theatre; Kynance Cove; Newlyn Fishing Harbour; the Lizard Peninsula; and the bustling harbour town of Falmouth, all within comfortable driving distance.

DESCRIPTION

This popular caravan and camping park is set in over six acres, currently offering 89 pitches (72 with electric hook-ups and six with hardstanding), in nine landscaped enclosures, namely Willow; Oak; Cherry; Ash; Beech; Hazel; Sycamore; Poplar and Alder giving a degree of privacy which generates much repeat custom.

The park has a Site Licence which stipulates a trading period of the Friday before Good Friday or the 1st April to the end of October for up to 128 pitches. Therefore potential does exist to reduce the recreational play area to generate more pitches if desired.

The holiday park is well established and has been subject to a carefully planned upgrade during the current proprietors period of ownership. Some of the works have included the inclusion of six hardstanding pitches; a new family/DDA wet room; a new laundry; new quality WIFI to all of the park; a new outside wetsuit/pet wash shower area; new play area; new boiler for the shower block and general property and equipment upgrades.

On site is a superb detached owners' residence enjoying seclusion from the park which offers extended family accommodation with private garden and parking areas. The property includes double glazing, a wood-burner to the living room, underfloor heating and briefly comprises:-

Open-Plan Living Room	11.34 x 6.21m (max)
Kitchen Area	3.84 x 3.62m
Lounge Diner	7.61 x 6.21m
Study/Office	3.59 x 2.18m
Bedroom 1	3.26 x 3.54m (max) with en-suite wet room/wc
Bedroom 2	3.51 x 2.70m
Bedroom 3	3.95 x 3.71m with en-suite wet room/wc
Family Bathroom	

Rear Hall/Utility	
Hobbies Room	5.01 x 4.28m
(Part Garage Conversion)	
Boiler Room	
Garage	
Useful Storage Shed	

We are sure discerning purchasers will recognise that this outstanding lifestyle business offers an opportunity to acquire a well established and popular holiday park with superb family accommodation, in a tranquil location convenient for many beaches, coves and attractions in West Cornwall.

Interested parties are welcome to view our clients' website (www.hightertrevaskis.holidaypark.co.uk).

SERVICES

Services connected to the premises include mains water and electricity with private drainage. (We would point out that no testing of any of the services has been carried out by the agent.)

FIXTURES, FITTINGS & EFFECTS

Normal fixtures and fittings associated with this type of property are included in the sale and detailed inventory of trade fixtures and fittings will be supplied prior to exchange of contracts.

BUSINESS RATES

The property has a Rateable Value of £17,275 (VOA website 2023 List). Prospective purchasers should confirm actual rates payable with the local billing authority (www.voa.gov.uk).

ENERGY PERFORMANCE CERTIFICATE

The premises has an EPC Rating of C under Certificate Reference Number 9530-3044-0468-0900-5221.

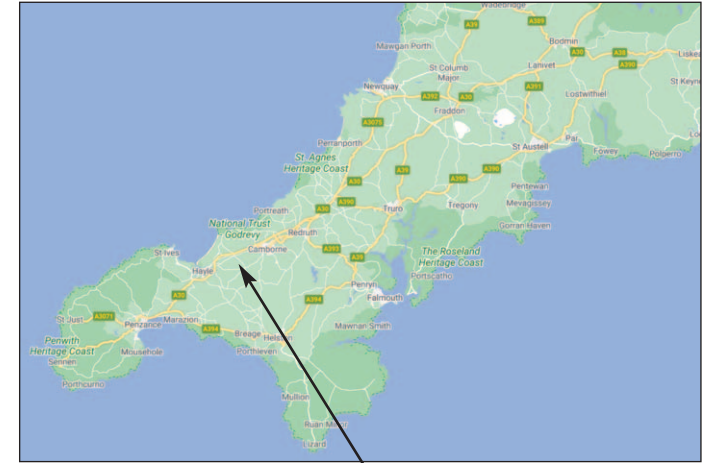
VIEWING

Strictly by prior appointment with the Sole Selling Agents SBC Property.









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