



RESPARVA HOUSE TOURING PARK

CHAPEL TOWN, SUMMERCOURT, NEWQUAY, CORNWALL, TR8 5AH

- A small, family-run touring park set in approximately 1.3 acres in a convenient trading location in mid-Cornwall with easy access to the A30, thus an ideal base for guests to explore the majority of Cornwall's attractions and the north and south coasts with their scenic coastline and beaches
- A carefully landscaped touring park offering 13 spacious touring pitches, all with electric hook-ups and eight having gravel hardstandings
- An outstanding, well proportioned five-bedroom owners' residence
- Generous stocked gardens, gravelled parking area and an orchard offering further leisure opportunities, subject to planning consent
- An excellent first leisure business providing a fine home and income opportunity

FREEHOLD

GUIDE PRICE £950,000

SOLE AGENT





LOCATION

This fine, family-run small touring park enjoys a convenient trading location in Summercourt, mid-Cornwall with easy access to the A30, making Resparva House Touring Park an ideal base for guests to explore the majority of Cornwall's landmarks, attractions and the north and south coasts, boasting a dramatic coastline and numerous sandy beaches.

DESCRIPTION

The well tended touring park has been carefully landscaped by the current proprietors and offers 13 spacious touring pitches, all with 16amp electric hook-ups and eight of the pitches having gravelled hardstandings.

This beautiful family-run park has a well appointed shower and toilet block and guests also have the benefit of a reception lounge area and a further backup shower/ wc.

This site offers an outstanding and well proportioned owners' residence which has been thoroughly refurbished by the current proprietors and includes oil-fired central heating and double glazing.

The accommodation briefly comprises a welcoming reception hall; sitting room with a focal fireplace; fitted kitchen; a further lounge and dining room.

On the first floor are five bedrooms, many of which are taking in far-reaching countryside views; cloakroom wc and family bathroom. In all, the property and site are set in generous grounds of approximately 1.3 acres including stocked, level lawned gardens and an orchard which, subject to planning consent, could offer more leisure/glamping opportunities.

THE BUSINESS

This small, family-run touring park has the benefit of a Site Licence for 13 touring pitches, being able to open from the Friday before Good Friday to the 31st October. However, our clients choose to trade principally Easter to end of September. In recent years, the park has generated sales in excess of £30,000 per annum, however, further potential does exist to enhance sales by trading as per the Site Licence and perhaps, as mentioned previously, applying for further glamping pitches in the generous orchard.

For further information, interested parties are welcome to visit our clients' website (www.resparvahouse.co.uk).

SERVICES

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

FIXTURES & FITTINGS

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.

COUNCIL TAX

The property has a Council Tax Band of D under Local Authority Reference Number 16062077575000. Prospective purchasers should confirm actual rates payable with the local billing authority (www.voa.gov.uk).







EPC

EPC Rating : **D**

Certificate Number : **9723-3050-2205-3375-2204**

Valid Until : **12 May 2035**

VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with SBC Property the joint selling agents

SBC Property

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Falmouth Road

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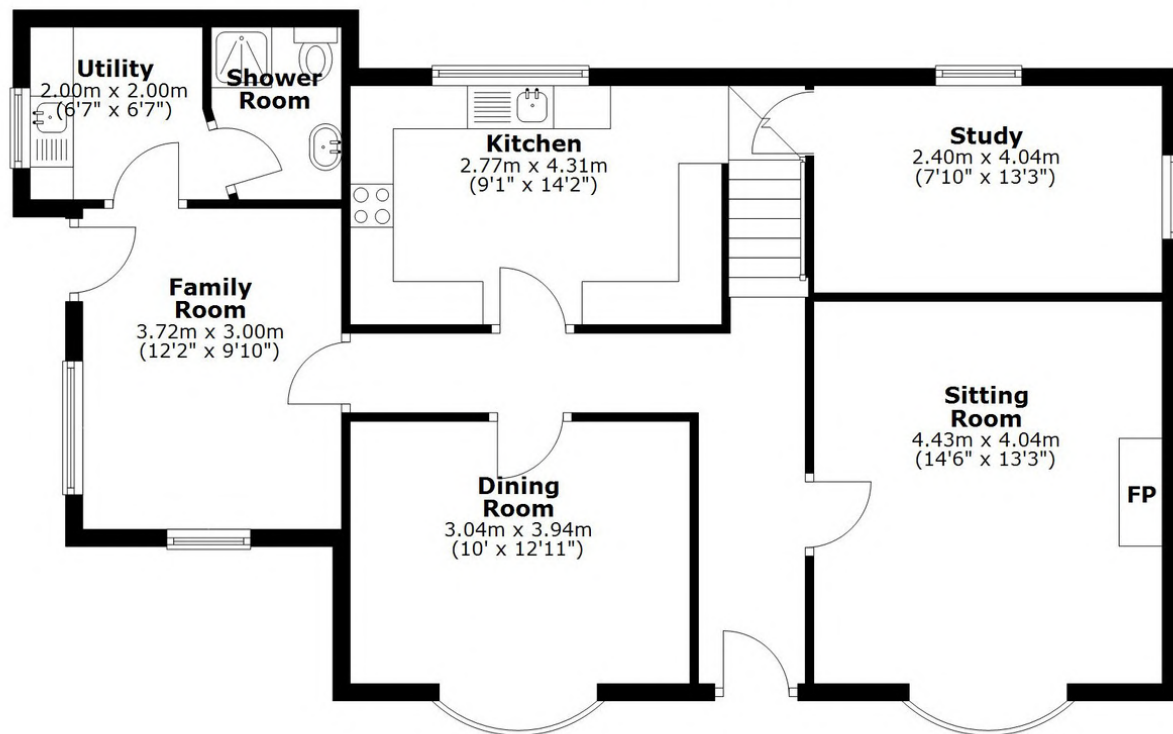
EMAIL : russell@sbcproperty.com



The sale of any going concern business is confidential therefore we would ask that you do not make any direct approaches to vendors, their staff or customers, and arrange all viewing appointments through our office. You are recommended to contact us before visiting the property even for an information viewing, we can then confirm whether or not it is still available.

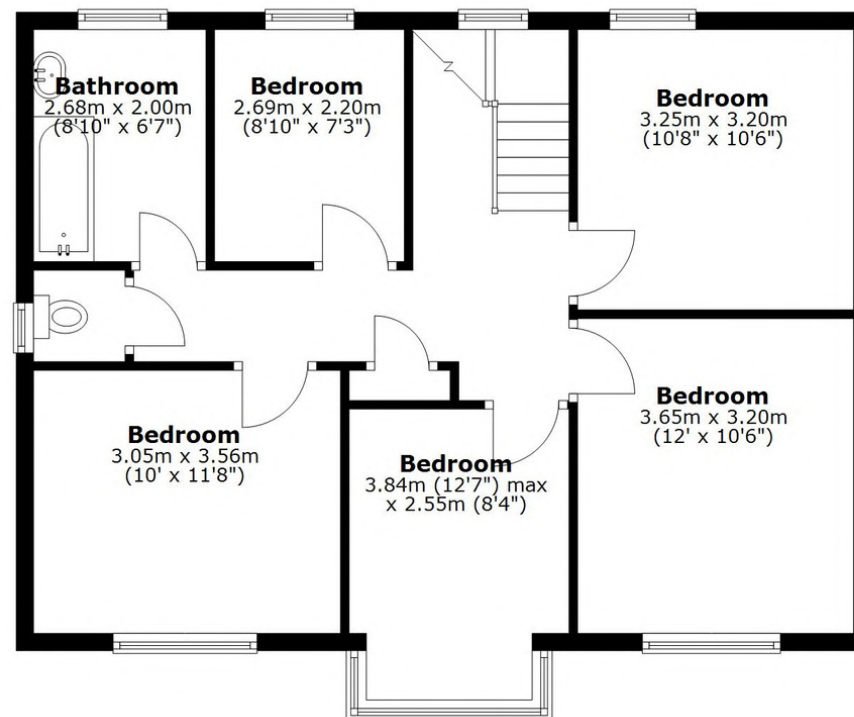
Ground Floor

Approx. 85.0 sq. metres (914.9 sq. feet)



First Floor

Approx. 67.3 sq. metres (724.3 sq. feet)



Total area: approx. 152.3 sq. metres (1639.2 sq. feet)

Resparva House, Summercourt



Owners Accommodation





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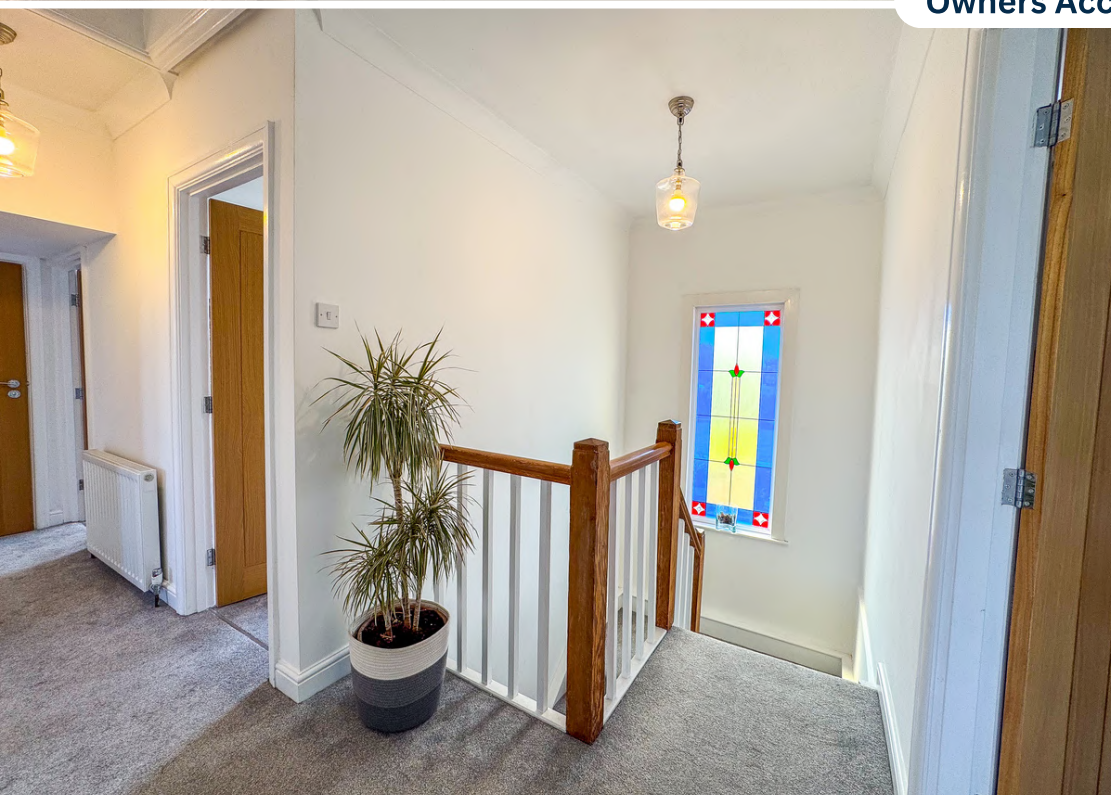


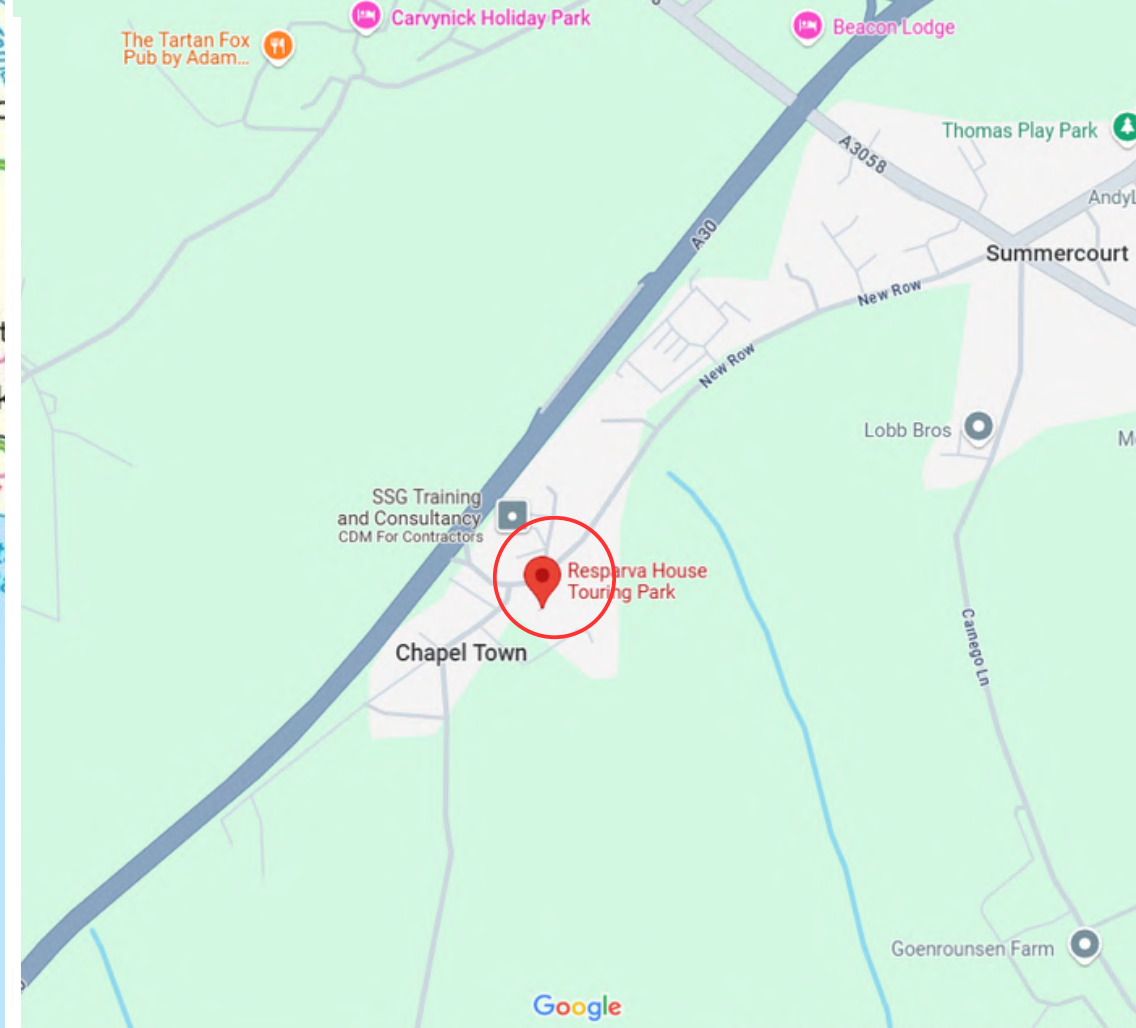
Owners Accommodation





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CHARTERED SURVEYORS

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