





# RUTHERN VALLEY HOLIDAYS

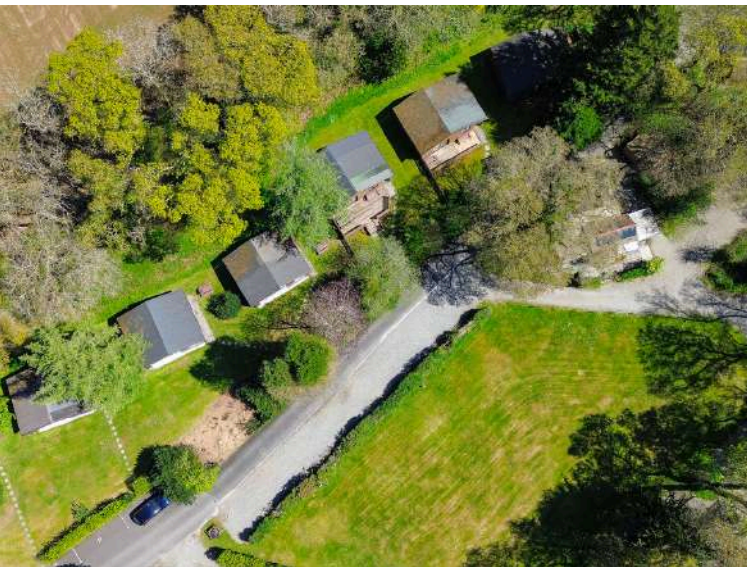
## RUTHERNBRIDGE, BODMIN, CORNWALL PL30 5LU

- An award winning holiday park nestled in a tranquil wooded valley in a picturesque mid Cornwall location, convenient for guests to explore the majority of Cornwall's attractions, coastline and beaches
- Set in approximately seven acres, Ruthern Valley offers 12 two-bedroom holiday lodges, 23 touring pitches (18 with electric hook-ups), nine glamping pods and a static caravan
- Site licence for 35 of which 15 can be static / glamping pitches so ready for development
- An excellent detached owners' residence offering three/four bedroom family accommodation
- A lucrative and diverse leisure business producing sales in excess of £225,000 and an adjusted net profit of circa £120,000 per annum
- A delightful lifestyle opportunity to live and work in a select and sought after mid Cornwall location

**FREEHOLD**

**GUIDE PRICE £1,799,999**

**SOLE AGENT**





## LOCATION

Ruthern Valley Holidays genuinely enjoys a tranquil, rural situation in a picturesque wooded valley. This convenient mid-Cornwall location is within close proximity of the Camel Trail and Bodmin Moor and is an ideal base for guests to explore the majority of Cornwall's attractions, landmarks, coastline and beaches on both the north and south coasts.

## DESCRIPTION

This popular holiday park, situated in one of Cornwall's most picturesque regions, offers a range of self-catering, touring, camping and glamping options close to the Camel Trail.

Ruthern Valley Holidays is set in approximately seven acres, in stunning wooded grounds, which offer 12 detached holiday lodges (all providing two bedroom accommodation), 23 touring pitches (18 with electric hook-ups), nine timber-built glamping pods and a static caravan. The park now has the benefit of all-year-round use and eight of the lodges are double glazed, thus popular throughout the year, aiding cashflow during the quieter winter months. In addition to the holiday lodges, the site licence permits 35 units of which 15 can be static / glamping pitches. Obvious leisure development exists to provide more statics and 7 of the pitches have serviced hardstanding's.

Ruthern Valley is a tranquil park, popular with families and couples who want a quiet and peaceful escape. Site amenities include a toilet and shower block, site shop, equipped children's play area and a pleasant woodland walk.

The site includes a stunning detached owners' residence offering well proportioned family accommodation including a spacious living room, open-plan kitchen diner, three/four bedrooms and two bathrooms. The property, which benefits from a separate Title, includes extensive private garden areas and access to a most spacious storage barn, which in part has been informally converted to provide first floor games and hobbies areas.

Interested parties are welcome to view our clients' website ([www.ruthernvalley.com](http://www.ruthernvalley.com)) for further details.

## SERVICES

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

## THE BUSINESS

This lucrative and diverse leisure business has produced consistent sales in excess of £220,000 per annum, generating an adjusted net profit of circa £120,000 per annum, before deducting loan interest, depreciation, amortisation and motor expenses. Further detailed accounting information will be made available to seriously interested parties following a viewing appointment.

We are sure discerning purchasers will recognise that Ruthern Valley Holidays offers a well established and successful leisure business with a strong trading performance and comfortable family accommodation in one of Cornwall's most beautiful and sought after locations.

## FIXTURES & FITTINGS

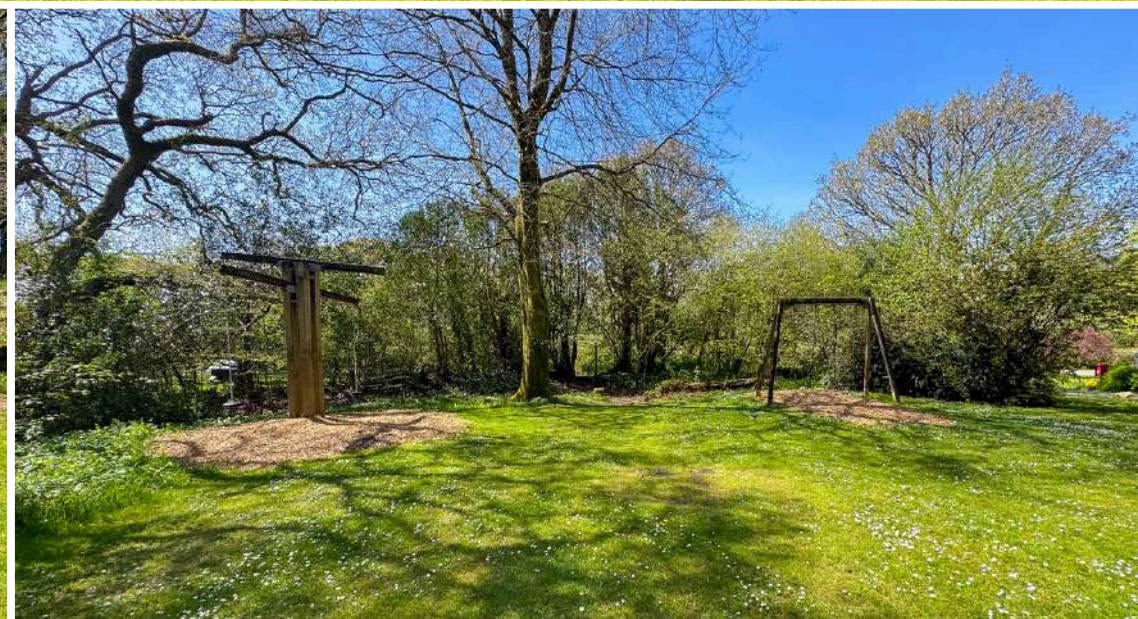
Normal fixtures and fittings associated with this type of property are included in the sale and detailed inventory of trade fixtures and fittings will be supplied prior to exchange of contracts.



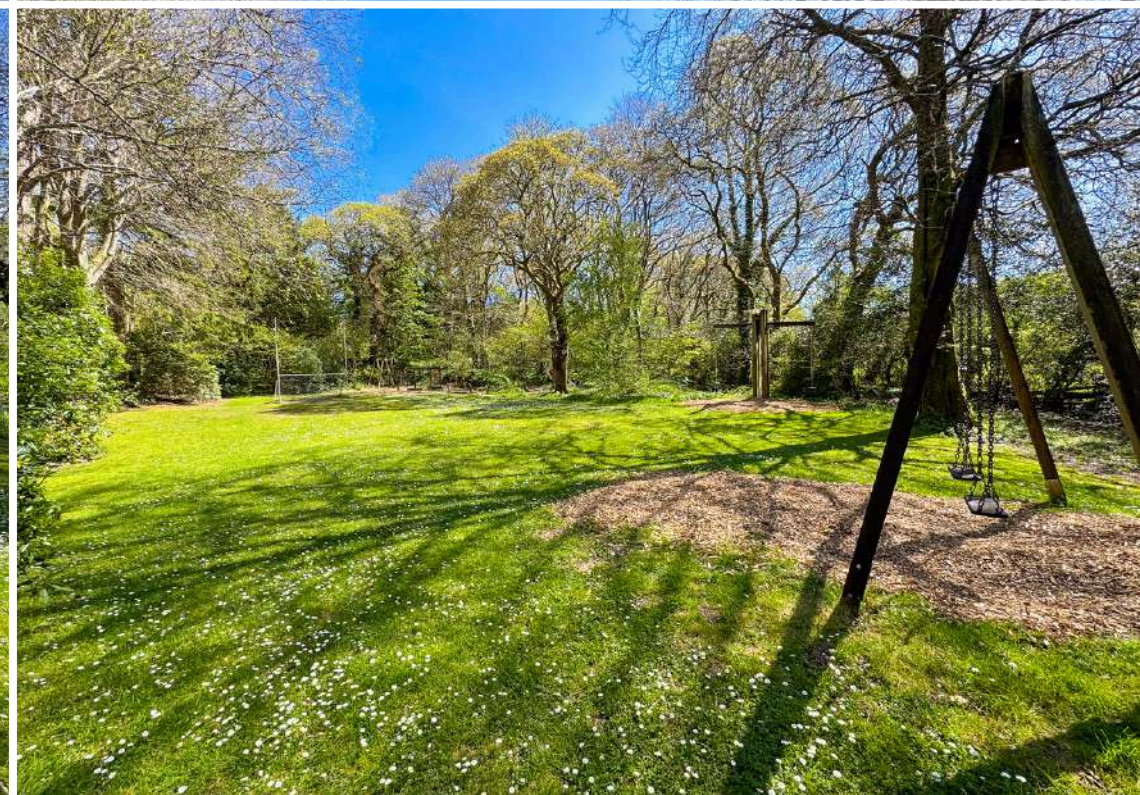




















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## BUSINESS RATES

The property has a Rateable Value of £24,250 (VOA website 2023 List). Prospective purchasers should confirm actual rates payable with the local billing authority ([www.voa.gov.uk](http://www.voa.gov.uk)).

## EPC

The site house has an EPC Rating of E under Certificate Reference Number 2635-8724-2400- 1662-9222.

## VIEWING/FURTHER INFORMATION

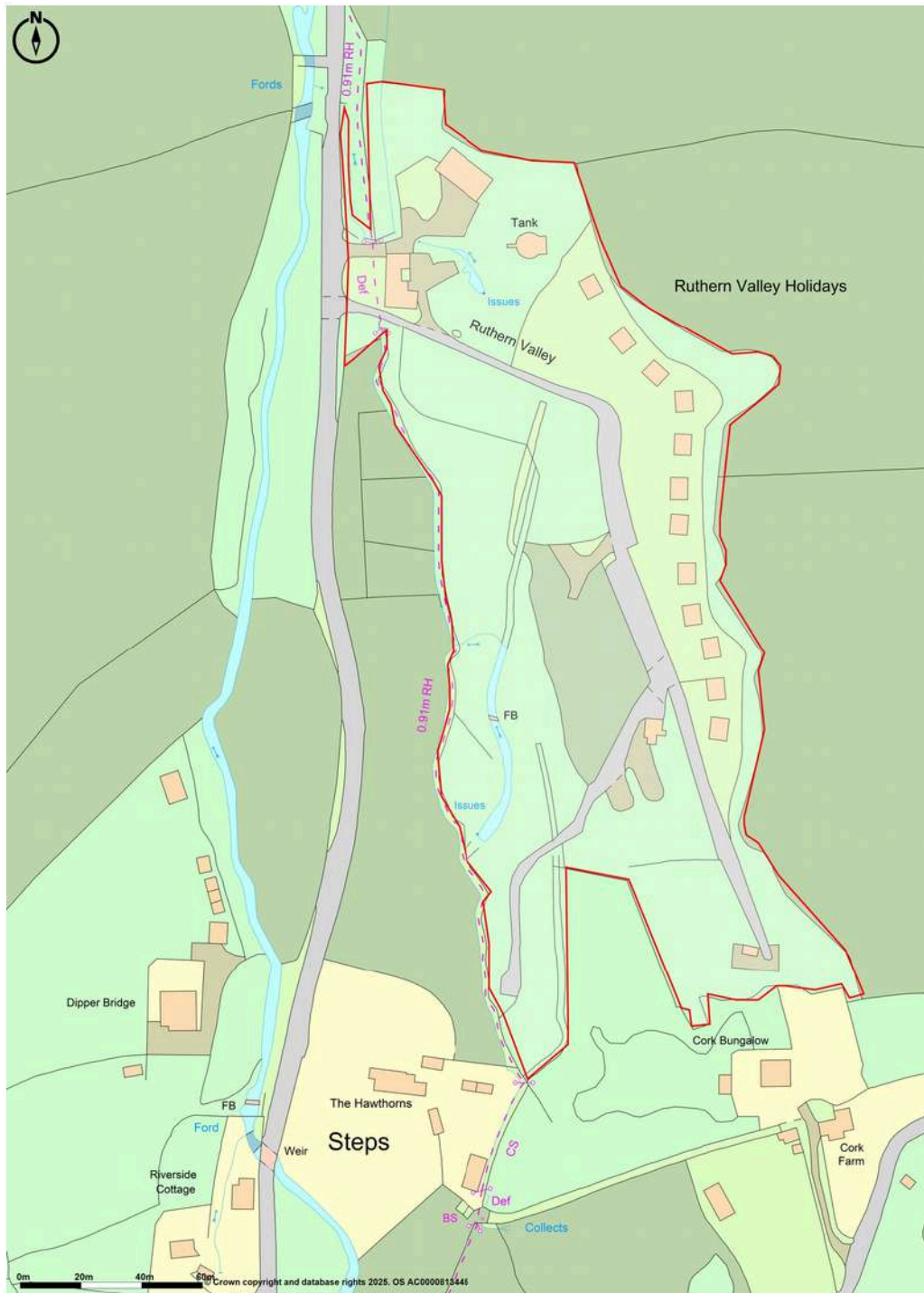
Viewing strictly by appointment with SBC Property the joint selling agents  
SBC Property  
Daniell House  
Falmouth Road  
Truro Cornwall TR1 2HX

**FAO : Russell Weetch MRICS**  
**TEL : 07825 735465**  
**EMAIL : [russell@sbcproperty.com](mailto: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.*

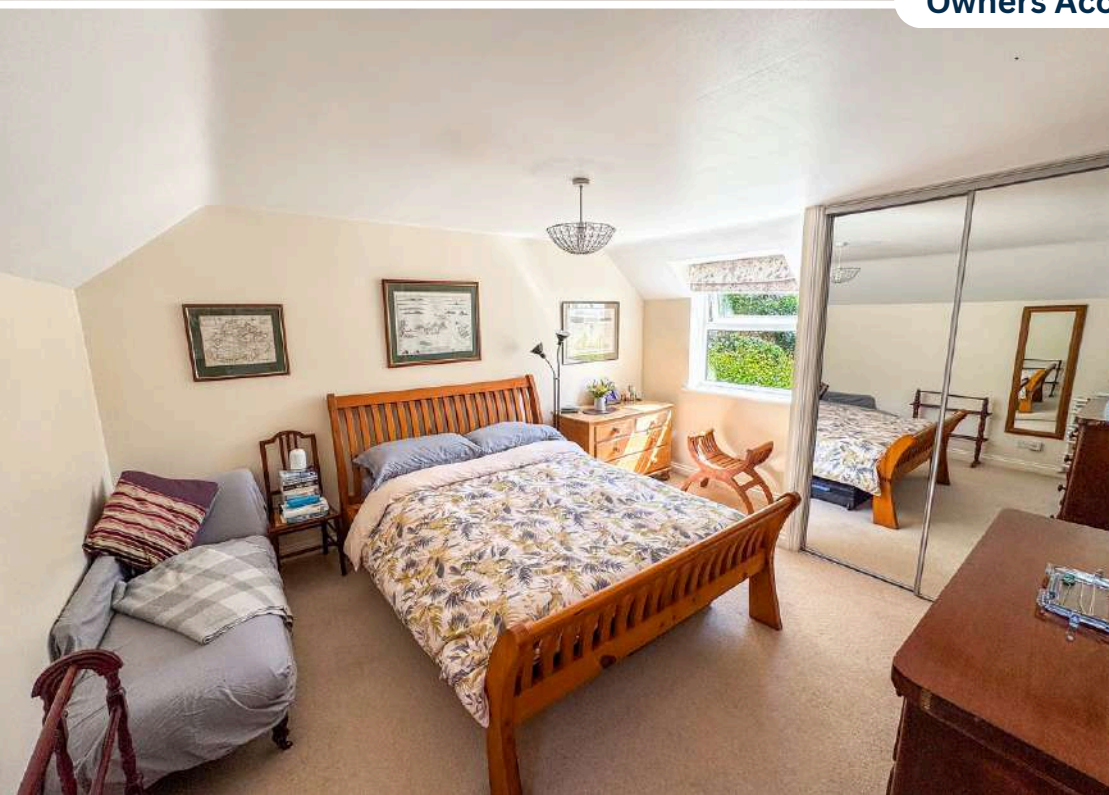








Owners Accommodation





**Ground Floor**  
Approx. 138.3 sq. metres (1488.1 sq. feet)



**First Floor**  
Approx. 83.5 sq. metres (899.2 sq. feet)

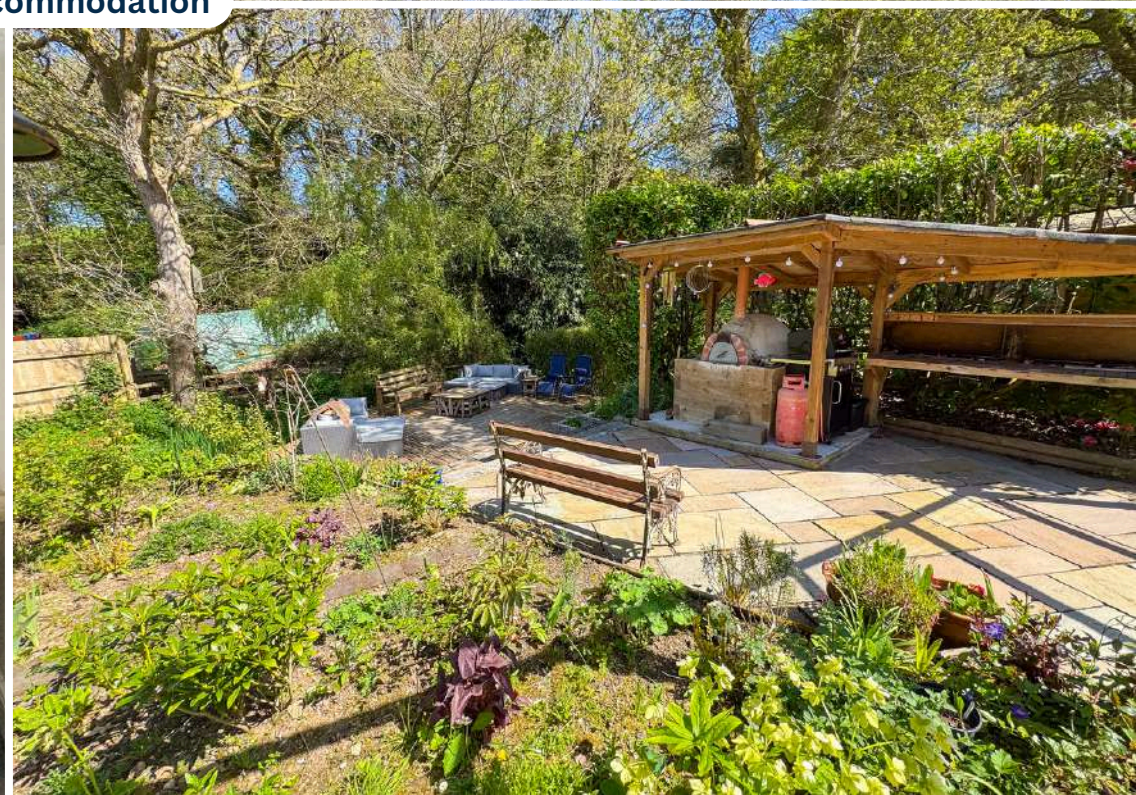
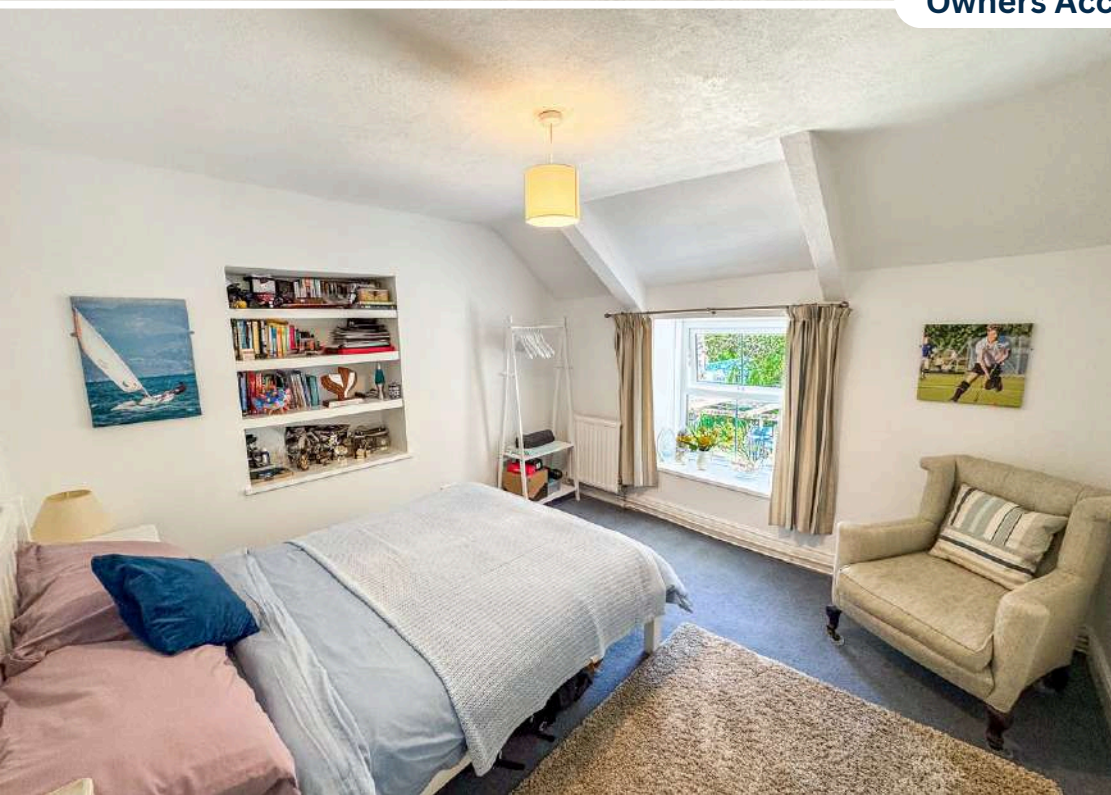


Total area: approx. 221.8 sq. metres (2387.3 sq. feet)  
**Ruthern Valley House, Ruthernbridge, BODMIN**





Owners Accommodation







## CHARTERED SURVEYORS

### COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

DANIELL HOUSE  
FALMOUTH ROAD  
TRURO TR1 2HX

Tel: 01872 **277397**

DD: 07825 **735465**

E: [Russell@sbcproperty.com](mailto:Russell@sbcproperty.com)



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