

Coastal 60 Day Camping Site - 2 Acres

Braunton Sands Camping Site, First Field Lane, Braunton, EX33 1ES

Offers In The Region Of
£300,000



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Coastal 60 Day Camping Site - 2 Acres Est.

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A unique and outstanding business opportunity.

A 2 acre camp site to the south west coastal edge, Saunton side, of the popular village of Braunton on the North Devon coastline and within 1.5 miles of Saunton Sands and Braunton burrows and a short drive from Croyde Bay, Putsborough and Woolacombe sands offering excellent surfing, kite surfing, hang gliding, coasteering, fishing, and access to the south west coastal footpath.

The village itself offers an excellent range of coffee shops, restaurants together with supermarkets, surf shops, and access to the largely traffic free Tarka Trail a cycle track/footpath that runs from Braunton along the sides of the Rivers Taw and Torridge to Barnstaple, on to beach at Instow and to the port of Bideford and beyond.

The site, about 2 acres, is set overlooking and adjoining the Historic Braunton Great field with what remains of a medieval open strip field system, a patchwork of crops, with no hedges to interrupt the extensive views from the land.

The site has a 60 day site licence for use for 30 pitches, which the owner has chosen to open from the 22nd May to the 3rd June and again from the 17th July to the 3rd September each year. The owner chooses these dates each year.

There are 16 electric hook ups, an area for a football pitch and on site there are showers, toilets, kitchen/wash up.

The site also adjoins the village Cricket Club with public bar and regular food.

The camp site is on Uk.campsite.co.uk and Pitchup and has garnered some 79 reviews with a score of 9.6 out of 10.

There are firepits available. Potential long term development subject to planning



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DETAILS

Services - Mains water, 3 phase electric and a septic tank.

Business Rates/C tax - Nothing payable.

Overage - It may be that in due course planning for residential use will be granted on the site and the seller will reserve an overage clause for that purpose - full details from the agents.

The site has been established for many years with many return users. Others book through Pitchup and UK camp site.



VIEWING

By appointment through our
Phillips, Smith & Dunn Barnstaple office-





DIRECTIONS

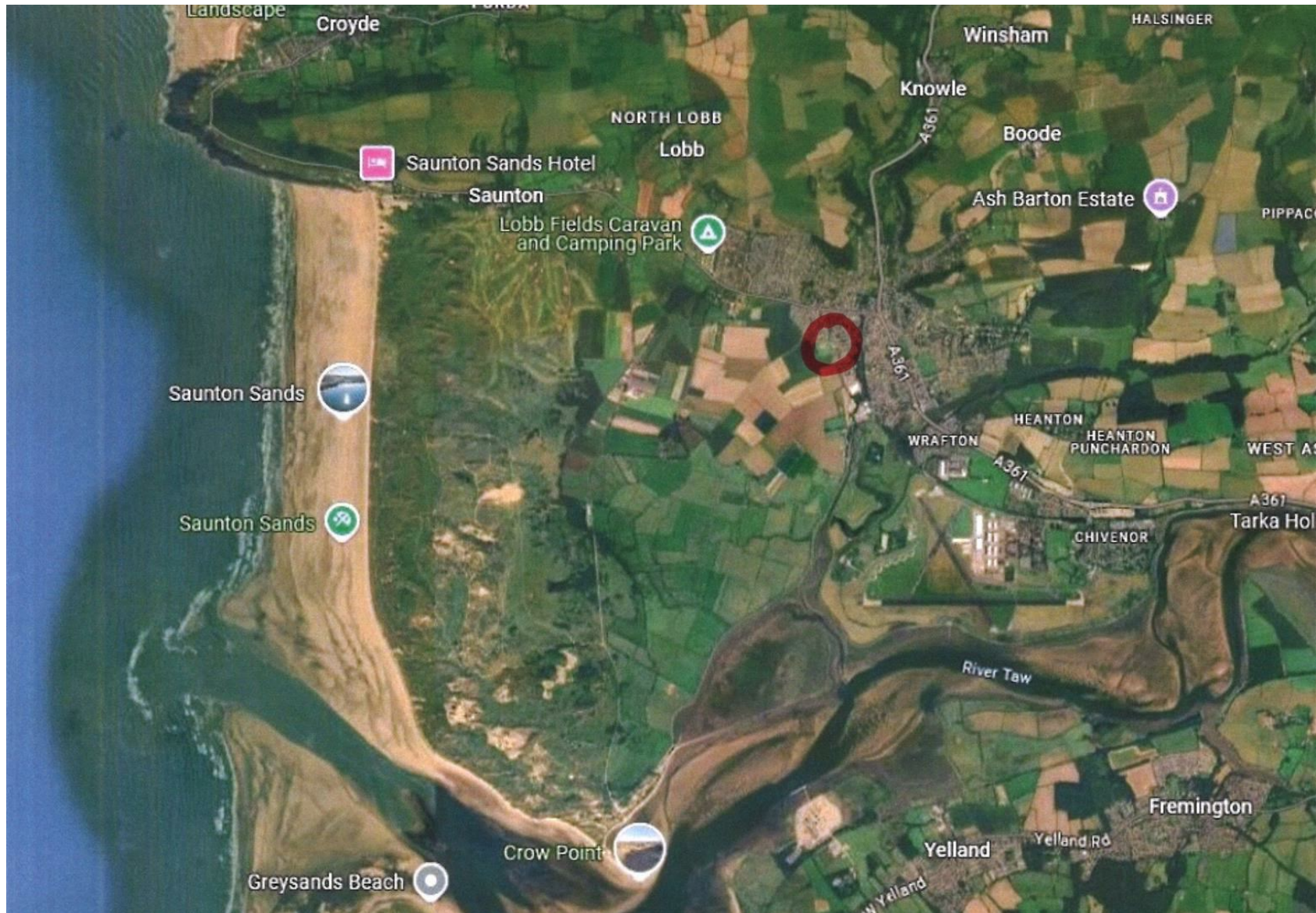
From Barnstaple, take the A361 westwards into the village of Braunton. At the traffic lights in the village centre, take the left turn as though to Saunton and Croyde. Pass through the village and just after crossing over the second pedestrian crossing, turn left into First Field Lane. Proceed along First Field Lane through the housing where to the right you will then find the Braunton Cricket Pitch. The campsite is the next gate to the right hand side. Using what3words free app for mobiles enter the words [///skewing.coping.implyre](https://www.what3words.com/)



VIEWING

**By appointment through
Phillips, Smith & Dunn
Barnstaple Office
01271 327878 Out of hours
Michael Challacombe 07970
445204**





Barnstaple 01271 327878 • Bideford 01237 879797 • Braunton 01271 814114
www.phillipsland.com • bideford@phillipsland.com