

# Merryn Heights

ST MERRY · CORNWALL



# Merryn Heights

St Merryn, Cornwall, PL28 8FW

Padstow 4 miles, Mawgan Porth 5 miles  
Newquay 10 miles, Bodmin 15 miles,  
Exeter 74 miles, Bristol 143 miles  
(all distances are approximate)

Holiday caravan park development site located to the southwest of Padstow in Cornwall

- Just under two acres of level land
- Consent to be developed for a total of 25 static holiday caravans or lodges
- 6 privately owned units generating an annual pitch fee income
- 3 developed pitches that are currently vacant and 15 un-developed pitches
- Permitted to be occupied for holiday use throughout 12 months of the year

Savills are exclusively mandated to market Merryn Heights on behalf of the joint administrators, Geoffrey Bouchier and Benjamin Wiles, who act as agents for Padstow Heights Ltd and without personal liability.





## LOCATION

Merryn Heights is located in the area of Tregolds, approximately 2.5 miles to the southwest of Padstow. The park is adjacent to the established St Merryn Holiday Village to the north and east, and the surrounding land to the south and west are agricultural.

The caravan park is situated on the outskirts of St Merryn Village, which has shops, restaurants and public houses. The area is well known for tourism and retirement living due to its widely popular coastal areas, low population density, walking trails and countryside location.

Local attractions of Trevone Bay, Harlyn Beach and the National Trust Trevoze Headland are all situated within a four-mile radius of the park.

The resort of Newquay is just over 10 miles away and is a well-known tourist destination due to sandy Fistral and Watergate beaches which attract water sports enthusiasts and holidaymakers alike.

Access to the property is off Harlyn Road, the main access road into St Merryn Holiday Village, via Parc Trenance (both of which are tarmac surfaced). The site is connected to Padstow and Newquay via the 56 bus route, and the local train station is in Newquay.

Access to Padstow and St Merryn is via the main A30 trunk road from the M5 heading down into Cornwall and as such the property is readily accessible to the conurbations of the M5 and M4 corridors and the Home Counties.

## THE PARK

The park has currently been developed for a total of 10 pitches. Six are occupied by privately owned units of accommodation, with another pitch occupied by a stock unit, currently being offered for sale. The remaining three pitches are vacant. The balance of the site is currently undeveloped.

## PLANNING PERMISSION AND SITE LICENCE

Cornwall Council have granted a Certificate of Lawfulness for Existing Use or Development dated 14th February 2024 (Application number PA23/09020). The certificate is for "existing use of the land for the siting of holiday lodges (static caravans) and associated infrastructure" pursuant to Planning Permission Ref. PA12/00785.

Planning Permission Ref. PA12/00785 Dated 6th March 2013 permits 25 no holiday lodges with associated parking, roads and drainage.

Copies of the Certificate of Lawfulness for Existing use of Development and Planning Permission referenced above are included within the online data room.

The Administrators are not currently in possession of a Site Licence for the park. Correspondence with the Local Authority is underway to obtain one.

## THE BUSINESS

For the 2024 season four of the six privately owned units pay £2,350 per annum to include VAT. The fifth pitch pays an annual pitch fee of £879 including VAT as it is occupied by the park warden. The sixth pitch also pays a reduced pitch fee. We are currently awaiting confirmation of what the discounted pitch fee is. All pitch fees are excluding water, electricity and gas.

## Services

Water:	Mains
Electricity (three phase):	Mains
Gas:	Bulk tank
Sewerage:	Mains

We have been provided with limited information regarding services supplies to the site. All information available is included within the online data room.

## Fixtures, Fittings and Equipment

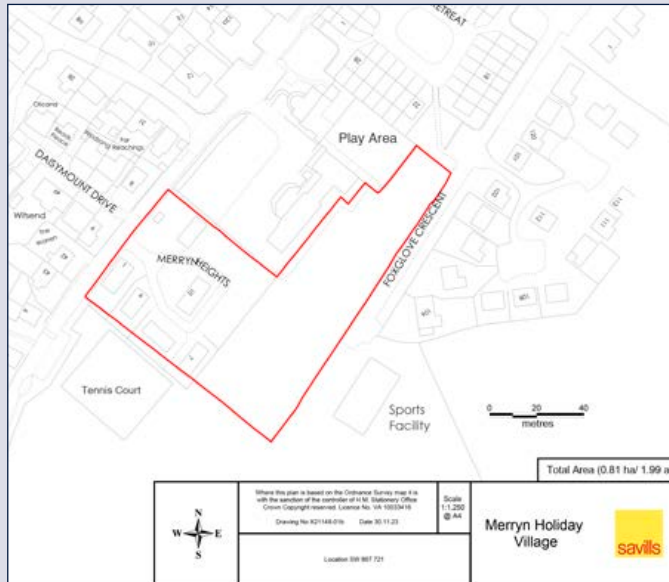
No fixtures fittings or equipment are included within the sale of the park.

## Tenure and Basis of Sale

The freehold interest in the property is held.

Offers are invited for the freehold interest in the property upon the following basis:-

- Vacant possession will be provided upon completion subject to Licence Agreements held by the privately owned units that are currently sited.
- There are no fixtures, fittings and equipment included in the sale.



## TUPE

Purchasers will be required to comply with the relevant legislation in respect of current employees.

## VAT

Should the sale of the property or any right attached to it be deemed a chargeable supply for the purpose of VAT, such tax shall be payable by a purchaser in addition to the sale price.

## Energy Performance Certificates

There are no permanent buildings on the site so no EPC's are available.

## Directions

The postcode of the property is PL28 8QA.

## FURTHER INFORMATION AND VIEWINGS

An online data room providing detailed information in relation to the property and business is available to seriously interested parties, subject to signature of a confidentiality agreement.

Viewings are to be undertaken strictly by appointment through the selling agents, in order to avoid disruption or intrusion upon occupiers of the privately owned holiday homes.

For further information or to arrange a viewing, please contact Savills, Sterling Court, 17 Dix's Field, Exeter, EX1 1QA:-

**Contact: Chris Sweeney**

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