

# HILL POND CARAVAN AND CAMPING PARK

EXETER





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Exeter • EX5 1DP

M5 Motorway (Junction 30) 2 miles  
Exeter City Centre about 5 miles  
(distances are approximate)

Touring caravan and camping park on the outskirts of Exeter in Devon

Site extending to approximately 3.65 acres (1.48 hectares)

50 touring pitches with electric hook ups (36 of which are hardstanding) and 25 tent pitches

Excellent facilities block, including a reception/office, laundry and wash areas

Permitted to operate as a holiday park throughout 12 months of the year







## LOCATION

Hill Pond Caravan and Camping Park is located just two miles east of Junction 30 of the M5 motorway with good access links via the A3052. The Cathedral city of Exeter is within just 5 miles, providing excellent scholastic, recreational and shopping facilities, together with a main line rail link to London Paddington. Dartmoor National Park and East Devon Area of Outstanding Natural Beauty offer excellent opportunity for recreational activities, together with the sandy beaches of Exmouth, Budleigh Salterton and Dawlish Warren.

## THE PARK

The park is permitted to be developed for a total of 50 touring caravan pitches and 25 tent pitches. Of the 50 permitted touring pitches, 36 have hard-standings. Each of the pitches has an electric hook-up point.

In the center of the park is a modern toilet and shower block with laundry facility as well as a park reception/office. There is space in the roof of the building to create a managers or owners flat, subject to the necessary planning permission being obtained.

## THE BUSINESS

Set out in the table below is a summary of the abridged accounts for the past three financial years.

|                      | Year ended<br>31 March 2024 | Year ended<br>31 March 2023 | Year ended<br>31 March 2022 |
|----------------------|-----------------------------|-----------------------------|-----------------------------|
| Turnover             | £147,198                    | £154,820                    | £166,271                    |
| Adjusted net profit* | £84,550                     | £96,688                     | £113,210                    |

\*Adjusted net profit excludes employment costs, motor, legal and professional costs, along with finance charges and depreciation.





## Services

Mains electric, water and sewerage  
Calor gas  
Wifi booster

## Planning Permission and Site Licence

The site is permitted to be developed for a total of 50 touring caravan pitches and 25 tent pitches. All pitches are permitted to be occupied throughout 12 months of the year for holiday purposes only.

Planning permission granted for one residential park home for a manager/owner of the site.

## Business Rates

The current rateable value of the property is £18,125 for the year ending 2024.

## Tenure and Basis of Sale

The property is offered for sale on a freehold basis.

## Alternative Use

The sale of Hill Pond Caravan Park will be subject to an uplift clause. This will relate to any potential increase in value for the land, should planning permission subsequently be obtained for an alternative use of the site at some point in the future.

## TUPE

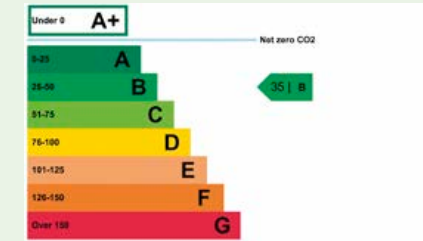
Purchasers will be required to comply with the relevant legislation in respect of current employees.

## 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

Full copies of the Energy Performance Certificates are available on request or alternatively can be viewed in the online data room.



## Directions

The postcode of the property is EX5 1DP.

## 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 to the business or intrusion upon occupiers of the mobile homes.

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

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