

# FOR SALE

On the instructions of the joint administrators at  
Smith & Williamson LLP and CMB Partners



- **Established trading lodge park**
- **Freehold and associated long leaseholds for sale**
- **Facilities including reception, pool, restaurant, bar, function room & gym**
- **60 lodges with planning for 118 more plus Waterside Country House**
- **Parkland and lakes extending to a total of approximately 96 acres**
- **Rising turnover under management**
- **Huge potential**
- **Access to all of Cornwall**

**Waterside Cornwall, Old Coach Road  
Lanivet, Bodmin, Cornwall PL30 5JJ**

**Miller Commercial**   
Chartered Surveyors and Business Property Specialists





**Waterside Country House**



## **Waterside Cornwall Old Coach Road, Lanivet, Bodmin PL30 5JJ**

On behalf of the joint administrators at Smith & Williamson LLP and CMB Partners, we are pleased to offer Waterside Cornwall for sale.

This is a rare opportunity to acquire and develop an already well established holiday park located on the 'backbone' of Cornwall, with immediate access to the A30, and providing connectivity to every part of the county.

The site extends to a total of approximately 38.85 hectares (96 acres)) and offers central facilities including restaurant, bar, pool, gym and function room, a total of 69 holiday lodges, together with woodland and lakes used for recreation and fishing.

It is only partially developed and incorporates large areas of open land and has the benefit of various current and extant planning consents for expansion.

The property is available as a whole and comprises the underlying freehold interests together with 60 of the current lodges, the majority of which are held on long leases.

Waterside Cornwall is less than 1 mile from the A30 and nearby attractions are as follows:

- **Eden Project 10 miles**
- **Lost Gardens of Heligan 6 miles**
- **Padstow 17 miles**
- **Bodmin Moor and the famous Jamaica Inn 25 miles**
- **Newquay and Fowey, both 14 miles**
- **The city of Truro 19 miles**

**Guide Price £6,500,000 FREEHOLD**







## EXISTING SITE

Waterside Cornwall was developed in the late 1980s and opened in 1991 and offers self-catering accommodation alongside various leisure facilities.

There are 69 self-catering holiday lodges of which nine are privately owned leaving a total of 60 units (4 x 1 bed, 38 x 2 bed, and 18 x 3 bed), which will form part of the sale. Of these 39 are timber clad "A-Frame" style (4 of them being 1 bedroomed and 35 being 2 bedroomed), and the remainder single storey timber and stone clad "bungalow" style lodges.

The substantial former owners residence is separated from the main operational site and is now a large holiday house (Waterside Country House) with 7 bedrooms providing sleeping for up to 18 people with hot tub, two reception rooms and games room.

Central facilities comprise the clubhouse with over 17,500 sq ft of useable accommodation including a reception, bar, lounge, restaurant, shop, swimming pool, gymnasium, changing rooms, games room, substantial function room and ancillary service areas.

Outside leisure facilities include Footgolf, a segway cross-country track and an escape room; all operated by third party leaseholders. In addition there are two tennis courts, a children's play area, three fishing lakes and a nature trail.



Fishing lakes



Swimming pool



Function room



**BUSINESS OVERVIEW:** In 2020, the park was well regarded when reviewing the websites of the online holiday letting agents. Trip Advisor guests rated Waterside at 4.5 out of 5, Booking.com at 9.2 out of 10, and Hotels.com at 9.4 out of 10.

The park has operated throughout 2020 and 2021 (subject to interruptions due to Covid-19) without the clubhouse or leisure facilities being operated.

Turnover for the Y/E Dec 2020 was £809,338.

Turnover to 1st Sep 2021 is £1,176,914 plus revenue booked to Y/E Dec 2021 of £375,268. Bookings taken for 2022 currently amount to £234,570.

**FIXTURES AND FITTINGS:** The property is being offered for sale as a fully fitted going concern. Details of fixtures and fittings are available in the data room.

**DEVELOPMENT POTENTIAL:** Waterside Cornwall has a planning history which supports the potential for further development and can be briefly summarised as follows:

- There is an extant consent under PA13/09946 allowing the development of a 105 room hotel and 36 golf lodges which benefits from a Certificate of Lawfulness.
- On 19 December 2018, planning was granted for the development of an additional 118 units of holiday accommodation plus extensions and alterations to the existing main facilities building and conversion of Waterside Country House to an hotel of ten rooms.

Full details of the planning history are available in the data room.

Bungalow style lodge



Bungalow style lodge living room



Bungalow style lodge outside area





Gym



Outdoor seating area



Bungalow style lodge



## ENERGY PERFORMANCE CERTIFICATE

The energy performance ratings for this property are all shown within the data room noting that all lodges are compliant other than 61, 62 and 63 which are exempt.

## TUPE

Please refer to the data room for further information.

## CAPITAL ALLOWANCES

We are unaware if Capital Allowances have been claimed but any unused Capital Allowances will be available to the purchaser.

## TENURE AND BASIS OF SALE

The freehold interests (which include within them 3 trading lodges) together with 57 long leasehold lodges are being offered for sale.

The property is being sold as a going concern with the benefit of all fixtures and fittings, future bookings and goodwill.

Onsite leisure activities are operated by third parties under the terms of contracted out leaseholds and comprise: Dreadlock (escape room), Footgolf and Segway Lakeview.

The fishing lakes are maintained and operated by a club under a licence.

Full details of the titles and leases are available in the data room.

## GUIDE PRICE: £6.5 million

A full data room is available. You will be requested to complete an NDA and will then be invited to access all documentation relevant to the site.

Contact Sarah Hatton via email:

[sh@miller-commercial.co.uk](mailto:sh@miller-commercial.co.uk)

## VALUE ADDED TAX

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

## BUSINESS RATES

We refer you to the government website:  
<https://www.tax.service.gov.uk/view-my-valuation/search>

## SERVICES

Prospective owners should make their own enquiries of the appropriate statutory undertakers

- **Western Power: 0845 601 2989**
- **South West Water: 0800 169 1144**
- **Transco: 0800 111 999**

We are advised that the central facilities and all but three of the lodges are fuelled with LPG gas.

The park incorporates its own foul water treatment plant and benefits from a discharge licence. Details are in the data room.

We are advised that connection to the main sewer at Lanivet is possible and reports are available in the data room.

Water is supplied from a private borehole within the site.

## WATERSIDE WEBSITE

Please visit their website for further information:  
<https://www.watersidecornwall.com>

## LEGAL COSTS

Each party to bear their own.





**AGENTS NOTE:** Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice:

**[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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**VIEWING: Strictly by prior appointment through Miller Commercial.**

## LOCAL AUTHORITY | Cornwall Council

- **General Enquiries: 0300 1234 100**
- **Planning: 0300 1234 151**
- **[www.cornwall.gov.uk](http://www.cornwall.gov.uk)**

## CONTACT INFORMATION

For further information or an appointment to view please contact:

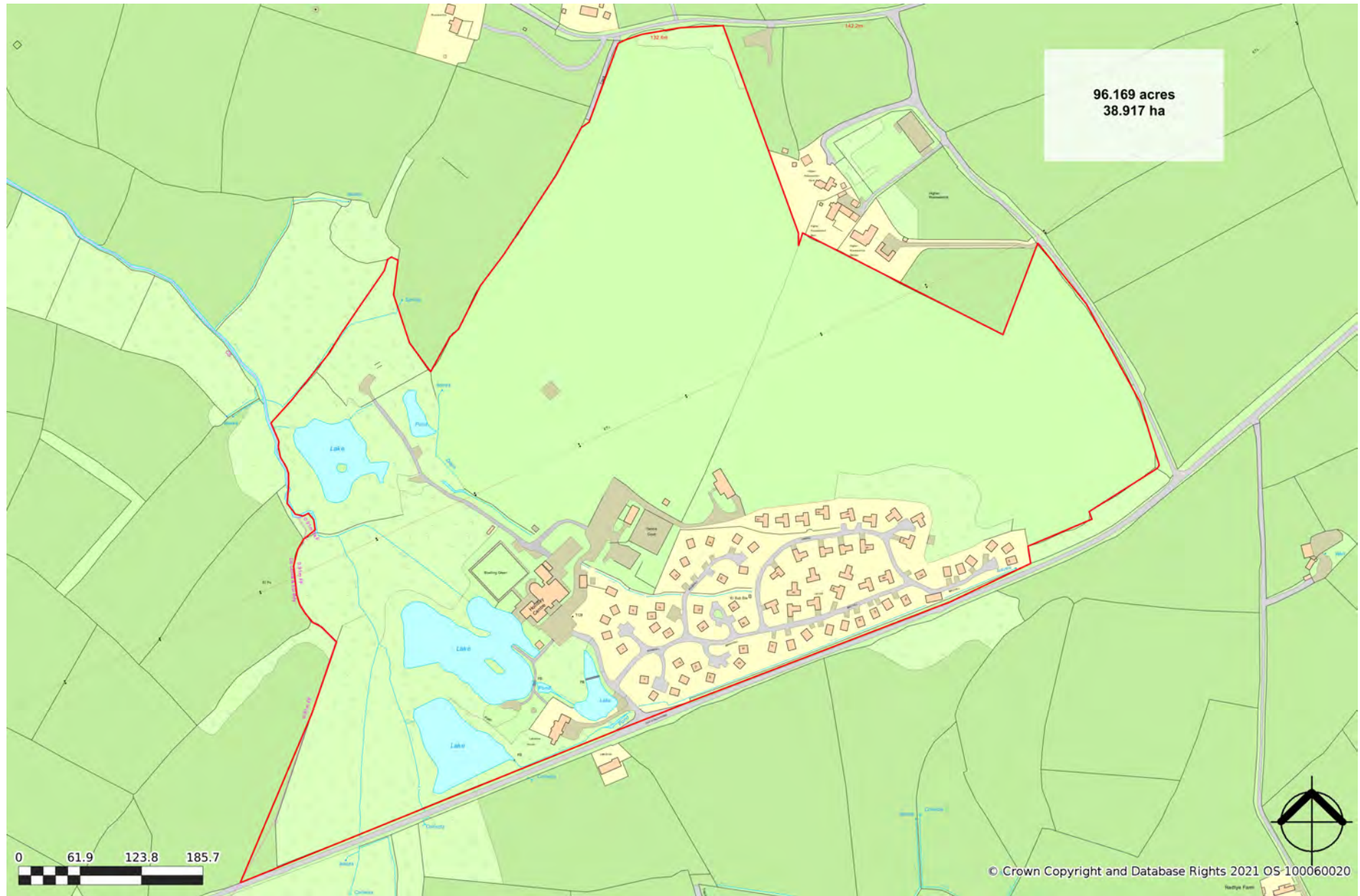
**Peter Heather FRICS | 07771 594343**  
**[pgh@miller-commercial.co.uk](mailto:pgh@miller-commercial.co.uk)**

Data Room Access:

**Sarah Hatton | [sh@miller-commercial.co.uk](mailto:sh@miller-commercial.co.uk)**









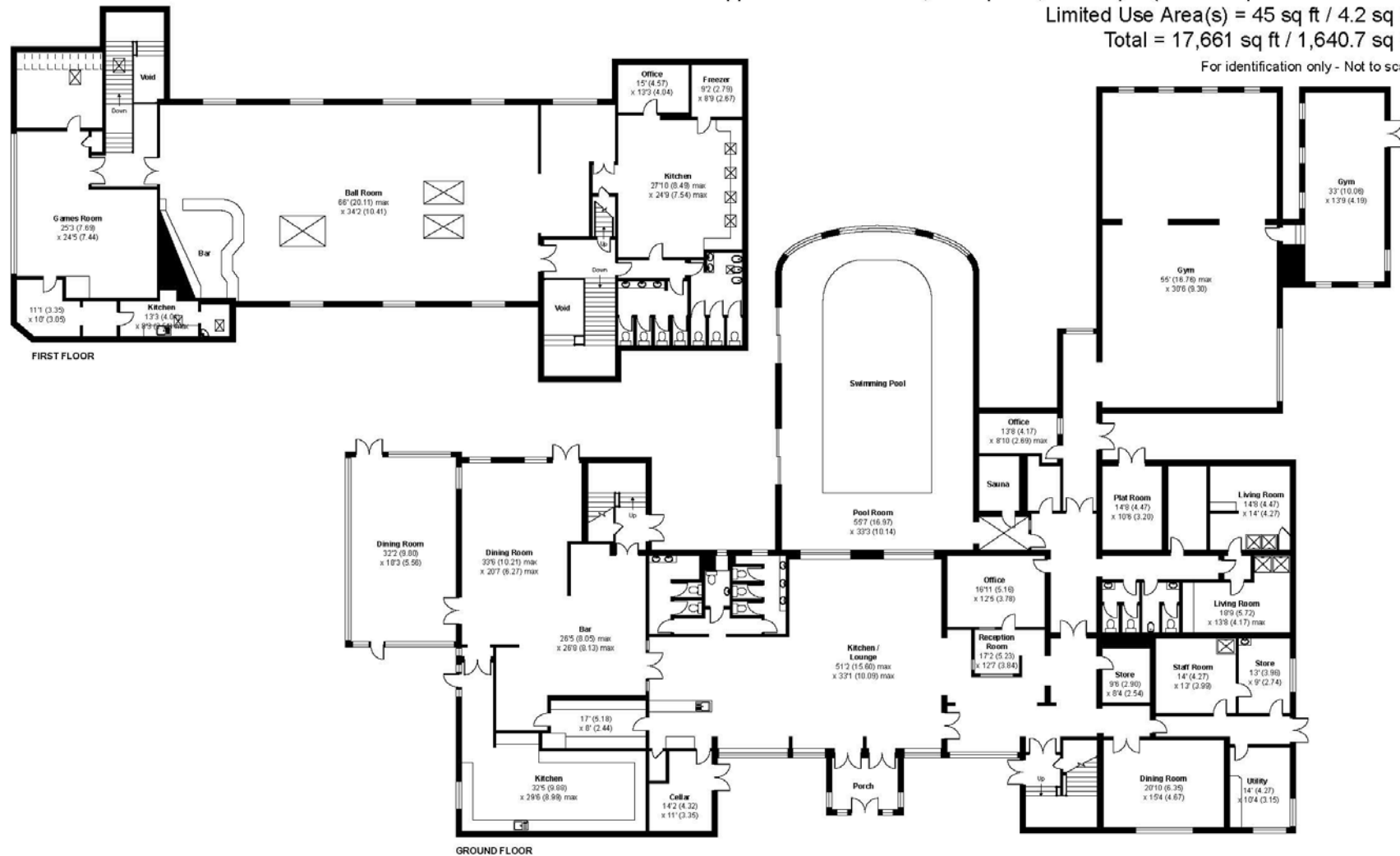
# Central Facilities Building, Waterside, Old Coach Road, Lanivet, Bodmin, PL30 5JJ

Approximate Area = 17,616 sq ft / 1,636.6 sq m (excludes plant room / voids)

Limited Use Area(s) = 45 sq ft / 4.2 sq m

Total = 17,661 sq ft / 1,640.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichescom 2021. Produced for Miller Commercial LLP. REF: 750538



## Miller Commercial

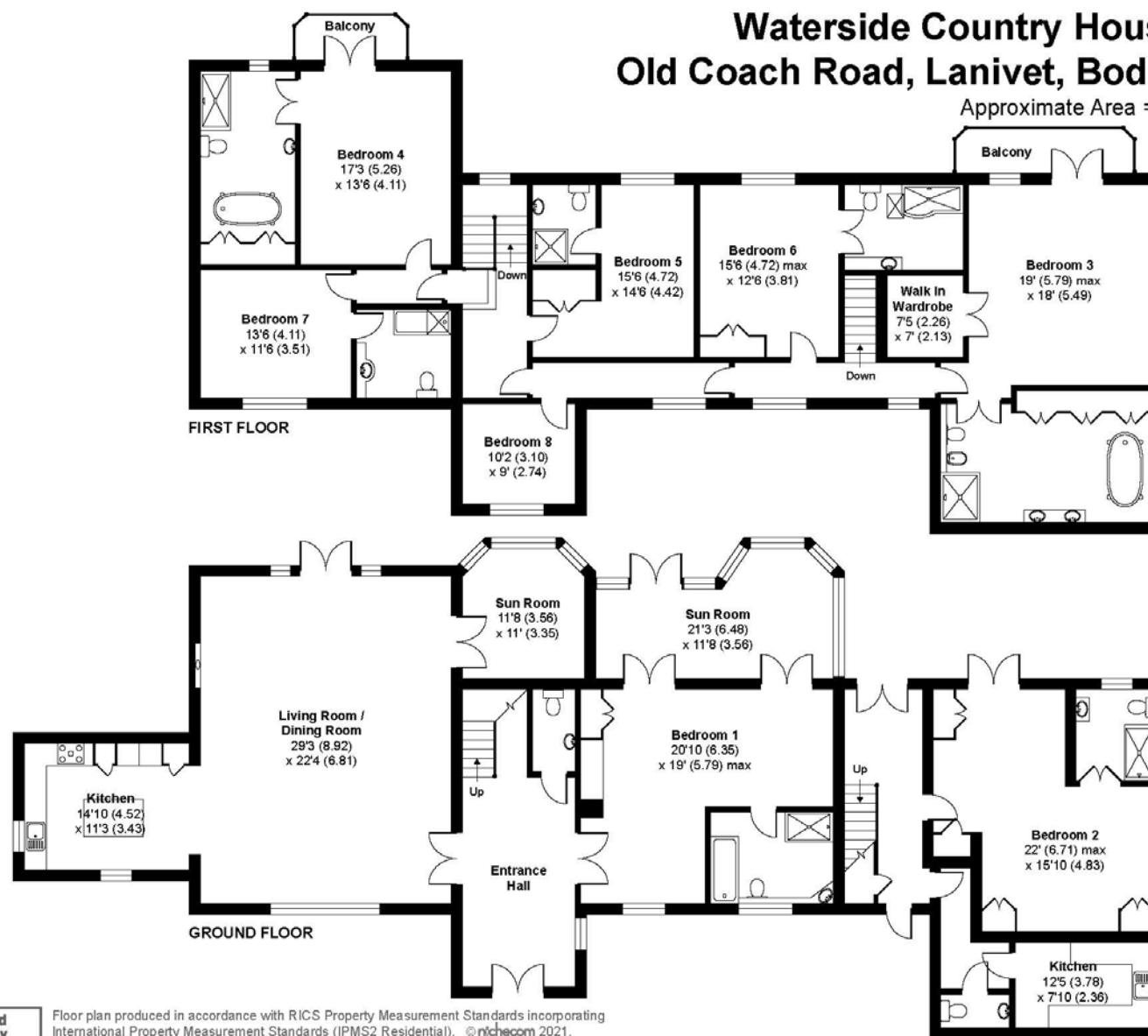




## Waterside Country House, Waterside, Old Coach Road, Lanivet, Bodmin, PL30 5JJ

Approximate Area = 4,900 sq ft / 455.2 sq m

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