



Spring Park, Rezare, Launceston, Cornwall, PL15 9NX

£1,650,000 FREEHOLD, TRANSFER OF GOING CONCERN

Miller Commercial 
Chartered Surveyors and Business Property Specialists





SUMMARY:**UNIQUE MIXED LEISURE SITE SET IN C. 3.18 ACRES****9 LETTING UNITS WITH AN HISTORIC ASPECT****4 BEDROOM OWNERS ACCOMMODATION****TASTEFULLY EQUIPPED, LARGE GARDENS AND EACH WITH HOT TUB****FORMER GARDEN NURSERY, TRADING AS A LEISURE SITE SINCE 2002****RETIREMENT SALE AFTER 12 YEARS OF OWNERSHIP****3 YEAR AVERAGE T/O £253K AND EBITDA OF £100K****EPC'S VARIOUS****LOCATION:**

Spring Park is situated in the Tamar Valley AONB, which is a peaceful rural location, this area of Cornwall is well known for it's large farming network and being close to the County's foremost agricultural College at Stoke Climsland.

Launceston is the nearest town with, which is steeped in history and as such has a number of period buildings, along with national and niche retailers and primary and secondary education.

Spring Park is a short drive from the main arterial trunk road (A30) and is roughly equi-distant between both coasts, making Spring Park a very accessible location

PROPERTY:

We understand the site to be a former Garden Nursery with the first main dwelling (The Farmhouse) being developed in 1993 and the site being granted the application for a change of use in 2007 to a leisure site.

The site now houses some quite unique holiday lets which mark Spring Park out as a quite rare offering indeed.

An inspection of the site is recommended to fully appreciate the quality and style of all the units, which have very high levels of privacy, within their own private gardens and with stylish furnishings to complete the experience.

BUSINESS:

We understand our clients acquired the business in 2013, during which time they have invested time and effort in the grounds and the letting units.

They are now selling due to retirement plans.

The site operates all year with the assistance of 4 cleaners and a gardener / handyman.

Our clients do not take direct bookings, moreover their website quirky-holidays-cornwall.co.uk, diverts clients to Canopy & Stars (who also list the units) for booking.

The booking fees are c. £45,000 pa and labour c. £30,000 pa.

It is felt the business is presented in good order and offers new owners the opportunity to live in a very attractive part of the County and have a good lifestyle income.

See www.quirky-holidays-cornwall.co.uk and Spring Park | Cornwall | Canopy & Stars and Self Catering Tamar Valley - Holiday Cottages Tamar Valley



ACCOMMODATION:

NB : Floor Plans of The Farmhouse and Woodcutters Barn on pages 9 and 10 and also additional photos of both properties (showing all bedrooms / bathrooms etc) can be sent via separate cover.

The Farmhouse (1993)

A detached 2 storey property of cavity block construction and being the principal residence for the site.

Built to reflect a traditional farmhouse style, with a wrap around kitchen / breakfast room, dining area leading to a sizeable lounge with windows and doors to three sides.

A good size central hallway with feature staircase to the first floor landing of which are 4 good size bedrooms (2 of which are en-suite) with a further shower room.

This property has historically been let but has full residential consent.

Externally The Farmhouse has ample parking and a private sizeable garden with patio / hot tub and raised lawn area.

**Woodcutters Barn (2002)**

A detached single storey property of cavity block construction built to a traditional style and comprising a principal kitchen, dining and lounge area with a wood burner and well-appointed kitchen, affording views over the garden.

There are two very good size bedrooms (one en-suite) with a separate bath and shower room.

A real boon for this property is the very large and private garden with over looking the countryside beyond, complete with a hot tub. In all a very spacious 2 bedroom property presented in good order.

Pip (1930) & Pips Cabin (2007)

A semi-detached single storey property of cavity block construction with a principal seating, dining and kitchen area of 7.38m x 3.46m, with character features such as a wooden floor and a wood burner. Through to a shower room at the rear, window to side.

Adjacent and detached is Pip, a converted Steam Rollers Van (3.3m x 2.0m), with a raised double bed and storage.

Externally Pip and Pip's cabin have a private garden area with hot tub.

**Wisteria Cottage (2007) & Maiden (1900)**

A semi-detached single storey property of cavity block construction with a principal seating, dining and kitchen area of 7.97m x 3.36m, with character features such as a wooden floor and a wood burner. Through to a shower room with window to the side.

Adjacent and detached is Maiden, a 1900 converted GWR Ale Wagon (5.07m x 2.25m), with a double bed, wooden floor and door to WC / hand basin.

Externally Wisteria and Maiden have a private garden area with hot tub.

Ragnaar (2018) & Cinema Room

A detached single storey Shepherds Hut (2018) with an open plan kitchen, dining and seating area (with pull down bed) 5.83m x 2.90m including shower room, wooden floor, through to a single bedroom 2.88m x 1.69m.

Adjacent is a cinema / games room of wooden construction 5.92m x 2.88m

Externally Ragnaar has a private garden with a large deked area housing the hot tub.



ACCOMMODATION CONT'D:**Duke and The Duchess (2 separate units, 1940's)**

Both c. 1940's vehicle pulled Showman's Wagons with own separate bathroom/washing facilities, measuring 7.24m x 2.3m, with a kitchen, dining and seating area, raised king size bed with storage under.

Both these units have an enormous of character, such as original fireplaces with inset tiling, wooden floors and offer quite a unique stay.

Set with private gardens and each with a hot tub.

St Agnes Tin Tabernacle (2015)

A detached quite striking unit, a tin tabernacle is also known as an iron church, as such the design has a nod to this heritage, of timber and tin construction with a kitchen, seating and bed space, shower room.

St Agnes was nominated as 1 of 3 'Amazing Spaces' in 2024.

Set within a very generous private garden with hot tub.

Hercules

Fashioned from a farm trailer in the style of a Showman Wagon a detached single storey unit of timber construction with an open kitchen, dining and living area 4.62m x 3.54m, with many character features and painted ornate woodwork, wooden floor and wood burner.

Separate shower room bedroom.

Set within a very good size garden with a feature being a raised wooden terrace with a barbeque and hot tub, affording elevated countryside views.

Potting Shed (circa 2005)

A single storey detached unit, being one of the original nursery buildings, of block construction, a sizeable unit with a principal kitchen, dining and lounge area, with feature features, such as an old water tank that forms the kitchen separation area, wooden floor and wood burner, large French doors to the front.

Two bedroom, one double and one twin, both ensuite.

Externally, private and good size garden to front, side and rear with a covered terrace and hot tub.

Wood Shed

Detached building of wooden construction, with a wood store (for supply of wood to the guests) 8.2m x 5.81, power and light; plus workshop area 5.48m x 5.36m (window to side) and machinery store 2.73m x 2.58m

Parking & Recycling Points

There are two entrances (north and south) of the site, with internal an internal driveway allowing ample parking and access to the owners property and the letting units.

Also, waste and recycling points, north and south and honesty shelters (for the housing and sale via an honesty system of wood, kindling and lighters).





GENERAL INFORMATION:**SITE AREA:**

Total areas comprises c. 3.18 acres (interested parties to verify for themselves), of mature grounds, bounded by trees and separated between units via mature hedging and screening.

TENURE:

Freehold.

TITLE PLANS & LEGAL EASEMENTS / COVENANTS:

Title Numbers : CL110918 & CL152838

Advised no public rights of way over the land, easements or restrictive covenants.

PLANNING PERMISSION:

Granted under Application Number 2007/01864 – copy available.

OPERATING LICENCE(S):

- Premises Licence for sale of alcohol : None.
- Site Licence : SL/43085/1 – copy available

METHOD OF SALE:

Transfer of going concern on an Asset Sale basis.

SERVICES:

Advised by clients:

- Drainage : 2 x septic tank
- Water : Mains supply
- Electricity : Single phase
- Gas : Mains supply

Interested parties to make own enquiries via statutory providers.

STOCK:

Not Applicable.

VAT:

The business is Registered for VAT on sales.

LEGAL COSTS:

Each Party to bear their own costs in regards to this transaction, whether the matter completes or not.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> (by postcode and business address) which shows the current (effective April 2023) rateable value is £9,350, meaning for qualifying owners, no business rates are payable.

INVENTORY OF FIXTURES & FITTINGS:

All trade fixtures and fittings essential to the running of the business are to be transferred free of lease / lien on Completion.

ENERGY PERFORMANCE CERTIFICATE:

- The Farmhouse – C71
- Woodcutters Barn – C73
- Pips Cabin – D57
- Potting Shed – C73
- Wisteria – D59

FINANCE OF PURCHASE:

If you require and advice on a potential purchase of Spring Park, at no initial cost, please contact Graham Timmins on details below.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Graham Timmins on 01872 247019

Email gt@miller-commercial.co.uk

Jonny Bright on 01872 247022

Email jb@miller-commercial.co.uk



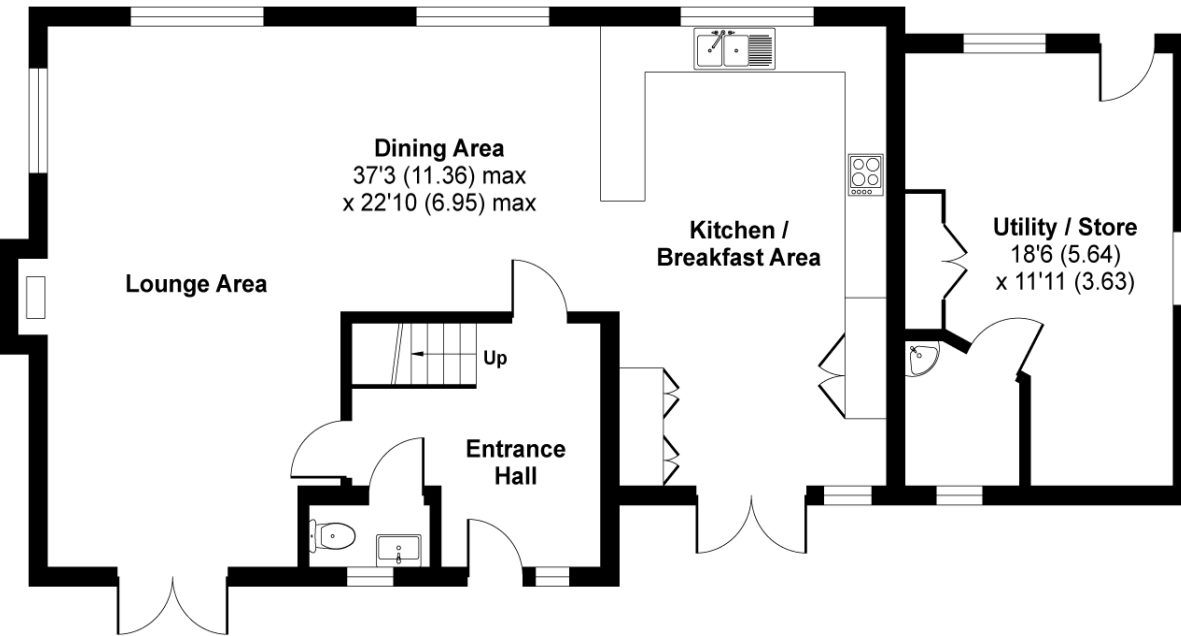
The Farmhouse, Spring Park, Rezare, Launceston, PL15 9NX

Approximate Area = 1554 sq ft / 144.3 sq m

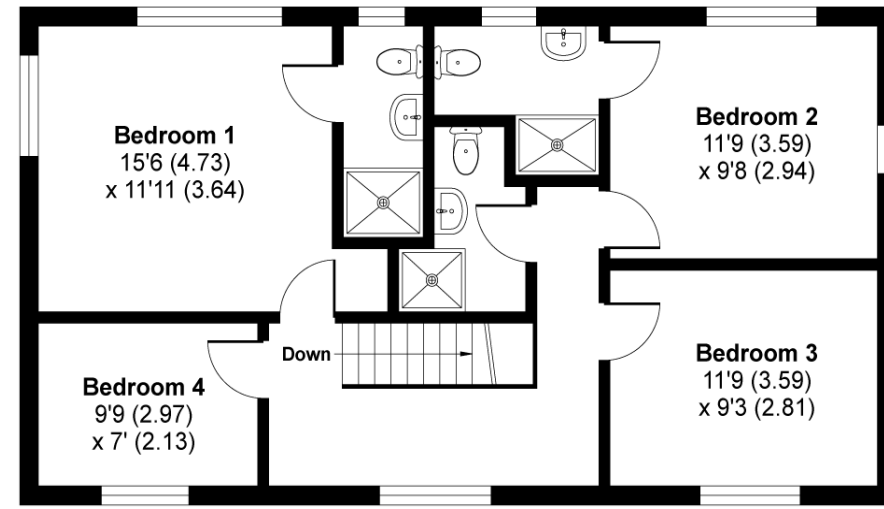
Outbuilding = 220 sq ft / 20.4 sq m

Total = 1774 sq ft / 164.7 sq m

For identification only - Not to scale



GROUND FLOOR



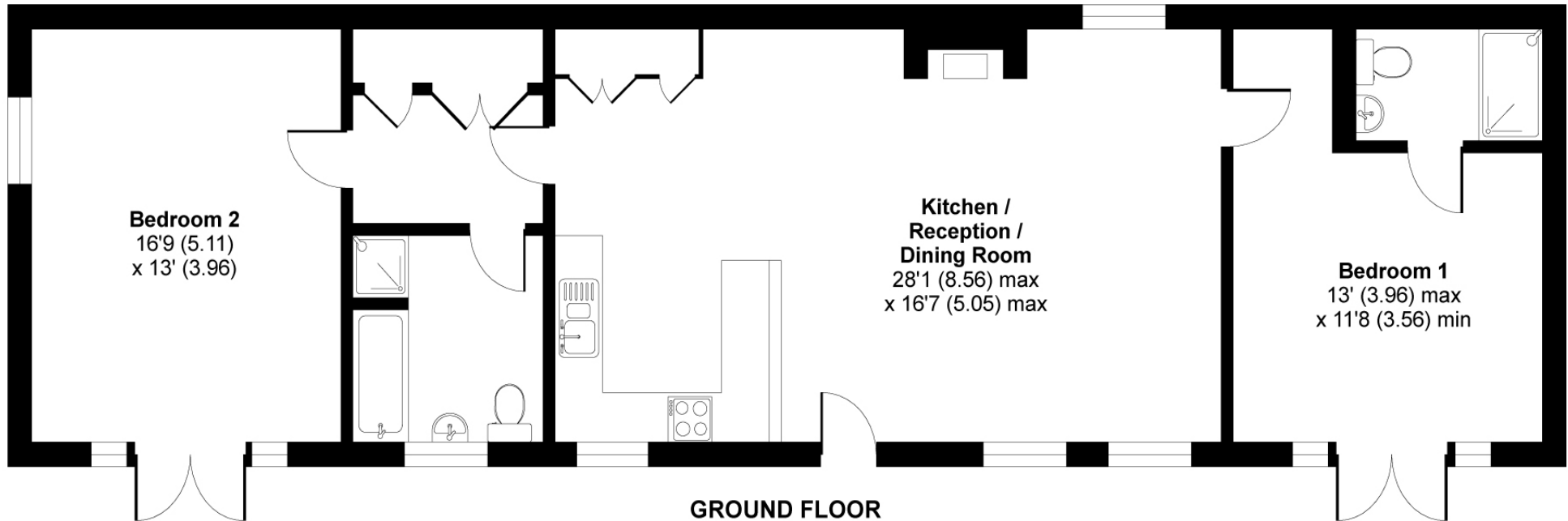
FIRST FLOOR

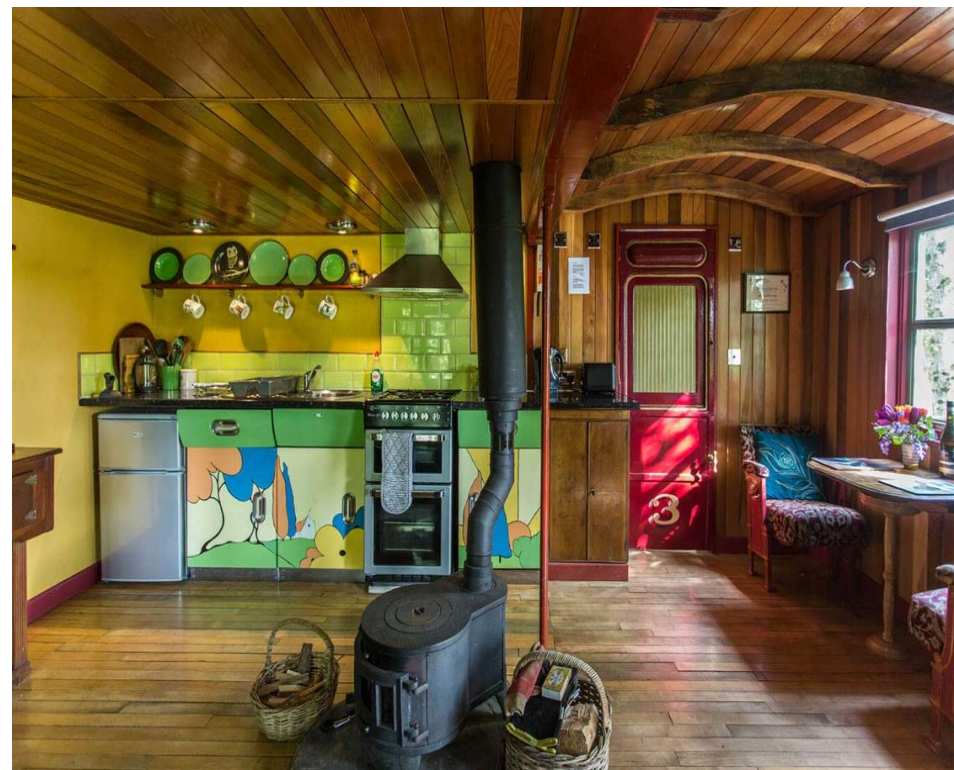


Woodcutters Barn, Spring Park, Rezare, Launceston, PL15 9NX

Approximate Area = 1058 sq ft / 98.2 sq m

For identification only - Not to scale





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.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is 2 Old Bridge Street, Truro, TR1 2AQ. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39



EG Radius Leaderboards