



Hill Top Caravans
Bucks Cross
Bideford
Devon
EX39 5DP

**Caravan storage, servicing
and repair business for sale**

- **Detached 3-bay industrial unit with a G.I.A of 267.80 Sq M (2,883 Sq ft).**
- **Scalped yard of 1.75 acres, enclosed by security fencing and bund banks.**
- **Established and profitable business with further potential.**
- **Set in 2.35 acres with easy access onto the A39.**

LOCATION

The site has easy access onto the A39 (Atlantic Highway) which gives further access into Cornwall to the seaside resorts of Bude, Widemouth Bay and Padstow. The North Devon coastline is renowned for its excellent surfing beaches at Woolacombe, Saunton Sands and Croyde which are all within easy reach.

Hill Top Caravans is located in the village of Bucks Cross with village store, church and the newly established secondary free school known as Route 39 Academy. The Hoops Inn on the A39 at Horns Cross is 1¾ miles away and the Merry Harriers Garden Centre & Restaurant is 1.1 miles away. Further facilities and amenities can be found in Bideford 7½ miles away including shops, supermarkets, public houses, restaurants, rowing club, dentist, secondary school, Kingsley Private School, chemists and doctor surgeries. Barnstaple being the commercial centre of North Devon is 16½ miles from the property and is linked directly to the M5 motorway at Junction 27 by the north Devon link road (A361) which is mainly dual carriageway.

THE BUSINESS

Established and profitable business specialising in the storage, servicing and repair of caravans and motorhomes. Currently storing 82 units with potential to increase if parked in tandem.

The current business is a member of the Approved Workshop Scheme and the National Caravan Council (NCC).

Trading information can be provided to bona fide purchasers.

To the rear of the site is a concrete yard area currently enclosed by chain-link fencing and gated access with potential to build a washdown bay to increase turnover. The site has potential for caravan/motorhome sales.

1/1111/2014/FUL conditional approval granted 5th January 2015 for the change of use of agricultural land to provide for caravan storage, caravan exhibit area plus erection of building for caravan servicing.

1/0738/2018/FUL conditional approval granted 20th September 2018 for the change of use of agricultural land, new access track and erection of reception building and storage.

DESCRIPTION

Site is accessed via a concrete driveway with gated access to a holding yard which is enclosed by security fencing plus CCTV coverage.

New reception building built in 2021. Insulated cabin reception with laminate flooring, LED lighting, windows to side and UPVC double glazed patio door as an entrance. Telephone line and electricity.

Detached 3-bay industrial unit with a width of 20.76m and a depth of 12.90m. Steel frame with a mono-pitch roof, insulated profile metal cladding, skylights providing good natural light, LED lighting, concrete floor and 3-phase electricity. Minimum eave height of 4.16m and a maximum of 5.17m.

Three plastic coated electric roller shutter doors with widths of 3.77m and heights of 3.87m.

Currently the industrial unit is divided internally which could be removed if required. UPVC double glazed door to workshop 1 and pedestrian door to front of workshop 2.

In front of the industrial unit is a concrete apron which leads to the compacted scalped yard area.

BUSINESS RATES

According to the valuation office, the premises is assessed as follows:

Rateable value: £19,250

For verification purposes, interest parties are advised to make their own enquiries on www.voa.gov.uk.

EPC

EPC rating: C.

TENURE & GUIDE PRICE

The freehold interest is offered for sale by private treaty at a guide price of £525,000.

VIEWING

All viewings to be made via the sole agent, Carter Jonas:

T: 01823 428 590

M: 07968 216 596

E: Stephen.richards@carterjonas.co.uk

SUBJECT TO CONTRACT





2.36 ac
0.96 ha

0 20 40 60 m



FURTHER INFORMATION

Should you require further information please contact Stephen Richards.

carterjonas.co.uk

Stephen Richards MRICS BSc Hons

M: 07968 216 596 | T: 01823 428 590

E: Stephen.richards@carterjonas.co.uk

Quad 4000, Blackbrook Park Avenue, Taunton, Somerset, TA1 2PX

IMPORTANT INFORMATION

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