







Blackerton Cross

East Anstey, Tiverton, EX16 9JU

A successful 70 pitch touring caravan and camping park, set within just under 4 acres and including a 3/4 bedroom owners' bungalow with 1/2 bed annex option located in a convenient and accessible location.

- Successful caravan and camping park
- Detached owners' 3/4 bedroom bungalow with annex
- In all just under 4 Acres
- 12 Month licence for 70 touring units with 6 seasonal pitches
- Caravan storage
- Highly accessible location
- Southern edge of Exmoor National Park
- Freehold

Guide Price £1,000,000

Stags Holiday Complexes

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The London Office

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Introduction

A well maintained and presented caravan, motorhome and tented touring site providing a rare opportunity to purchase a successful business as a going concern with detached owners' bungalow on site. The property benefits from a caravan storage business as well as a 12 month licence giving unrestricted trading.

Situation

The property is well placed in a highly convenient location amongst open countryside, just to the south of Exmoor National Park. Dulverton 'The Gateway to Exmoor' is 5 miles away. The local bustling market town of South Molton is 11 miles, as is Tiverton. Both have a wide range of amenities including, schools, shops, banks and supermarkets. The M5 is reached along the North Devon Link Road, located 2.5 miles away, with the M5 junction 27 being 17 miles, along with Tiverton Parkway train station giving access to the main Paddington line to London, amongst others.

Zeacombe is superbly placed for central access to the wider areas of the coast and National Parks and attractions that Devon provides in abundance.

The Owners Bungalow

This comfortable and spacious detached home currently offers flexible accommodation providing a one or two bedroom annexe, as required, within the main accommodation or as a three/four bedroom home as a whole. The property features a large kitchen/breakfast room with double sided log burner shared from the spacious lounge next door. The property is also currently configured to provide a large shop/reception area and adjoining conservatory/informal café.

Private gardens wrap around the side and rear of the property, occupying the southeast and southwest facing sides. A hard standing and storage area in the second field beyond. There is also a double garage/workshop and stable/storage area with electric and light connected to both. Behind the bungalow is a large hard standing yard currently used for machinery and log/timber use, as well as a caravan used for storing fire pits and logs.

The Holiday Park

This is set on a level site of mainly grass with inset trees surrounded by good quality hedging providing privacy and shelter. A tarmac drive circles the site, providing convenience of access all year from the wide entrance drive off the road. The park has permission for 70 pitches, but currently runs on 50 'large' pitches, a mixture of hard standing and grass to provide a quality spacious experience. Hard standing is provided in a separate fenced in area for the caravan storage. All the pitches are served with electric hook-ups and there is a chemical waste disposal point. A refurbished utility block provides good quality toilet, shower and changing facilities, as well as an adjoining laundry room with guests' clothes washing facilities and indoor washing up area. Further amenities provided are separate enclosed dog walking and children's play areas.





The Business

This well-run successful business has been developed and improved in the current owners' tenure. The majority of bookings are made direct from the owners' website but also from a good social media presence on Facebook and Instagram. The remainder is received via agents' websites. A large amount of custom is now made up of repeat bookings.

The owners have sought to encourage small events on site, which include pizza van evenings and local gin or cider tasting which have proved popular. Further information can be found on the business website www.zeacombehouse.com

Services

Mains electric and water. Private drainage.
LPG central heating in the owners' property.
Broadband – Fibre to premises
10kw PV array (generation only)

Outgoings

Owners' bungalow – Council Tax Band E
Caravan Park Business Rateable Value - £5,675

Local Authority

Mid Devon District Council
www.middevon.gov.uk

Directions

From the M5 junction 27, take the A361 west towards Tiverton. After 6 miles, at the roundabout, take the 3rd exit signed to Bolham, Oakford and East Anstey. Follow this road (A396) for approx. 5 miles, turning left at the roundabout following the A396. After approx. 2 miles the road continues left onto the B3227. After approx. 5 miles, at the crossroads turn left, signposted Knowstone 2.5 miles and the property can be found on the right after 150 yards.

Viewings

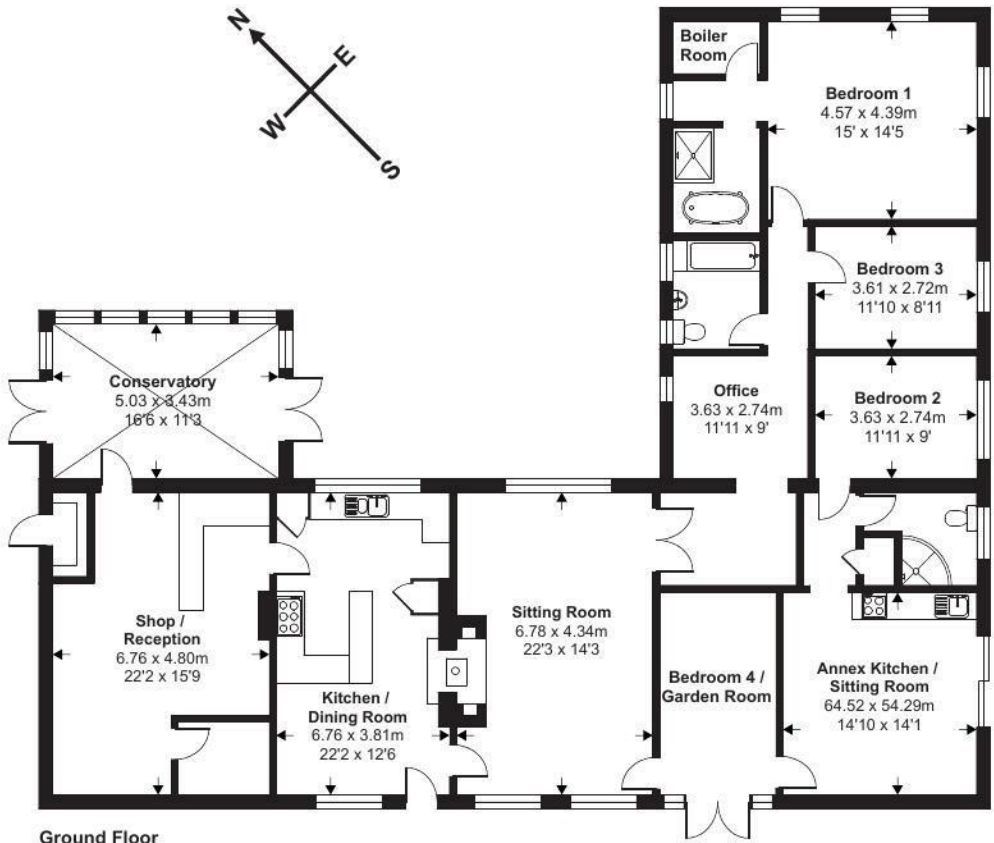
Strictly by appointment with Stags Holiday Complexes Department on 01392 680058

Disclaimer

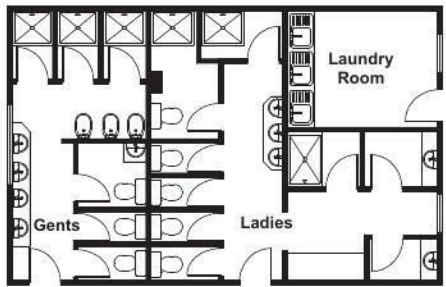
These particulars are a guide only and should not be relied upon for any purpose.

Approximate Area = 2465 sq ft / 228.9 sq m
 Outbuilding = 612 sq ft / 56.8 sq m
 Total = 3077 sq ft / 285.8 sq m

For identification only - Not to scale



Ground Floor



Outbuilding



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1070184



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



