



Caddywell Lane, Great Torrington, Devon EX38 7EW

Lindpet House
5 Market Place
Grantham
NG31 6LJ

01476 930891

www.commercialist.co.uk



A successful and highly profitable holiday letting business, positioned amongst open countryside and close to the coast, in a prime location of the South West.

Guide Price £1,200,000 Freehold

Circa £125,000 of trade inventory included

- Unique opportunity to live and run a business in this beautiful area.
- Successful Holiday Park with Outstanding views.
- Perfectly located on the edge of Town.
- Circa 7 Acres Site
- Sold as a Going concern
- Reluctant sale due to illness

Detached owners' bungalow with a large private garden

9 Chalets used for self-catering holidays

1 Lodge used for self-catering holidays

1 Lodge privately owned (sold on a licence basis)

1 Static caravan used for self-catering holidays

7 Static caravans privately owned (sold on licences)

1 Static caravan pitch vacant

3 Electric hook-ups for touring

Camping field

Storage areas, Work shop & Lawnmower shed

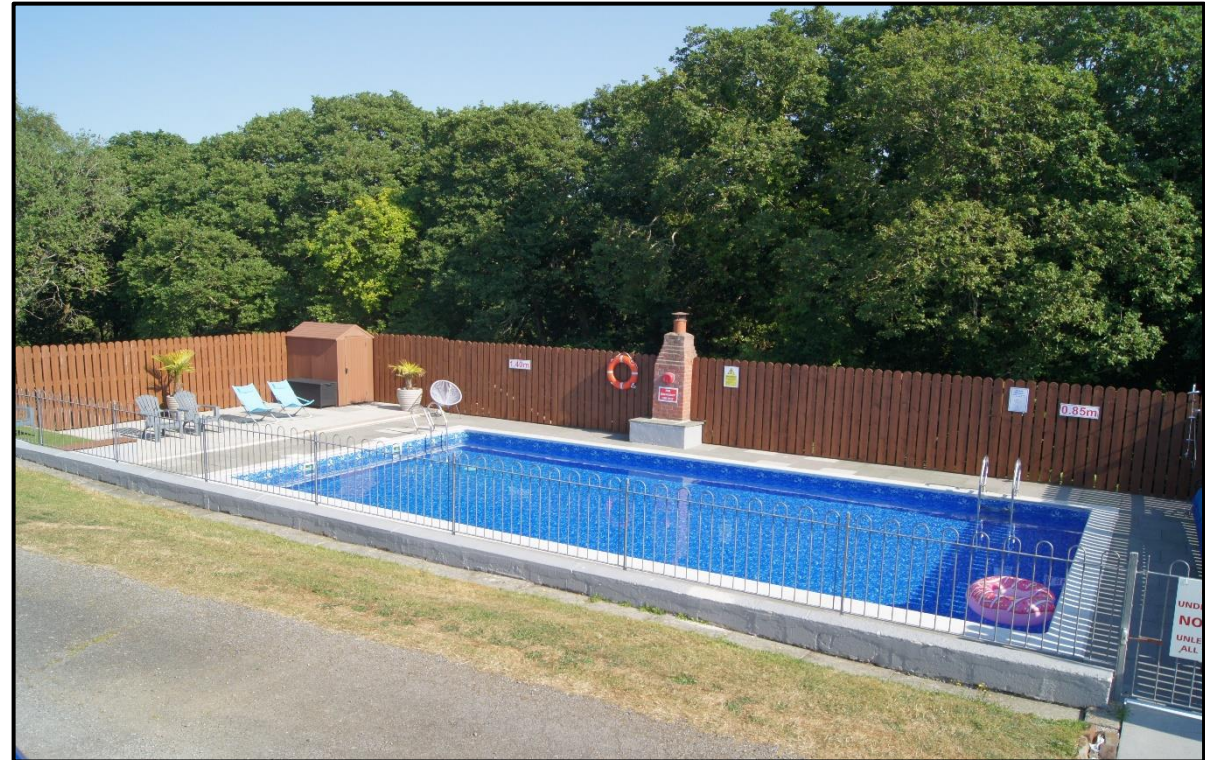
Onsite Facilities:

* Games room * Tennis-Court * Heated Swimming-Pool

* Information room * BBQ-area * Children's' play area

* Laundry room * Shower/Toilet room

Potential for further develop to the business



This is a rare and highly unique opportunity to purchase approximately 7 acres of land with a successful business and a detached owners' bungalow on site. The property has south-facing landscaped gardens providing a sanctuary for relaxation and entertainment, benefiting from a 12 month licence giving unrestricted trading, currently run as a lifestyle business operating on a low key basis for only 7 months of the year, capping income to the VAT threshold.

This property provides the platform to walk into a going concern that has the potential to be expanded and be managed 12 months of the year, making it the obvious choice as a pure investment or a more hands on management style.

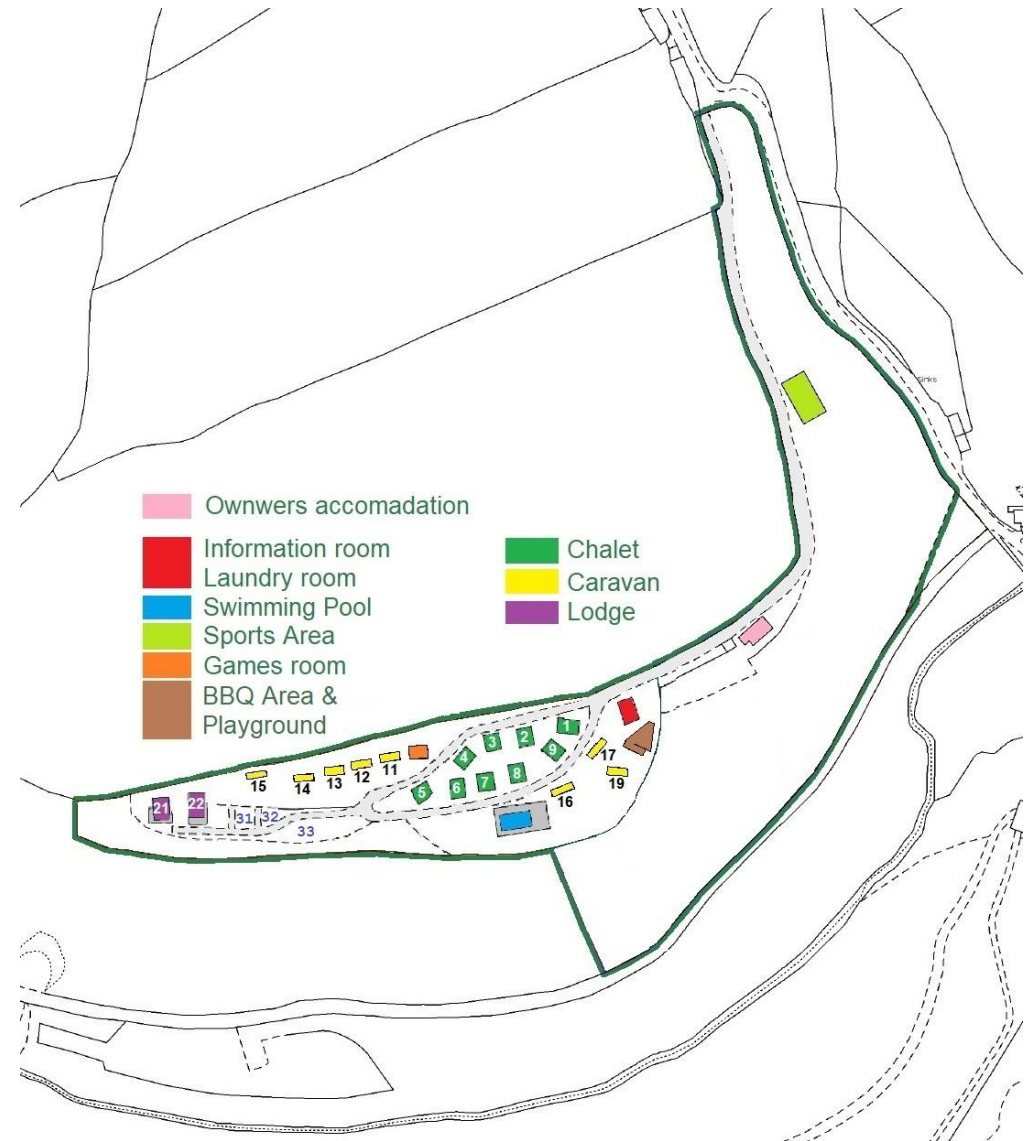




COMMERCIAL LIST

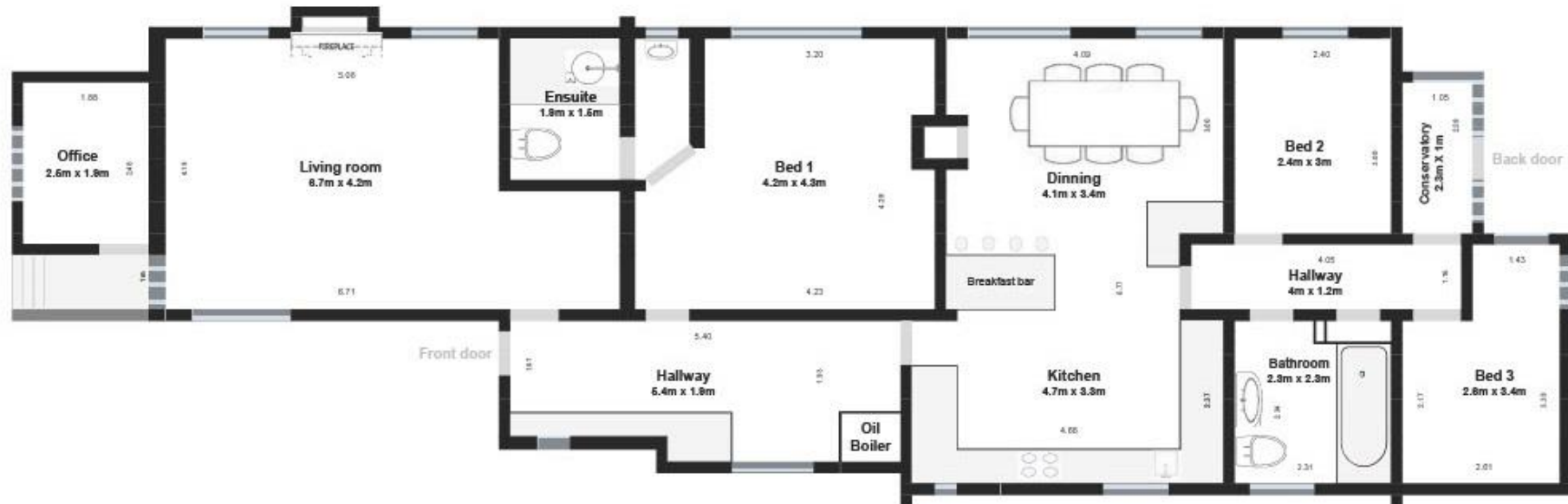
Greenways Valley Holiday Park is a highly profitable business, positioned amongst open countryside in a prime location of the South West, superbly placed for central access to the wider areas, situated between Exmoor and Dartmoor and just a few minutes from the glorious North Devon beaches, making it an ideal base from which to enjoy days out at the nearby coastline, National Parks, attractions and villages that Devon provides in abundance.

The local bustling market town of Great Torrington is approximately 1 miles, offering a wide range of amenities including, schools, shops, banks and supermarkets. Alternatively the facilities of the park offers tranquillity, a Heated Swimming-Pool, Children's' play area, Tennis-Court, Games-Room, BBQ-area, Shower-Block, Laundry-Room and Information-Room.



Detached owners' 3/4 bedroom bungalow

Extensive renovation work, including new kitchen, bathroom, radiators, hot water cylinder, loft insulation and electrical work with 2024 certificate.



Chalets

The range of detached 2-bedroom chalets are larger than most, offering plenty of space to move about and relax in comfort, all fully equipped and furnished with everything needed for a comfortable home-from-home holiday.

They include a lounge, an open-plan kitchen/diner and fully equipped bedrooms. Other points of note: - Electric heating - Kitchen includes: hob; oven; microwave; cooking utensils; fridge; kettle; toaster; cutlery; plates; cups and glasses, Smart TV, DVD player.

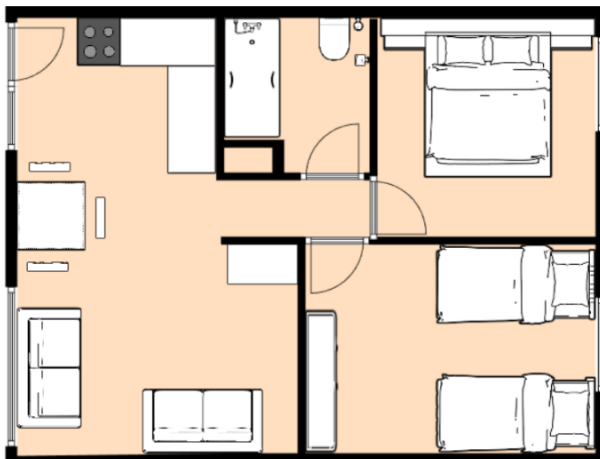
All properties include, pillows, duvets, bed-linen, bath-towels and tea-towels.

12 months holiday licence

Fire extinguisher and blanket

Hard wired smoke alarms

Electrical certificate



Lodge

The lodge has all of the creature comforts of home but with the added bonus of a quiet, tranquil setting. With its open plan living style, neutral colours and lots of light, the lodge has a modern contemporary feel. In addition to the living room, fully equipped kitchen and dining area there are 2 bedrooms (one with en suite) and a family bathroom. Outside is a large decking with table and chairs.

Other points of note: - Full domestic central heating system - Kitchen includes: hob; oven; microwave; cooking utensils; dishwasher; fridge; freezer; kettle; toaster; cutlery & plates.

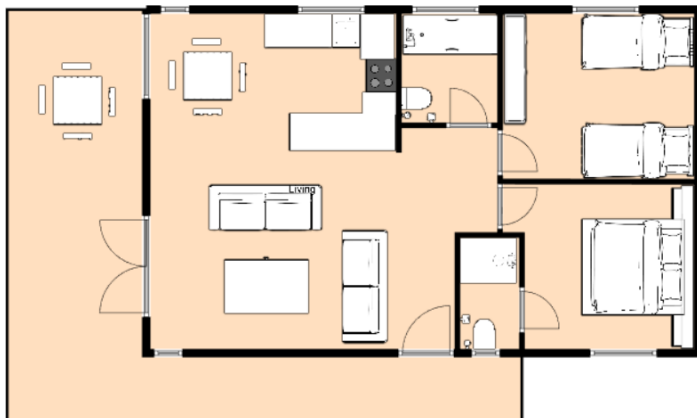
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SERVICES

We understand the mains water and electricity to all buildings and caravan pitches. The bungalow has oil-fired central heating, the chalets have electric heating, the lodge and caravans have bottled LPG. Private drainage.

None of the heating systems or any other plant and equipment have been tested by Commercial List and prospective lessees must rely on their own investigations as to their existence and condition.

COUNCIL TAX BAND

The bungalow has a Council Tax Band of A.

EPC

The bungalow has an EPC rating of D55

BUSINESS RATES

From enquiries made through the Valuation Office website, we understand that the following rating assessment applies;

Rateable value: £7,200

This property is eligible for small business rates relief. However, interested parties should make their own enquiries as to the amount of rates payable.

TERMS

The property is FOR SALE freehold with vacant possession on completion subject to licenses. The sale of the property is inclusive of trade inventory to include furnishings, equipment, fixtures and fittings within the buildings, static-caravan and lodge in relation to the business, excluding any personal items.

VIEWINGS

For an appointment to view or further information please contact;
Charlie Burrows
e: charlieb@commercialist.co.uk t: 07923 448308

VAT

We understand that VAT will not be payable on the purchase price.

LEGAL COSTS

Each party to pay their own legal costs incurred.

LOCAL AUTHORITY

Torridge District Council
www.torridge.gov.uk

IMPORTANT NOTICE – Commercial List for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given by the vendor or lessor in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Commercial List has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Commercial List, nor enter into any contract on behalf of the vendor.
4. We have not carried out a structural survey and any fittings, appliances and services mentioned have not been tested. All photographs and floorplans are given as a guide only and should not be relied upon for the purchase of any furnishings.
5. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

PLEASE NOTE: by submitting an enquiry regarding this property you agree that we may send your details to the landlord of this property so they may contact you in order to answer any questions if necessary, or arrange a convenient viewing time.