

Haywood Farm Caravan & Camping

Swagwater Lane, Gorsley, Ross-on-Wye, Herefordshire, HR9 7EB

Price: £1,950,000 | Christie Reference: 5890030

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Christie and Co are delighted to bring to market Haywood Farm, an award winning business, which combines family living with the bonus of running an established holiday business from your own piece of countryside.

The property element comprises of an owners' farmhouse, a detached barn conversion, an annex and an adjoined holiday let, creating a versatile set up to suit any future owner's needs. Alongside the properties is a successfully run touring caravan and camping site offering a mixture of hardstanding touring pitches (including seasonal pitches) and grass pitches, a games barn, newly renovated toilet and shower block, a shop and much more, all surrounded by Herefordshire countryside. The site is very well maintained and looked after all year round.



Key Investment Highlights



Touring Caravan Park
and Holiday Lets



Unique Lifestyle
Business



3 / 4 Bed Farmhouse



33 Hardstanding
Pitches and 43 Grass
Pitches



Award winning
business



Site size approximately
6.92 acres

Location

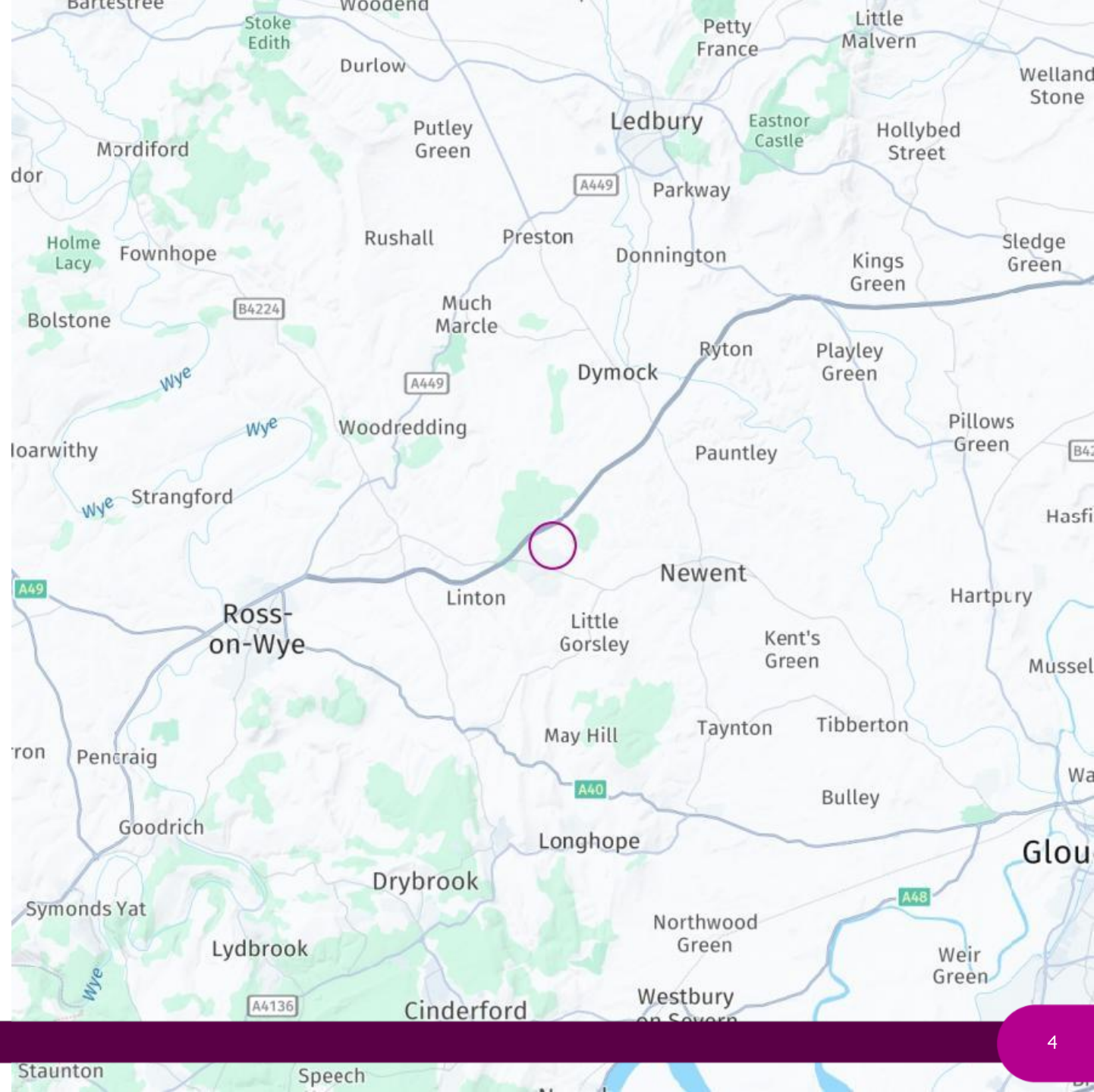


Gorsley, Ross-on-Wye, Herefordshire

Haywood Farm is positioned in between the Wye Valley and the Malvern Hills on the Gloucestershire and Herefordshire border. The Forest of Dean and Wye Valley AONB are very close by.

One of the nearest towns is, Ross-on-Wye (6.7 miles) and has been voted the UK's best-loved market town. Known as the gateway of the Wye Valley and the birthplace of British tourism Ross on Wye is an attractive historic market town situated on old red sandstone, overlooking the Wye Valley. It is the only town within the Wye Valley area of outstanding natural beauty and benefits from a well-established 250 years of tourism.

Whilst Haywood Farm is surrounded by countryside and forest, it is just 1.5 miles from the M50 making it a very accessible holiday park.





Caravan & Camping Park

Haywood Farm is an up and running touring caravan and camping park set within 6.92 acres. Comprising of 33 hardstanding electric pitches, 24 electric grass pitches and a further 19 grass pitches. The site consists of four designated pitch areas allowing further privacy. Caravan and car storage is supplied, and other facilities are positioned around the site, including water, chemical waste, recycling bins and outdoor washing up kitchen.

Currently 10 out of the 33 hardstanding pitches are seasonal, at a pitch fee of £2950 p/a.

The main barn has been completely renovated to provide a ground floor games room, shower rooms, toilets (including disabled), a baby changing room, a reception, a shop and a kitchen which provides a profitable pizza side business for holiday makers. Upstairs, there are further toilet facilities, an office and a function/games room which is hired out on an individual basis.

The site is surrounded by mature hedges and there are three separate private gated entrances to the site and home. There is a sports field as well as a children's outdoor play area (refurbished 2023).

Licensed 1st March – 31st October

[Click here to take a virtual tour](#)

Properties

Property	Description
Haywood Farm	3-4 bed farmhouse
The Annex	1 bed annex – converted in 2023
Bluebell Cottage	1 bed cottage – holiday let
Robins Rest	4 bed barn conversion – converted in 2021 and operated as a holiday let

Awards



Haywood Farmhouse

The main farmhouse is currently the owner's accommodation. On the ground floor there is a downstairs toilet / utility, an office, a large kitchen with a central island, a separate dining room, living room with log burning stove, hallway, downstairs bedroom / further office, and door access to the one bed holiday let. On the first floor there are two bedrooms serviced by the family bathroom and a master ensuite with walk in wardrobe. The whole house is packed full of character featuring the original beams and stone walls. Externally there are gardens to the front of the property, the side and to the rear. At the rear there are mature trees, lawned area and raised beds to grow vegetables.



The Annex

The one bed annex is all on ground floor level, with its own separate entrance, large open plan kitchen / living room, bathroom and double bedroom. The annex was previously adjoined to the house via a door which has since been blocked up but can easily be reinstated.

Bluebell Cottage

The character continues through the one bed holiday let. Bluebell comprises of one bedroom upstairs and an open plan kitchen / dining / living room and bathroom downstairs. There is also a door which leads out onto a private courtyard garden.

Robins Rest

The detached barn conversion, Robins Rest, was originally a six-bay car port. The owners decided to convert it in 2021, to a four-bedroom dwelling with garage, storeroom and open store. On the ground floor, you'll find the open plan kitchen / dining / living room, two bedrooms and a family bathroom. Bedrooms three and four are located on the first floor. This property operates as a holiday let.

Parking

There is parking for around eight cars within the private yard of the properties. This yard can also be accessed further down Swagwater Lane and through a remote-controlled gate.







Trading Information

Full financial details can be disclosed to interested parties. The business is trading well with turnover increasing by 25% in 2025.

Tenure

Freehold

Business Rates

Haywood Farm has a rateable value of £19,210 from 1st April 2026.

Robins Rest has a rateable value of £4,000 from 1st April 2026 and is under the rate relief for small businesses.

Staff

Currently two full-time employed members of staff.

Fixtures

Fixtures and fittings are included within the sale, with the exception of any personal items retained by the current owners. Specified additional items are open for negotiation with the owners.

EPCs

Haywood Farm	52 (E)	Bluebell Cottage	55 (D)
The Annex	56 (D)	Robins Rest	63 (D)

Services

- Mains electricity (Mix of 16 amp and 10amp electric hook-up points)
- Mains water
- Mains gas
- Tanked oil
- Reed bed sewage treatment system



Contact

Approaches should not be made to the property or any of the staff or management of the business under any circumstances.

All enquiries relating to this exceptional opportunity should be directed to Christie & Co:



Tom Glanvill

Director – Retail & Leisure

M: +44 (0) 7526 176 391

E: tom.glanvill@christie.com



Nicola Sloss

Sales Support – Retail & Leisure

M: +44 (0) 7717 448 209

E: nicola.sloss@christie.com

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