



St Johns Caravan and Campsite , St. Johns Road, Exmouth, EX8 5EG

TO LET: An exciting opportunity to let a 30-pitch touring caravan and camping site, set within approximately 5 acres, together with a range of ancillary buildings and a renovated three-bedroom detached house. To let by Informal Tender - Tenders invited in the region of £33,000 p.a

Budleigh Salterton: 3 miles | Topsham: 7 miles | Exeter: 11 miles

- To let by Informal Tender - Tenders invited in the region of £33,000 per annum.
- 30-pitch touring caravan and camping park with ancillary buildings.
- Set within approximately 5 acres on the edge of Exmouth.
- Renovated three-bedroom detached house included.
- Available on a five-year Lease.

£1

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Introduction

St Johns Caravan and Campsite offers an opportunity to operate a well-established caravan, motorhome and tented touring site, with the benefit of on-site accommodation, set within 4.83 acres (1.95 hectares). Situated on the outskirts of the popular coastal town of Exmouth, the site benefits from repeat custom and permission to operate from March to December.

The Site

The site is accessed directly from the public highway (St Johns Road) via a private tarmac driveway. The wide entrance and tarmac surface provide convenient, year-round access. The caravan park benefits from planning permission for 30 electric hook-ups and has historically accommodated up to 60 touring units. The site offers a mixture of hard standing and grass pitches, creating a spacious setting, along with a designated dog-walking area. A security gate with controlled access will be installed at the site entrance.

The campsite also includes a range of ancillary buildings:

- The Old Shop (11.97m x 5.85m) – A timber building with a pergola, tiled floor and open-plan layout, suitable for a variety of uses. Electricity and water are connected.
- Two amenity toilet & shower blocks – Each providing hot showers, WCs, hand-wash basins and external washing areas.
- General purpose store – Two storage rooms attached to the main shower block.

St Johns Farmhouse

The property comprises a well-proportioned recently refurbished three bedroom detached house. The accommodation includes a kitchen, living room and dining room, together with three generously sized double bedrooms, family bathroom and separate WC. Recent improvements to the property include a recently fitted bathroom, redecorated throughout, full electrical re-wire and the installation of a new gas boiler. Externally, the property has a wrap around lawned garden, an attached single garage and an additional lean to/store shed. EPC Band D

The Lease

The property is available to let on a five-year lease, with a break option exercisable by either party at the end of year three. Further details, including the Heads of Terms, are available in the information pack.

Services

Mains water

Mains electricity

The property has gas fired central heating

Outgoings

Detached Farmhouse - Council Tax Band E

Caravan Park Business Rateable Value (From 1st April 2026) - £11,900

Local Authority

East Devon District Council



Additional Land

In addition to the above, there is a further 38.17 acres (15.45 ha) of adjoining pasture land and buildings available to let separately on a two-year Farm Business Tenancy (FBT).

Tenders

Further details including the tender application form and tender pack can be found on our website or available from Stags Professional Department (via email l.baker@stags.co.uk or telephone 01884 235701).

All applications must be submitted on the prescribed application form and should be returned to the Stags Tiverton office in a sealed envelope marked clearly " St Johns Caravan and Campsite ". The bid should clearly state the amount of annual rent tendered in pounds sterling. The Landlord is under no obligation to accept the highest, or any Tender.

Directions

What3words:///social.music.gloves

From Exeter / the M5 (Junction 30), take the A376 towards Exmouth. Continue on this road for approximately 9 miles, passing through Ebford and following signs for Exmouth. As you approach the town, continue towards the town centre and follow signs for the B3178. At the roundabout just before the centre, turn onto St Johns Road. Follow this road for about 0.7 miles, the entrance to St John's Caravan Site will be found on the left-hand side, signposted.

Viewings

Viewings are strictly by appointment only.

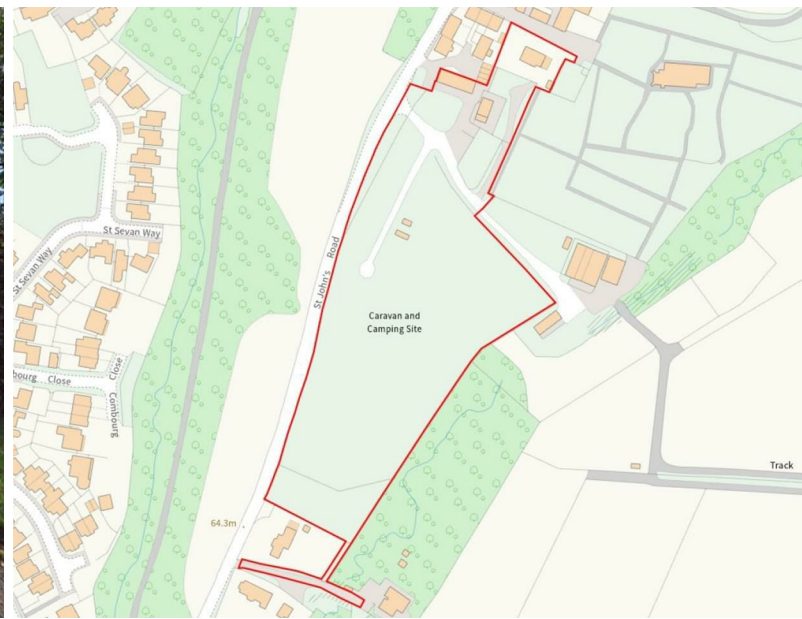
To book an appointment, please contact Stags Professional Services on 01884 235701.

Please note that viewers should be vigilant and take care when viewing for their own personal safety. The agent takes no liability for any injury caused for whatever reason whilst on the holding.

Disclaimer

These particulars are a guide only and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Stags have not tested any services, equipment, or facilities. Applicants must satisfy themselves by inspection or otherwise.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		86
81-91	B		
69-80	C		
55-68	D	63	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	