

COTTAGE FARM TOURING PARK, CUBERT, NEWQUAY, TR8 5HH



- ESTABLISHED TOURING PARK
- CLOSE TO NEWQUAY AND THE NORTH CORNISH COAST
- SPACIOUS 3 BEDROOMED BUNGALOW
- SITE LICENCE FOR 35 TOURING PITCHES, 1 STATIC CARAVAN & STORAGE FOR 15 CARAVANS
- GENUINE RETIREMENT SALE AFTER 14 YEARS
- EPC: D62

GUIDE PRICE £775,000
FREEHOLD

Miller Commercial

The business property specialists



LOCATION/THE BUSINESS

Cottage Farm Touring Park is situated in the delightful hamlet of Treworgans near Cubert in a peaceful rural setting yet being just 4 miles from the thriving resort of Newquay.

This area of Cornwall is widely acknowledged as one of the most popular tourist destinations in the South West owing to its glorious sandy beaches and picturesque coastline much of which is accessible via the nearby South West coastal path with golf courses to be found nearby at Newquay, Perranporth and Hollywell Bay.

The A30 which is the main route in and out of the County is easily accessible from the park with Newquay Airport being approximately 10 miles distant.

Cottage Farm Touring Park which is available to buy for only the second time in 28 years enjoys a comfortable level of turnover with the business being run by our clients without the assistance of staff. To view the tariffs for the forthcoming season please visit our clients website www.cottagefarmpark.co.uk.

Accounting information will be made available subject to a viewing appointment in the usual manner, if you have any queries relating to the businesses turnover please contact the selling agent in the first instance.

THE ACCOMODATION COMPRISES

(all areas and dimensions are approximate).

THE BUNGALOW (BADGERS HOLT)

The bungalow has been completely remodelled by our clients and sits at the head of the Park with private gardens, parking and garaging and comprises:- Reception, Conservatory, Large

Lounge, Fully Fitted Kitchen and Breakfast Room, Office, Utility Room and 3 Large Double Bedrooms all with En-suite Shower Rooms and walk in Wardrobes.

THE PARK

Our clients have spent a substantial amount of money on upgrading the site in recent years including installing a new automated entry system, resurfacing the driveways with a feature of particular note being the new Ablution block which houses the Ladies & Gents Toilets and Shower Rooms, a separate Wet room which is accessible for disabled clientele and a laundry/wash up room with coin operated washing machine and tumble dryer. Within the grounds is a compound for the storage of 15 caravans, a children's play area and a Willerby Rio Gold 6 Berth Static Caravan.

SITE LICENCE

Cottage Farm Touring Park is licensed for 35 Touring Pitches and 1 Static Caravan (for holiday purposes only) between the Friday before Good Friday or the 1st April (whichever is earlier) and ending on the 31st October inclusive in each year and has consent for the storage of up to 15 caravans.

GENERAL INFORMATION

LOCAL AUTHORITY

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

www.cornwall.gov.uk

EPC

The Energy Performance Rating for this property is within Band D62.

INVENTORY

An Inventory of all loose chattels and



equipment, free of any lease/lien, to be included within the sale will be supplied by Miller Commercial prior to exchange of Contracts.

BUSINESS RATES

We refer you to the valuation office website www.voa.gov.uk or call 0300-1234-171

SERVICES

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989

South West Water: 0800 169 1144

Transco: 0800 111 999

VALUE ADDED TAX

All the above prices/rentals are quoted exclusive of VAT, where applicable.

FINANCE

If you require advice regarding the Financing of a Business, at no initial cost, please contact us on the number below.

CONTACT INFORMATION

For further information or an appointment to view please contact:-

Paul Collins on 01872 247029 or via email pc@miller-commercial.co.uk



PLANS: Plans and maps reproduced under Ordnance Survey Licence No LIG1179. Not to scale and for identification of the property only. They are not intended to show actual site boundaries and not guaranteed to be accurate.

AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** Any intending purchaser or tenant must satisfy him/herself by inspection or other wise as to the correctness of each of the statements contained in these particulars; **[c]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[d]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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VIEWING: Strictly by prior appointment through Miller Commercial.



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