



# Little Orchard Village

ROCKY LANE, ST. AGNES, CORNWALL, TR5 0NA

**Vickery Holman**  
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**goundrys**  
COMMERCIAL

# Little Orchard Village

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- Stunning Southern Slope of a hidden valley setting within 400 metres of St Agnes village and Trevaunance Cove
- Impressive outlook within allocated Heritage Coast and National Landscapes area.
- Family owned traditional holiday park with 36 lodges and owner's detached house.
- Extant planning permission for replacement with 35 holiday homes ranging from 1 to 4 beds.
- c7.3 acres to include land currently unutilised
- Plans include new reception and leisure building
- Rare opportunity for longer term development
- Available by way of company share sale to include freehold land and buildings and contents (unencumbered).



## LOCATION

St Agnes is a thriving traditional Cornish village celebrating the counties mining tradition, with wheelhouses dotted amongst the dramatic rugged scenery of the North coast. The area has an active local community and is busy year round with visitors, who come for surfing, walking and enjoying the abundance of coves, particularly Trevaunance cove.

## DESCRIPTION

A stand out site over 7.5 acres on the southern slopes of a hidden valley setting with an outstanding rural and mining heritage that is within a 5 minute walk of sought after St Agnes village.

Third generation family ownership of a traditional chalet holiday park with 36 units and a family home having extant permission for complete redevelopment to create a scheme that includes 1 to 4 bedroom holiday homes over the existing locations. Further value (STP) may be achieved with the, as yet, unused land at the top of the site.



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## PLANNING

Existing use as 12 month use holiday village for 36 units plus owner's accommodation. Planning permission PA19-03709 granted 30 September 2020 and works commenced to secure the consent for 35 new holiday units ranging from 1 to 4 bedrooms plus new leisure facility and reception.

## TERMS

Little Orchard Village is available by way of a share transfer of Little Orchard Village Limited (Company number 00519998). All land and buildings are owned solely by the company and the sale is on a debt free basis. Interested parties may have additional information after confirmation of buying ability and agreement to an NDA.

Guide price £2,999,950 – all offers to be accompanied by proof of funding and ID.

Type	Bedrooms	Occupancy	Quantity
Green Cabin (1 Storey)	2	4(6)	7
Accessible Green Cabin (1 Storey)	1	2(4)	1
Green Cabin 4 (2 Storey)	4	8	6
Green Cube (2 Storey)	2	4(6)	17
Micro Cabin (1 Storey & Mezzanine)	1	2(4)	4
<b>TOTAL</b>			<b>35</b>



### LEGEND

#### ROOT PROTECTION AREAS:

- A HIGH QUALITY & VALUE (>40 YRS LIFE)
- B MODERATE QUALITY & VALUE (>20 YRS LIFE)
- C LOW QUALITY & VALUE (<10 YRS LIFE)

  Development Site Boundary = 21,680 sqm

  Development Site Boundary = 8,630 sqm

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### 1 Proposed Site Layout Plan 1 : 500



# Little Orchard Village

## VIEW LITTLE ORCHARD VILLAGE

<https://youtu.be/N6dtbktYzEw>

## BUSINESS RATES

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £35,050. This is not the rates payable and please check [www.voa.com](http://www.voa.com) for guidance. Current government support in the hospitality sector provides for 75% relief on rates payable until March 2025. The house is Council tax band C.

## SERVICES

We understand that mains electricity and water are connected however these services have not been tested by the agents. Interested parties should make their own enquiries.

## EPC

Please ask for file copies.

## VAT

All figures quoted are exclusive of VAT if applicable.



## VIEWING ARRANGEMENTS

Viewings strictly by appointment and subject to vetting of interested parties to understand their interest and ability to purchase.

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