
Vickery Holman
Property Consultants
Cornwall | Devon | Somerset | Bristol
For Sale
Guide price £1.325m
Primrose Farm, Penstraze, Chacewater,
Truro, Cornwall, TR4 8PJ
5.94 Acres
(2.4 Hectares)

Summary

- Established fully operation holiday business
- Substantial investment of the site
- Excellent range of accommodation and facilities
- Established customer base
- Year round operation with 12 month licence for holiday occupancy
- Continued winter trading
- 2 shower blocks
- Hot tub facilities
- 5.94 acres to include separate glamping, caravan and camping fields
- 4 bedroom family home and gardens
- Licenced cafe/bar
- Scope for further growth

Location:

The site is within a very short distance of the A30 expressway at Chiverton, on the A390 to Truro and is popular due to its easy access to both coastlines and having an open rural outlook, being on the edge of the Gwennap, Kennall Vale and Perran Foundry World Heritage Site. Truro is just under 6 miles and there is considerable positive growth in the area that will benefits the site in the longer term, one of which has been the addition of a cycleway between Truro and St Agnes, which passes the entrance. With the majority of guests seeking an accessible inland location in order to explore the county, the location is a key driver and underlines the c50% repeat bookings the site enjoys. The nearest coastal locations of St Agnes and Perranporth offer the best of constrasting Cornish coastal style, with the charm and rugged outlook of St Agnes at Trevaunance Cove to the long golden sands of Perranporth. Whilst these beaches are within a very short distance, both North and South beaches are easily reached from the site.

Description:

Primrose Farm Holidays is an excellently located and established holiday park offering future growth potential from a solid base. The site provides a range of price point holidays and include the choice of:

- Camping field
- 38 caravan pitches - 36 with electric hook up
- Safari tents (3) and Bell tents (6)
- Newly installed 2 bedroom lodge with hot tub

The current owners have created a thriving holiday business during their ownership, with considerable investment to create a broad range of letting and onsite income, which continues to grow year on year.

Customers have options for their own or a (bookable) hot tub enclosure, alongside facilities to include two new shower blocks and a licenced coffee bar and shop, with marque events featured during the main season.

In addition to the three trading fields, there are areas and outbuildings which offer opportunities for growth or diversification to other business interests, particularly as there is a site licence for up to 60 touring and 9 camping pitches, but also through additional attractions such as petting zoo, farm shop and space to grow produce.

The owners house is centrally located and provides for a comfortable 4 bed family home and private grounds.

View aerial footage of the property here

Site Development & Established Business:

The site has undergone extensive development, including the creation of luxury safari tent pitches with en-suite facilities and private hot tubs, Oak View Lodge, bell tent accommodation, and touring and camping pitches with electric hook-ups and water supplies. Further improvements include modern shower and toilet facilities, a licensed café/bar, site shop, landscaping, fencing and supporting infrastructure.

The business benefits from multiple income streams, an established customer base and over 50% repeat business. Trading takes place throughout the year, providing a year-round income rather than relying solely on seasonal demand.

Future Development Potential / Planning:

The site benefits from existing planning permission for five additional glamping units within the current dog walking field, offering an excellent opportunity to expand the accommodation offering and increase revenue, particularly during the main holiday season. PA20/11156.

Accommodation:

Primrose Farm Holidays is set out over a site of 5.94 acres and natural hedging provides for three accommodation areas. The caravan and camping fields have two new shower blocks and a more recent addition of site shop, cafe and bar, which has proved popular. The glamping field provides for 3 safari tents with hot tub and Oak View, which can accommodate up to six people. There is a lower field which would form a natural expansion to this element of the business.

Central to the site is a 4 bedroom family home and private gardens.

There is additional land that has been used for farm pets and poly tunnels in the past and which can provide further opportunities along a number of individual block buildings for development.

There is a site licence for 60 touring and 9 camping pitches and currently the inventory includes 38 pitches (36 with electric hook up). The owners erect 6 bell tents and a small marque during the peak season and the licence extends year round.

Further information is available on https://www.primrosefarmholidays.co.uk/

Having created the site and with with year on year reinvestment, the business is flourishing and offers scope for considerable future growth, particularly as most of the infrastructure has been established. Primrose Farm Holidays operates and generates income throughout all 12 months of the year and while trading is naturally more seasonal, the business continues to welcome guests and generate revenue during the winter months.

Trading information can be made available to interested parties subject to NDA and background check.

Vickery Holman Property Consultants

Vickery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to www.leasingbusinesspremises.co.uk for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that: 1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the employment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property.

The Commercial Property Network

RICS Regulated by RICS

Services:

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

EPC / MEES:

E (40)

Business Rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £17,275 – please note that this is not the amount you pay. Council tax band E.
Contact our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The property and business is available off a guide price of £1.325m. This includes the full trade inventory and goodwill. Stock available in addition and at point of change.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

Money laundering:

Before any sale is agreed and solicitors instructed, Vickery Holman has a legal obligation under the Money Laundering Regulations and Terrorist Financing Act 2017 to obtain proof of a prospective purchaser's identity and their proof of address. Companies and Trusts purchasing will be required to provide company documents within the structure as well as identity information if required. This information is obtained through a secure automated verification system. Proof and or Source of Funding will also be requested.

VAT:

All figures quoted are exclusive of VAT if applicable.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.

CONTACT THE AGENT

Mike Easton

Tel: **07527 388045**

Email: measton@vickeryholman.com

Truro Office

Walsingham House, Newham Quay,

Truro TR1 2DP

Vickery Holman Property Consultants

Vickery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to www.leasingbusinesspremises.co.uk for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that: 1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the employment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property.

The Commercial Property Network

RICS Regulated by RICS









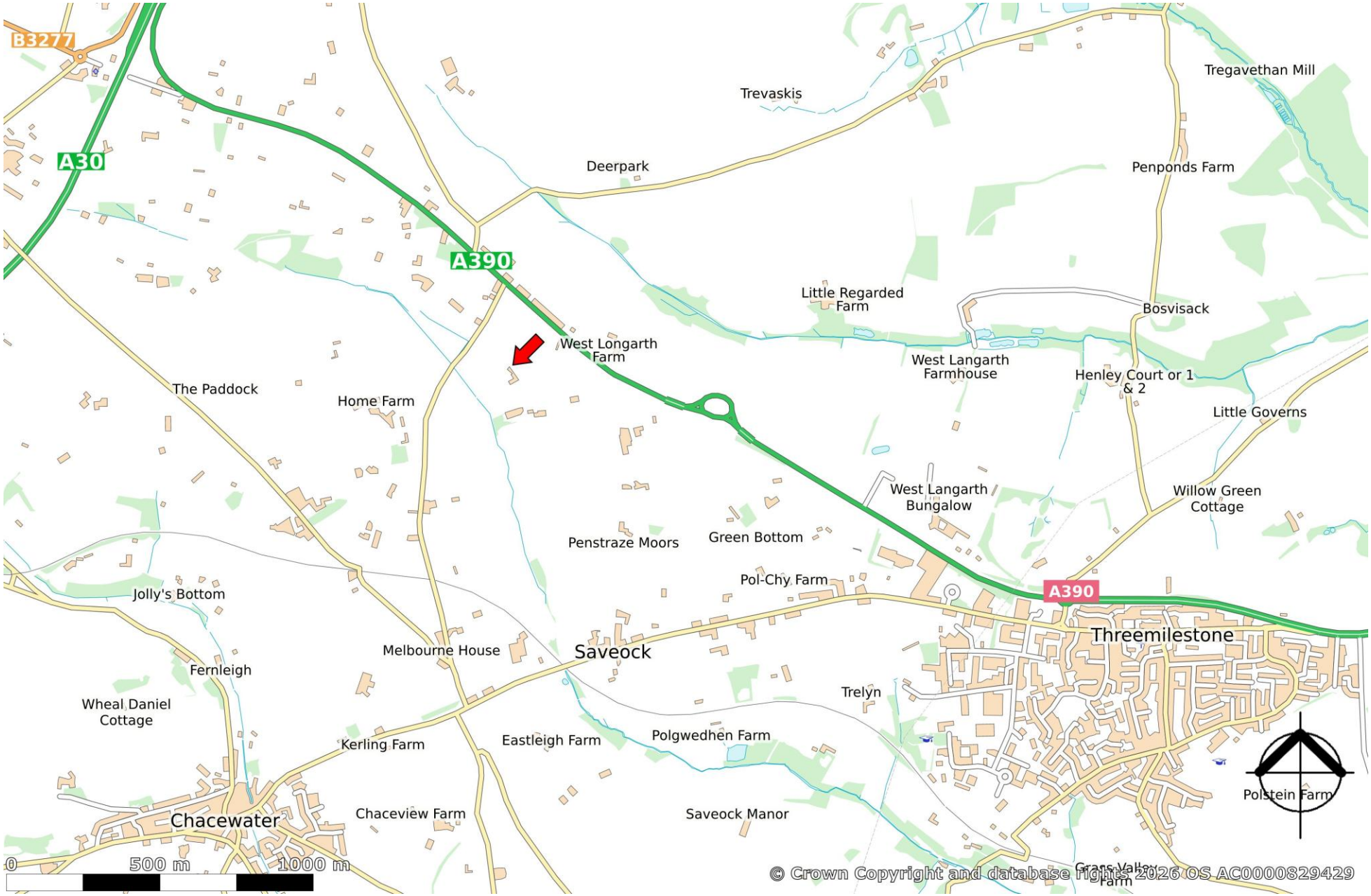


Vickery Holman
Property Consultants

Vickery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to www.leasingbusinesspremises.co.uk for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that: 1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the employment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property.

The Commercial Property Network

RICS
Regulated by RICS



Vickery Holman Property Consultants

Vickery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to www.leasingbusinesspremises.co.uk for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that: 1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the employment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property.

The Commercial Property Network

RICS Regulated by RICS