

**FOR SALE FREEHOLD
CAMPING & CARAVAN PARK
Due to Retirement**

Approximately 3.462 Acres



**Staverton Caravan Park, Fenn Row, Wantisden,
Woodbridge, Suffolk IP12 3PJ**

- Planning consent for 30 holiday lodges
- Includes a modern 4-bedroom house
- Offers in the region of £950,000



Location and Situation

The site is situated in the Wantisden Valley, in the heart of the Suffolk countryside, not far from the heritage coast at Orford. It is well situated for easy access to the various attractions of the Heritage Coastline, much of which is designated as an Area of Outstanding Natural Beauty, including Snape Maltings, Aldeburgh, Southwold and the Minsmere Nature Reserve at Dunwich. Woodbridge is about 20 minutes distant with main road and rail connections.

The caravan and camping park is set in the forested area overlooking Old Staverton Woods and the Deer Park.

Description

The site comprises an area of circa 3.462 acres with 18 electric hook ups for touring caravans, a toilet and shower block (which could be converted into a self-contained holiday let STPP), a utility building, and 7 small glamping style holiday lodges, and a self-contained holiday let attached to the toilet block, with large car park.

Included within the site is a semi-detached modern 4-bedroom house with circa 1,008 sq ft of accommodation, available with vacant possession.

Planning Permission

We understand that planning permission was granted in February 2017 for up to 30 holiday lodges, 3.462 acres, 1.401 hectares. Planning number DC-16-5009-FULL.

Accommodation

All dimensions and areas approximate:

Main House		
Ground Floor	65.9 sq m	709 sq ft
First Floor	27.78 sq m	299 sq ft
Main House Total	93.68 sq m	1,008 sq ft

One Bed Granny Annexe		
Toilet/Shower Block	37 sq m	398 sq ft
Holiday Unit attached to Shower Block	55.73 sq m	599 sq ft
Total	92.73 sq m	997 sq ft



Services

The site has 3-phase electricity, water and septic tank sewage system.

Existing Business

The business is built up with enviable reputation within the area for the quality of the campsite and the facilities offered. There are no accounts available, however the projected growth income from 30 holiday lodges will be in the order of £450,000.

Tenure

For sale freehold.

Price

Offers in the region of £950,000 are requested for the site and premises.

Legal Costs

Each party to bear responsibility for their own legal costs incurred in this transaction.

Vat

Is not applicable.

Viewing

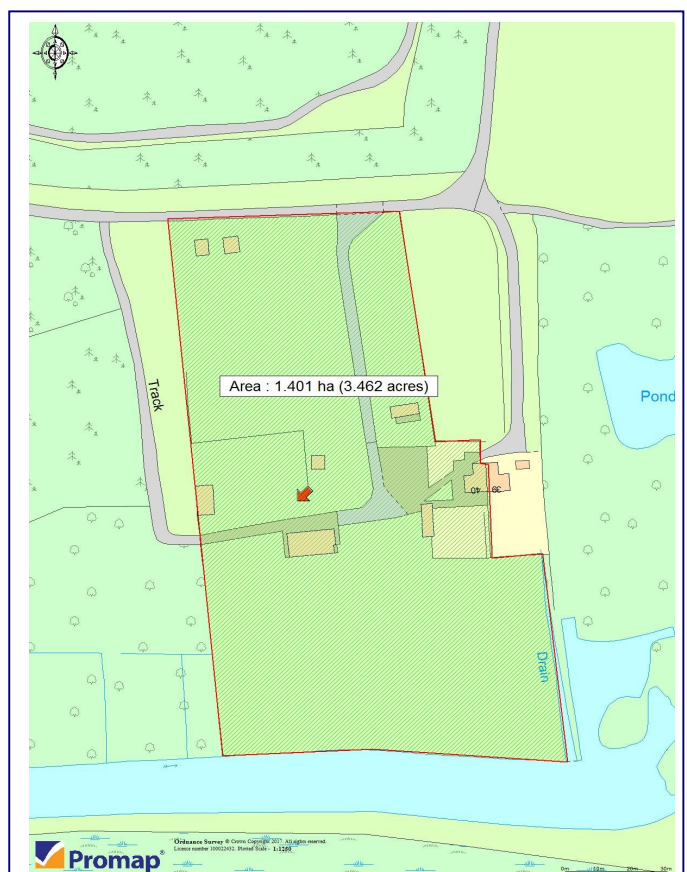
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Subject to Contract



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