
SBC
PROPERTY
Ruthern Valley
HOLIDAYS
Log Cabins
Camping
Caravans
Camping Huts
Wigwams
Shop
An oasis of tranquility
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RUTHERN VALLEY HOLIDAYS

RUTHERNBRIDGE, BODMIN, CORNWALL PL30 5LU

- Set in approximately seven acres, Ruthern Valley offers 12 two-bedroom holiday lodges, 23 touring pitches (18 with electric hook-ups), 9 glamping pods and a static caravan
- In addition to the lodges the site licence is for 35 pitches of which 15 can be static / glamping pitches so development potential exists
- An excellent detached owners' residence offering three / four bedroom family accommodation
- An outstanding leisure business nestled in a tranquil wooded valley in a picturesque mid Cornwall location, convenient for guests to explore the majority of Cornwall's attractions, coastline and beaches
- Sales of circa £220,000 and an adjusted net profit over £110,000 per annum
- A delightful lifestyle opportunity to live and work in a select and sought after mid Cornwall location

FREEHOLD **GUIDE PRICE £1,699,950** **SOLE AGENT**







LOCATION

Ruthern Valley Holidays genuinely enjoys a tranquil, rural situation in a picturesque wooded valley. This convenient mid-Cornwall location is within close proximity of the Camel Trail and Bodmin Moor and is an ideal base for guests to explore the majority of Cornwall's attractions, landmarks, coastline and beaches on both the north and south coasts.

DESCRIPTION

This popular holiday park, situated in one of Cornwall's most picturesque regions, offers a range of self-catering, touring, camping and glamping options close to the Camel Trail.

Ruthern Valley Holidays is set in approximately seven acres, in stunning wood ed grounds, which offer 12 detached holiday lodges (all providing two bedroom accommodation), 23 touring pitches (18 with electric hook-ups), nine timber-built glamping pods and a static caravan. The park now has the benefit of all-year-round use and eight of the lodges are double glazed, thus popular throughout the year, aiding cashflow during the quieter winter months. In addition to the holiday lodges, the site licence permits 35 units of which 15 can be static / glamping pitches. Obvious leisure development exists to provide more statics and 7 of the pitches have serviced hardstanding's.

Ruthern Valley is a tranquil park, popular with families and couples who want a quiet and peaceful escape. Site amenities include a toilet and shower block, site shop, equipped children's play area and a pleasant woodland walk.

The site includes a stunning detached owners' residence offering well proportioned family accommodation including a spacious living room, open-plan kitchen diner, three/four bedrooms and two bathrooms. The property, which benefits from a separate Title, includes extensive private garden areas and access to a most spacious storage barn, which in part has been informally converted to provide first floor games and hobbies areas.

Interested parties are welcome to view our clients' website (www.ruthernvalley.com) for further details.

SERVICES

Services connected to the premises include mains water and electricity, private drainage, LPG and bottled gas. (We would point out that no testing of any of the services has been carried out by the agent.)

THE BUSINESS

This lucrative and diverse leisure business has produced sales in the region of £220,000 per annum, generating an adjusted net profit of circa £112,000 per annum, before deducting loan interest, depreciation, amortisation and motor expenses. Further detailed accounting information will be made available to seriously interested parties following a viewing appointment.

FIXTURES & FITTINGS

Normal fixtures and fittings associated with this type of property are included in the sale and detailed inventory of trade fixtures and fittings will be supplied prior to exchange of contracts.







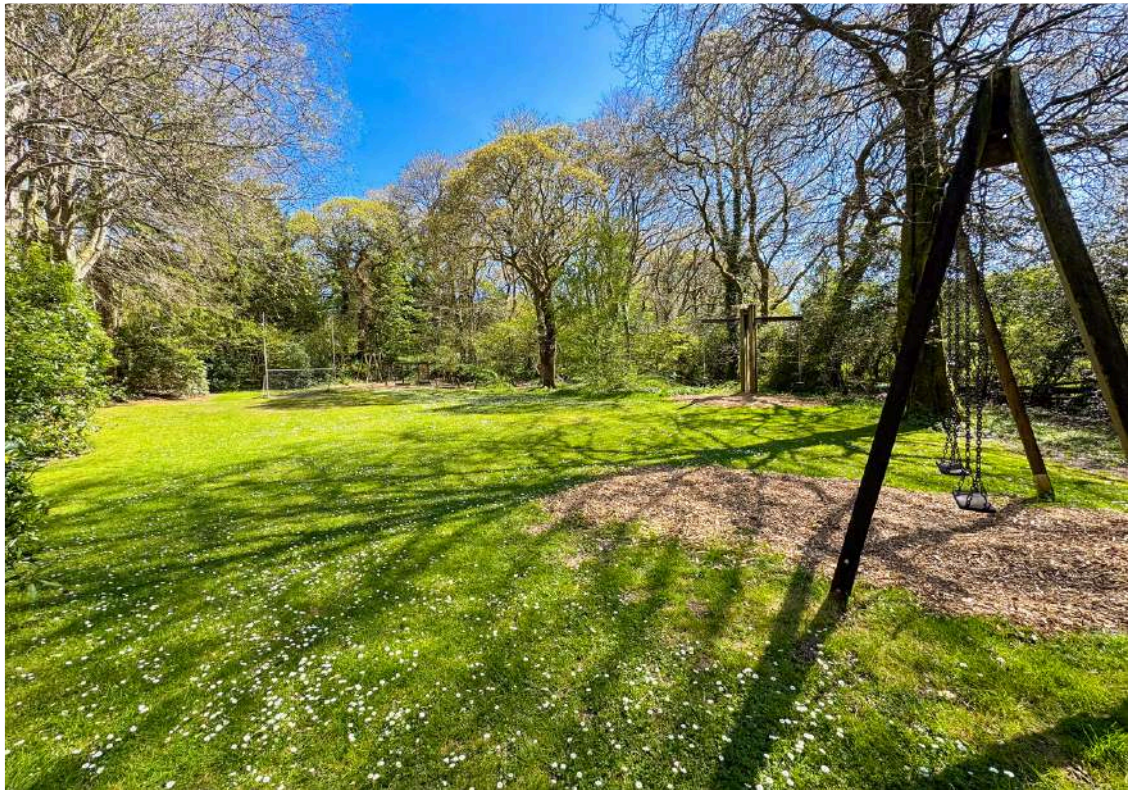







WOODLAND WALK
SHOP














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BUSINESS RATES

The property has a Rateable Value of £28,800 (VOA website 2026 List). Prospective purchasers should confirm actual rates payable with the local billing authority (www.voa.gov.uk).

EPC

The site house has an EPC Rating of E under Certificate Reference Number 2635-8724-2400- 1662-9222.

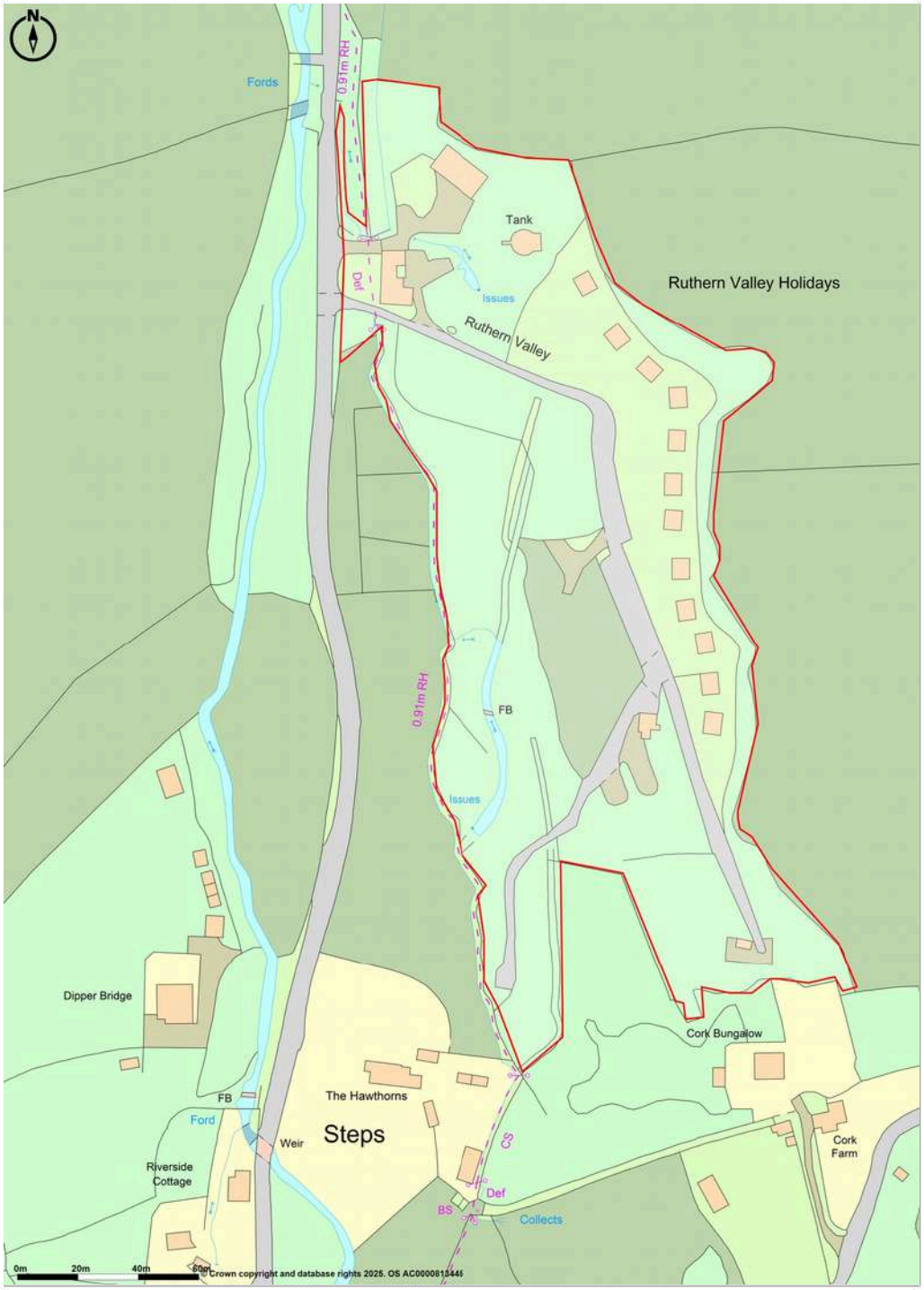
VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with SBC Property the joint selling agents
SBC Property
Daniell House
Falmouth Road
Truro Cornwall TR1 2HX



FAO : Russell Weetch MRICS
TEL : 07825 735465
EMAIL : russell@sbcproperty.com

The sale of any going concern business is confidential therefore we would ask that you do not make any direct approaches to vendors, their staff or customers, and arrange all viewing appointments through our office. You are recommended to contact us before visiting the property even for an informal viewing, we can then confirm whether or not it is still available.







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Plotted Scale - 1:2250. Paper Size – A4





Owners Accommodation





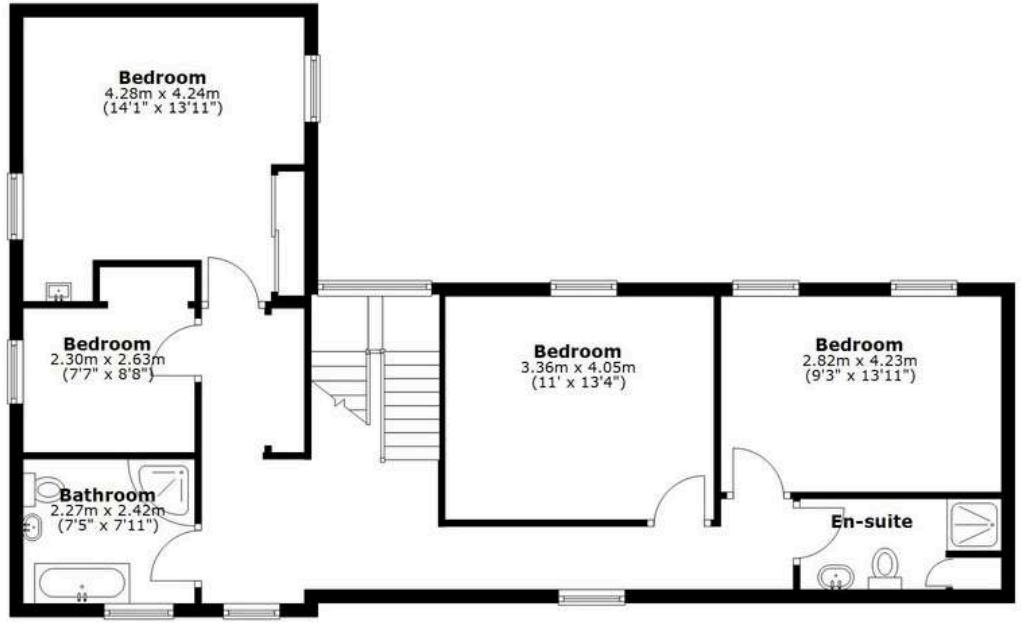
Ground Floor

Approx. 138.3 sq. metres (1488.1 sq. feet)



First Floor

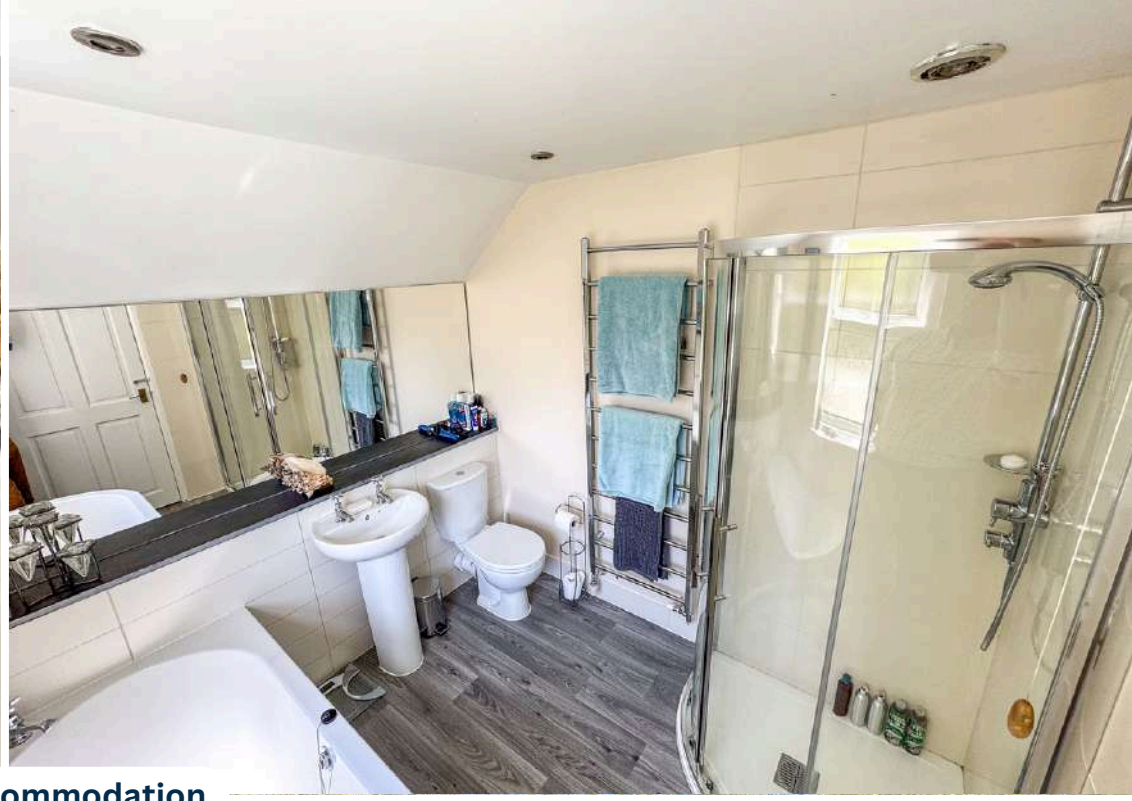
Approx. 83.5 sq. metres (899.2 sq. feet)



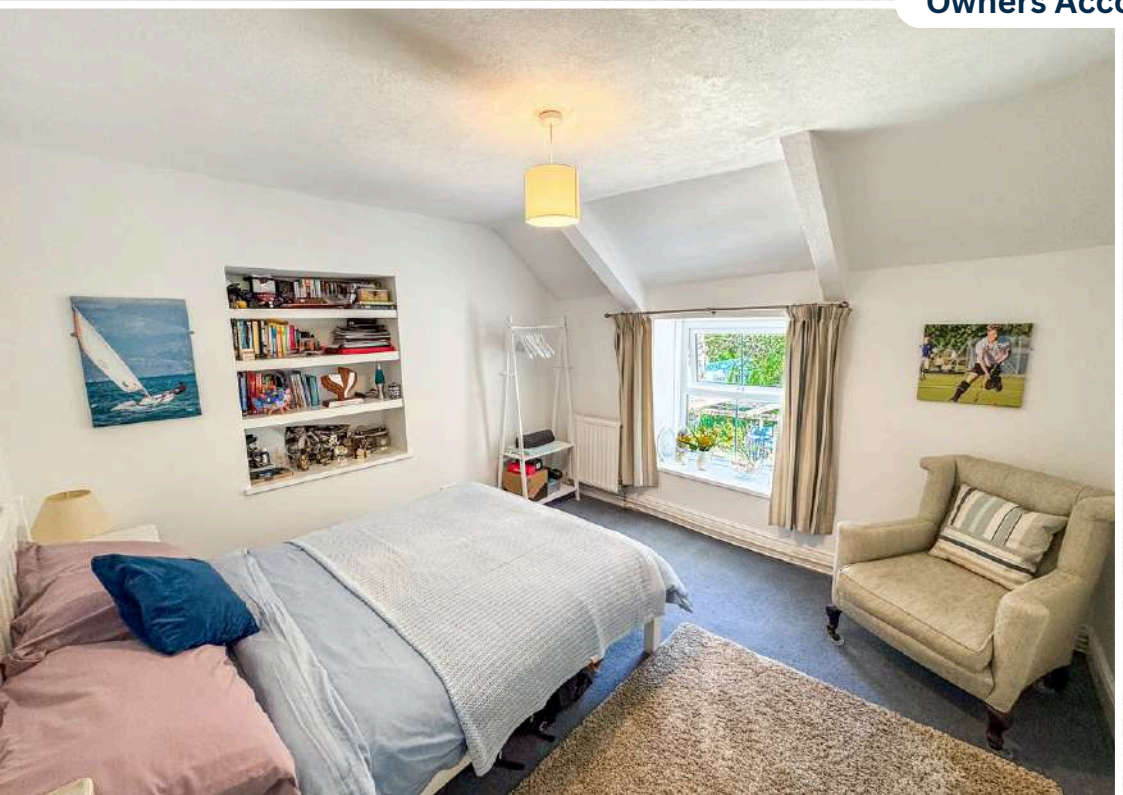
Total area: approx. 221.8 sq. metres (2387.3 sq. feet)

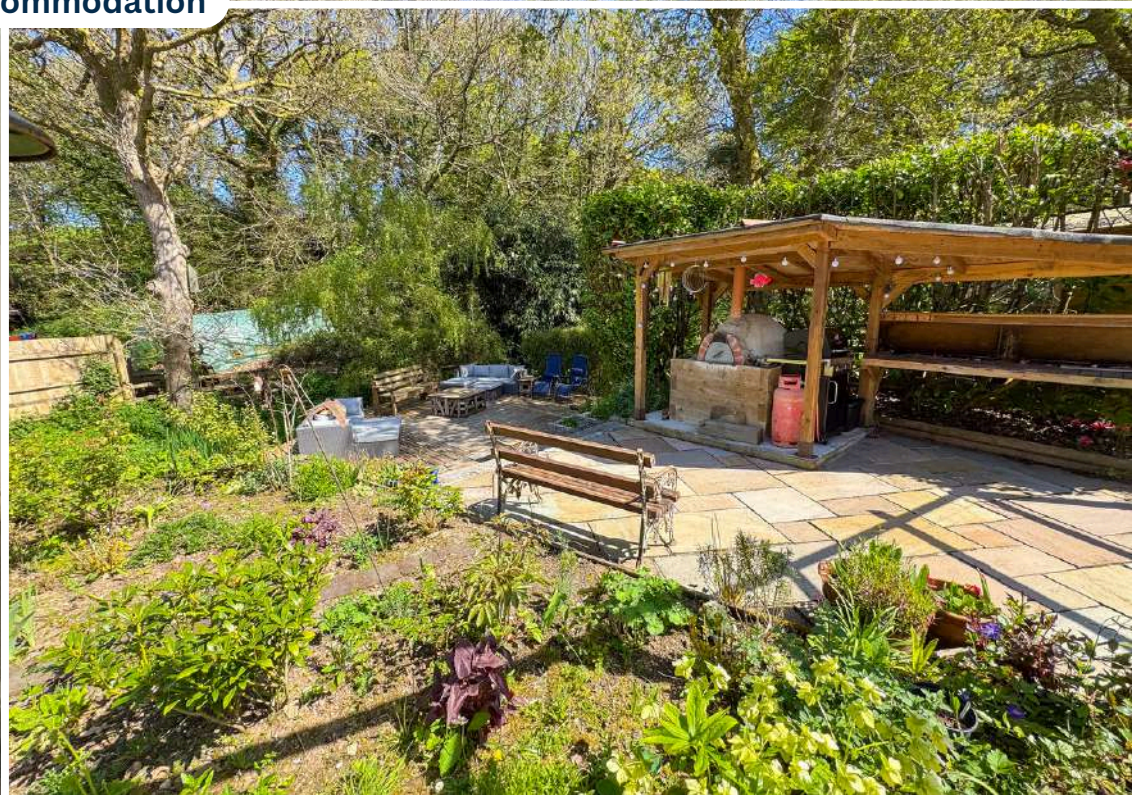
Ruthern Valley House, Ruthernbridge, BODMIN



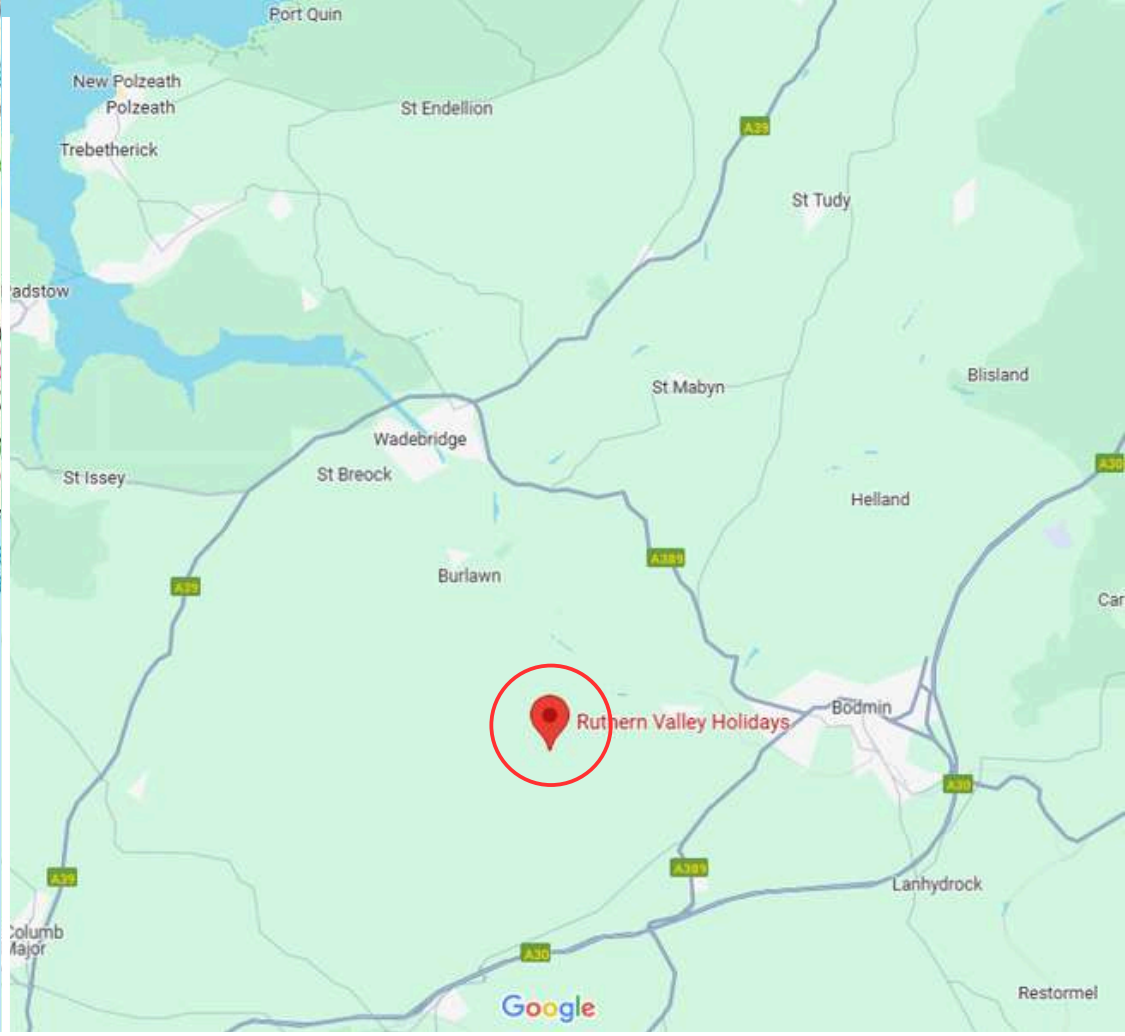


Owners Accommodation









CHARTERED SURVEYORS

COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

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FALMOUTH ROAD
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