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Trevalgan Touring Park
Trevalgan, St Ives Cornwall TR26 3BJ

- A multi-award winning, AA 5* (Gold Award) Rated touring park enjoying a tranquil trading location in an Area of Outstanding Natural Beauty, approximately two miles from the picturesque harbour resort of St Ives, one of the UK's leading tourism destinations
- Set in approaching nine acres of level landscaped grounds, the park offers 135 touring pitches (114 with electric hook-ups)
- Excellent site amenities including luxury shower and toilet facilities, well stock site reception and shop, games room, recreation field, extensive adventure playground, laundry and motorhome service area
- A quite superb refurbished and extended four double bedroomed owners' residence

FREEHOLD | EXCESS £3,500,000 | SOLE AGENT







LOCATION

The highly acclaimed Trevalgan Touring Park genuinely enjoys a tranquil location in an Area of Outstanding Natural Beauty, approximately two miles from the harbour resort of St Ives, with its picturesque harbour, quaint narrow streets and excellent sandy beaches. This luxury site is an ideal base for guests to explore the West Cornwall region which includes some of Cornwall's finest sandy beaches, coves and landmark attractions including St Michael's Mount, the open air Minack Theatre, Cape Cornwall and Land's End.

DESCRIPTION

The extremely popular touring park is beautifully presented and set in approaching nine acres of level, and carefully landscaped grounds. The park offers 135 touring pitches made up of 14 fully serviced hardstanding pitches; 50 serviced grass pitches; 50 grass pitches with electric hook-ups; 17 non-electric grass pitches, and the remainder, smaller backpacker pitches.

Trevalgan Touring Park has a Site Licence giving a trading period from 1st May to the end of September; however, our clients personally choose to close the site in mid-September.

Trevalgan Touring Park is accessed via electronic security gates and offers excellent facilities including luxury shower; toilet and wash rooms with underfloor heating and including a DDA compliant shower room; a well stocked site reception and shop; equipped games room; recreation field; an extensive adventure playground with a pirate ship theme; equipped laundry; motorhome service area, and indoor dishwashing sinks. Adjacent to the site is a quite superb owners' residence that we understand originally dates back to 1906, which has been thoroughly refurbished and extended to provide a welcoming and spacious reception hall; well proportioned lounge; a sumptuous kitchen/dining room; ground floor cloakroom; office/gym and hobbies room. On the first floor, four double bedrooms (two en-suite) and a family bathroom wc. The house has a private driveway leading to a generous parking area, garage and storage sheds.

We are sure that discerning purchasers will recognise that Trevalgan Touring Park offers the ultimate lifestyle/leisure investment business offering an opportunity to acquire a Grade A holiday park with quite superb owners' accommodation in one of Cornwall's most desirable locations, just a short drive or bus journey to St Ives.

Interested parties are welcome to view our clients' website (www.trevalgantouringpark.co.uk).

SCHEDULE OF OWNERS ACCOMMODATION

ENTRANCE HALL (7.36 x 2.56m)

LIVING ROOM (9.23 x 3.52m)

OPEN-PLAN KITCHEN DINING ROOM (9.15 x 4.73m)

UTILITY ROOM (3.82 x 1.56m)

OFFICE (3.63 x 3.13m)

GYM (2.79 x 2.69m)

PLAYROOM / FURTHER RECEPTION ROOM (4.36 x 3.58m)

FIRST FLOOR

FAMILY BATHROOM
With bath, shower, wash hand basin and low level wc.

BEDROOM 1 (4.25 x 3.25m)
With en-suite shower/wc.

BEDROOM 2 (3.26 x 3.5m)
With en-suite shower/wc.

BEDROOM 3 (4.04 x 5.52m max)

BEDROOM 4 (3.59 x 3.67m)

THE BUSINESS

This high quality, seasonal leisure business has produced an average turnover of in excess of £550,000 with good levels of gross and net profitability. In the normal manner, further detailed accounts will be available for inspection following a site meeting.

SERVICES

Services connected to the site include mains electricity; private water via two bore holes; private drainage via a treatment plant, and LPG gas. (We would point out that no testing of any of the services has been carried out by the agent.)

FIXTURES, FITTINGS & EFFECTS

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.

BUSINESS RATES

The property has a Rateable Value of £71,800 (VOA website 2026 List). Prospective purchasers should confirm actual rates payable with the local billing authority (www.voa.gov.uk).

ENERGY PERFORMANCE CERTIFICATES

The owners' residence has an EPC Rating of C under Certificate Reference Number 9375-3008-2208-8824-3204.
The reception and shop has an EPC Rating of B under Certificate Reference Number 3444-6991-8785-7725-9239.
The shower and toilet facility block has an EPC Rating of B under Certificate Reference Number 5605-4108-9531-7167-6704.
The games room has an EPC Rating of B under Certificate Number 7093- 3309-8890-4053-5400.

AGENTS NOTE

The site enjoys a right of way over the access lane and a there is a public footpath over part of the park.

VIEWING/FURTHER INFORMATION

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



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






















TREVALGAN
TOURING PARK






Slurry
Bed
Path (um)
Path (um)
The Mowey
Little Trevalgan
Camping and
Caravan Site
Track
Trevalgan
Farm
Ruantallain
Trevalgan
Chy-Vean
20m
40m
60m
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ONLY
SLOW


TREVALGAN
TOURING PARK
FACILITIES BLOCK
GAMES ROOM
MOTORHOME SERVICE AREA
PLAY AREA/SPORTS FIELD

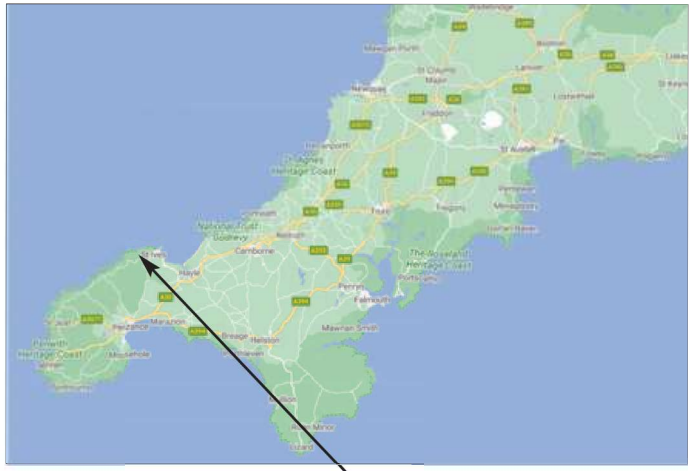

WE CLOSE AT 11 pm
Butterfly


TREVALGAN
TOURING PARK



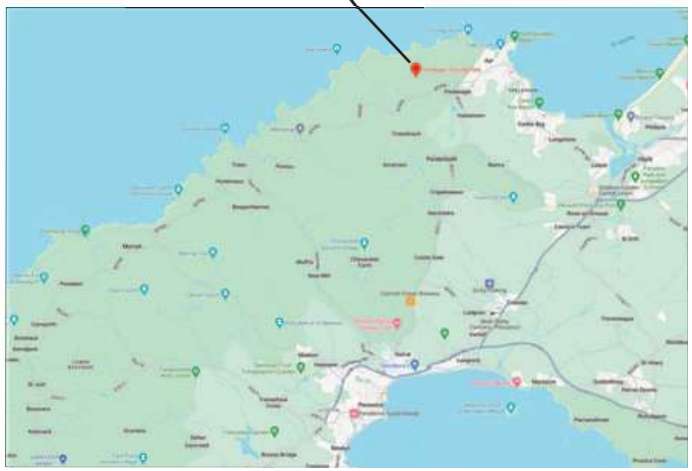












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CHARTERED SURVEYORS

COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

DANIELL HOUSE
FALMOUTH ROAD
TRURO TR1 2HX

T:01872 277397
E:Russell@sbcproperty.com

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It is emphasised that in these Particulars of Sale items of furniture, fixtures, fittings and equipment are mentioned for descriptive purposes only and do not necessarily form part of the Trade Inventory as referred to above.