



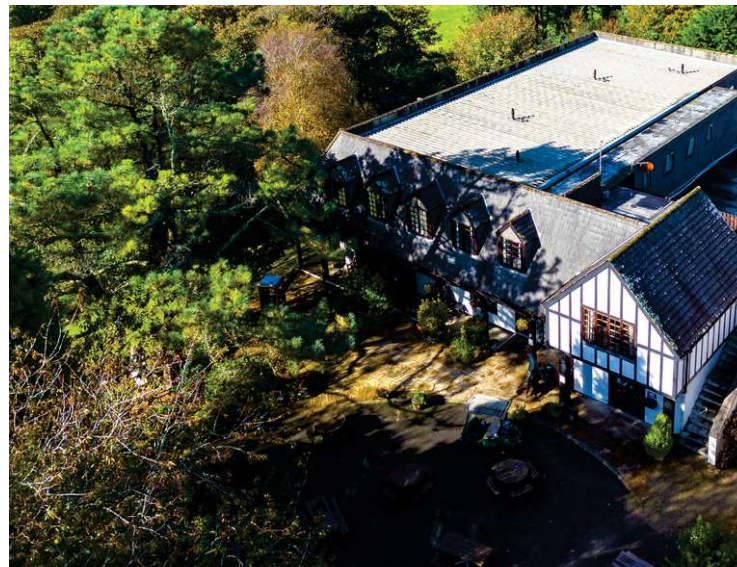
KENEGIE MANOR HOLIDAY PARK, GULVAL, PENZANCE, CORNWALL TR20 8YN

- A long-established holiday park offering a fine leisure investment, set in over 10 acres of grounds in West Cornwall, taking in some fine elevated countryside and distant sea views
- A total of 125 holiday properties (116 individually privately owned long leasehold, 1 privately owned freehold and 8 owned by the park owners)
- Park facilities include ample parking, tennis courts, a putting green, launderette and the main amenity building including site reception, shop, bar lounge / restaurant, kitchen, lounge area, a sizeable indoor heated pool and sauna
- Turnover in excess of £700,000 with good levels of profitability
- A superb leisure investment opportunity enjoying a convenient trading location for guests to explore the beautiful West Cornwall region boasting a number of sandy beaches and landmarks

FREEHOLD

GUIDE PRICE £1,625,000

SOLE AGENT





LOCATION

This long-established holiday park enjoys a tranquil, rural situation on the outskirts of the village of Gulval with many properties taking in an elevated countryside and/or distant sea view. Kenegie Manor is an ideal base for guests to explore the West Cornwall region which includes Marazion; St Michael's Mount; the beautiful fishing coves at Newlyn, Mousehole and Lamorna; and some of the finest sandy beaches including Sennen Cove and Porthcurno, one of Cornwall's most photographed beach seascapes.

The nearby town of Penzance is West Cornwall's administrative and shopping centre which has a stunning seafront and promenade.

DESCRIPTION

Kenegie Manor is set in the grounds of an historic Manor House, with grounds in excess of 10 acres. The site includes 125 holiday properties ranging from cottages, modern houses, bungalows and apartments, where 116 have been sold to individual private owners on a long leasehold basis, one is privately owned freehold and the remaining eight are owned by the site owner. The eight properties include a 2-bedroom cottage (currently utilised as manager's accommodation), a 2-bedroom bungalow, a further 2-bedroom cottage (Summer House), four 2-bedroom apartments and a 1-bedroom apartment over the main amenity building.

The park facilities include generous car parking; tennis courts; a putting green; launderette; the main amenity building which offers a site reception; a small, stocked shop; lounge area; a refurbished bar lounge / restaurant; equipped kitchen; a sizeable indoor pool, sauna and a coffee kiosk.

Historically, the site gained planning consent for 16 holiday lodges next to the tennis courts, which could be applied for again to increase available units.



THE BUSINESS

The lucrative, diverse business generates income from ground rents and service charges from the leasehold properties, bar and kitchen sales, shop and swimming pool income, launderette, letting commission and property management where approximately 50 properties are fully managed.

The turnover during recent years have averaged in excess of £700,000 per annum, producing good levels of gross and net profitability.

In the normal manner, further detailed accounting information will be made available to seriously interested parties following a viewing appointment.

The main amenity building and clubhouse is open from February Half-Term to October Half-Term.

We are sure discerning purchasers will appreciate that Kenegie Manor offers a lucrative leisure business with consistent levels of turnover, which is mainly management-run by a secure team of long-standing staff. Certainly, potential does exist to increase the letting side of the business, opening up the bar and restaurant for non-residents, and as previously mentioned, reapplying for planning consent for the additional 16 lodges, which was historically permitted, although now lapsed.

Interested parties are welcome to view our clients' website (www.kenegie-manor.co.uk). The business comes with an excellent interactive website, established branding, an extensive marketing database of loyal clientele and popular social media presence.

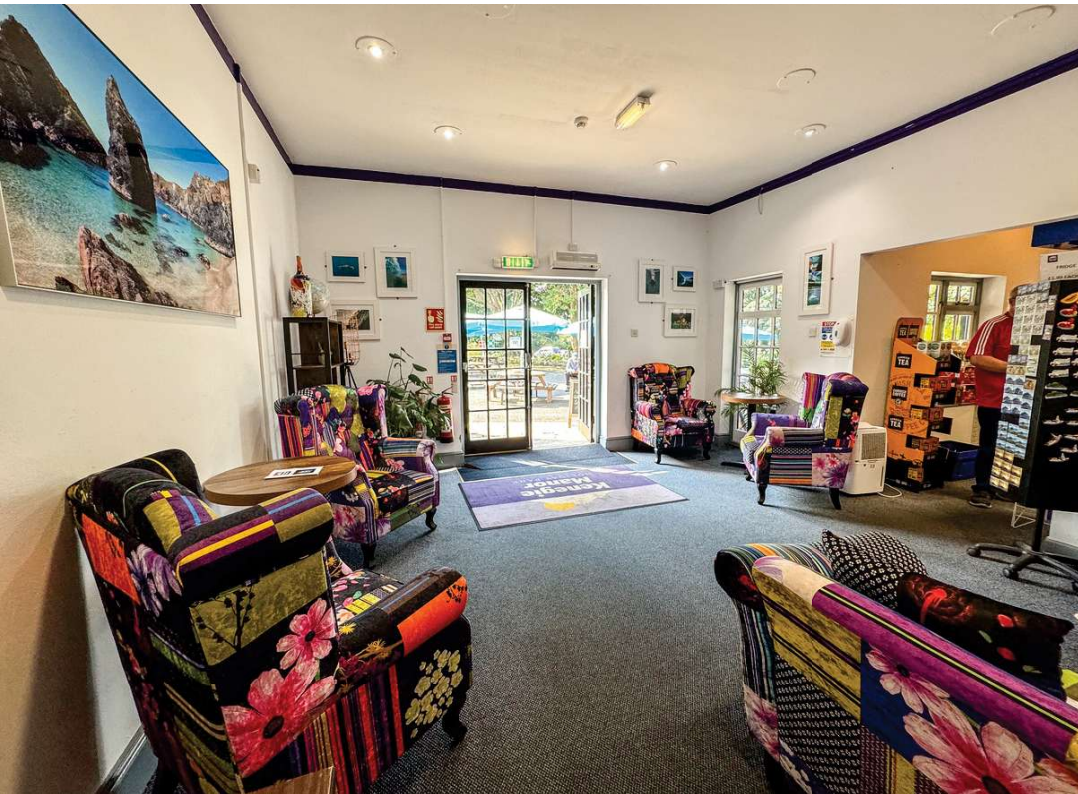
FIXTURES & FITTINGS

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.

SERVICES

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





BUSINESS RATES

The main amenity building has a Rateable Value of £33,000 (VOA website 2026 List). Prospective purchasers should confirm actual rates payable with the local billing authority (www.voa.gov.uk).

LICENCE

The property has the benefit of a Premises Licence issued from Cornwall Council. (It is a requirement under the Licensing Act 2003 that the properties serving alcohol have a dedicated premises supervisor who must be the holder of a Personal Licence. Any prospective purchaser is advised to take appropriate specialist advice.)

EPC

The main amenity building has an EPC Rating of C under Certificate Reference Number 9512-8015-0065-4152-9007. The eight letting properties owned by the site owner has EPC Ratings from E to G and are available for inspection via the vendors' sole agent.

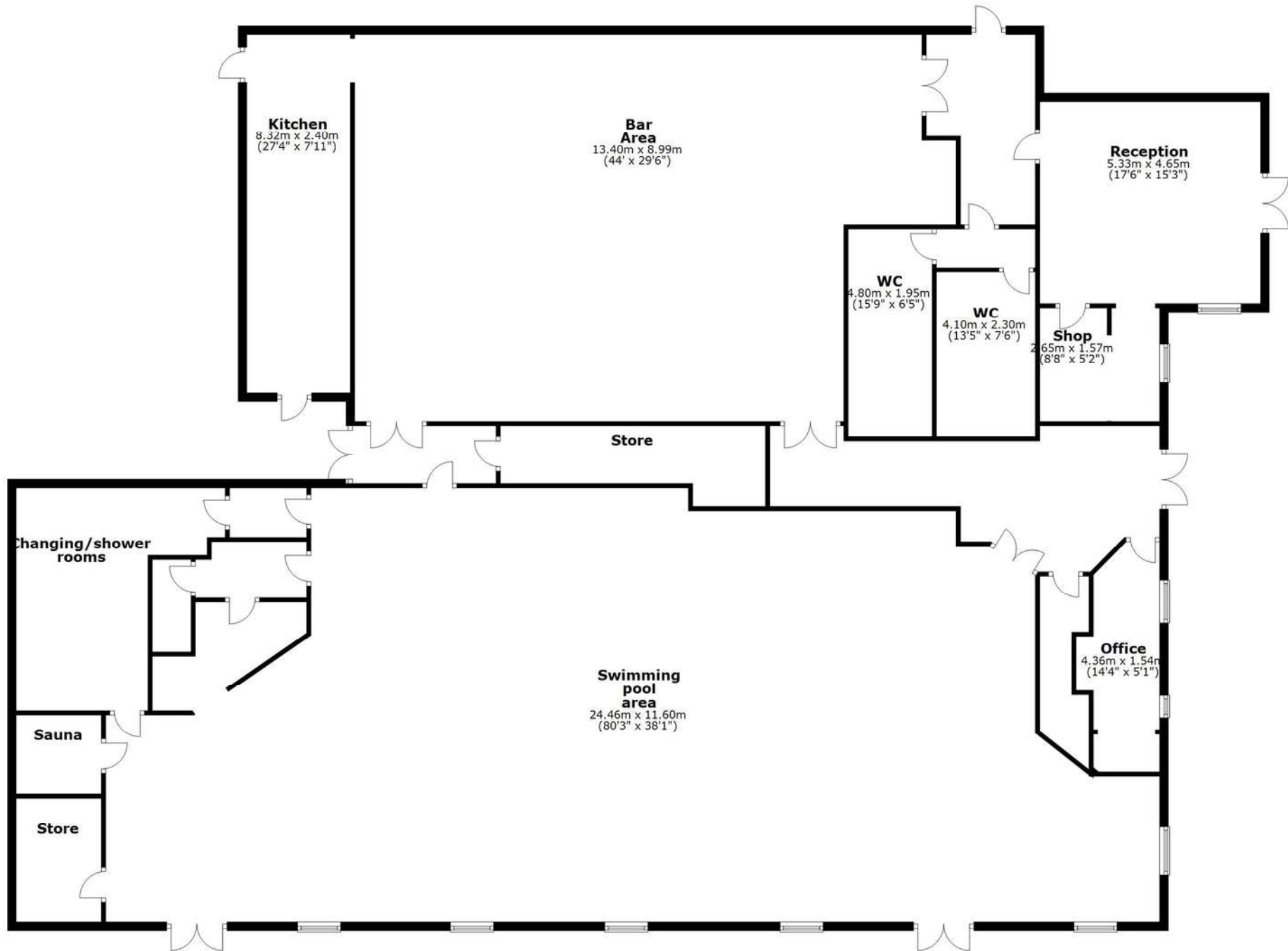
VIEWING/FURTHER INFORMATION

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**



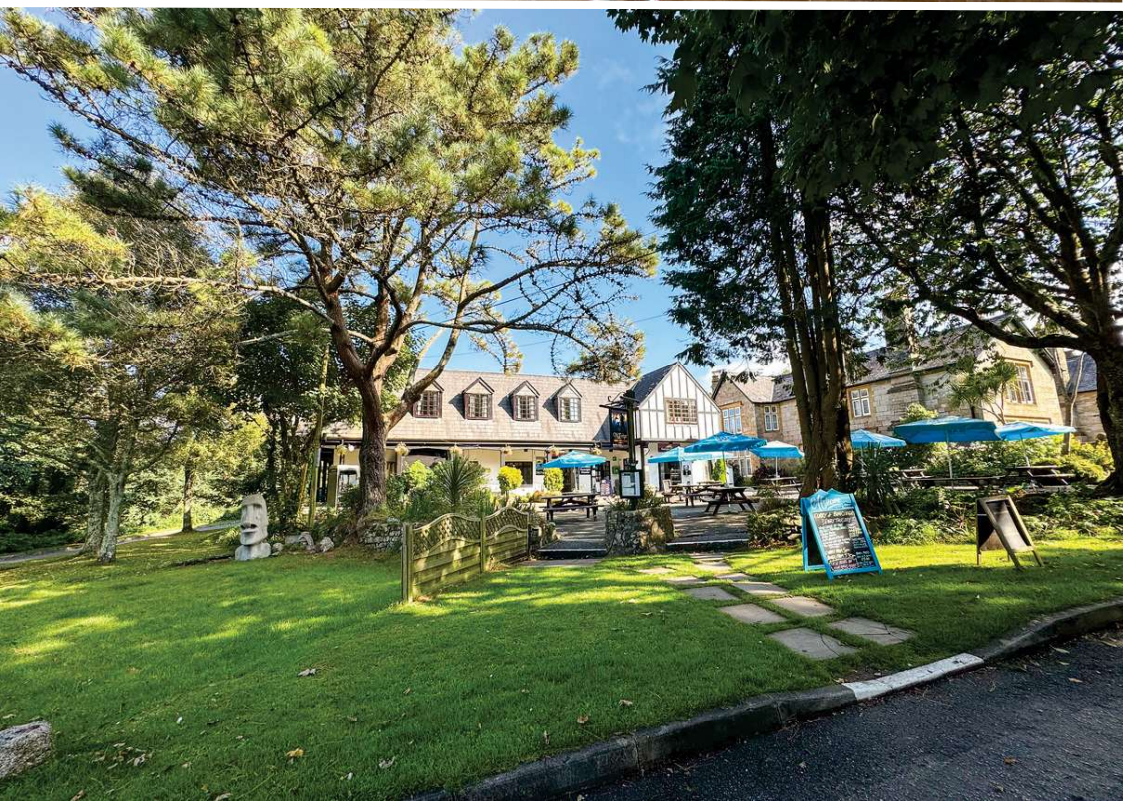
Ground Floor
Approx. 494.0 sq. metres (5317.2 sq. feet)



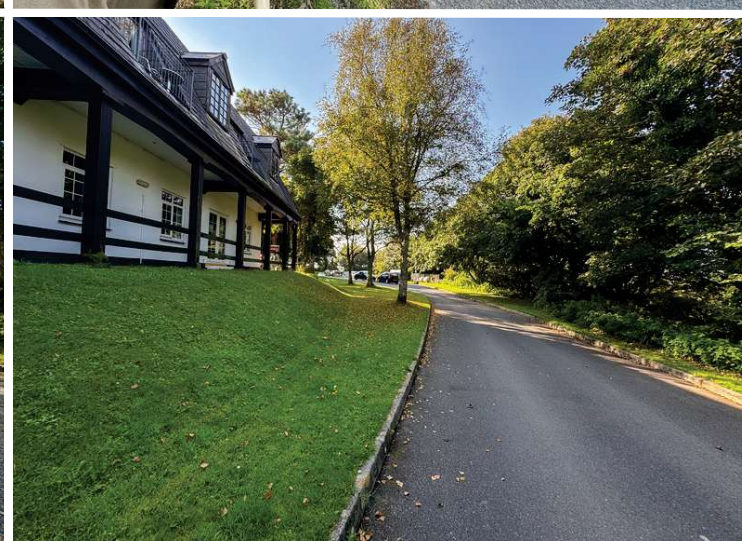
Total area: approx. 494.0 sq. metres (5317.2 sq. feet)

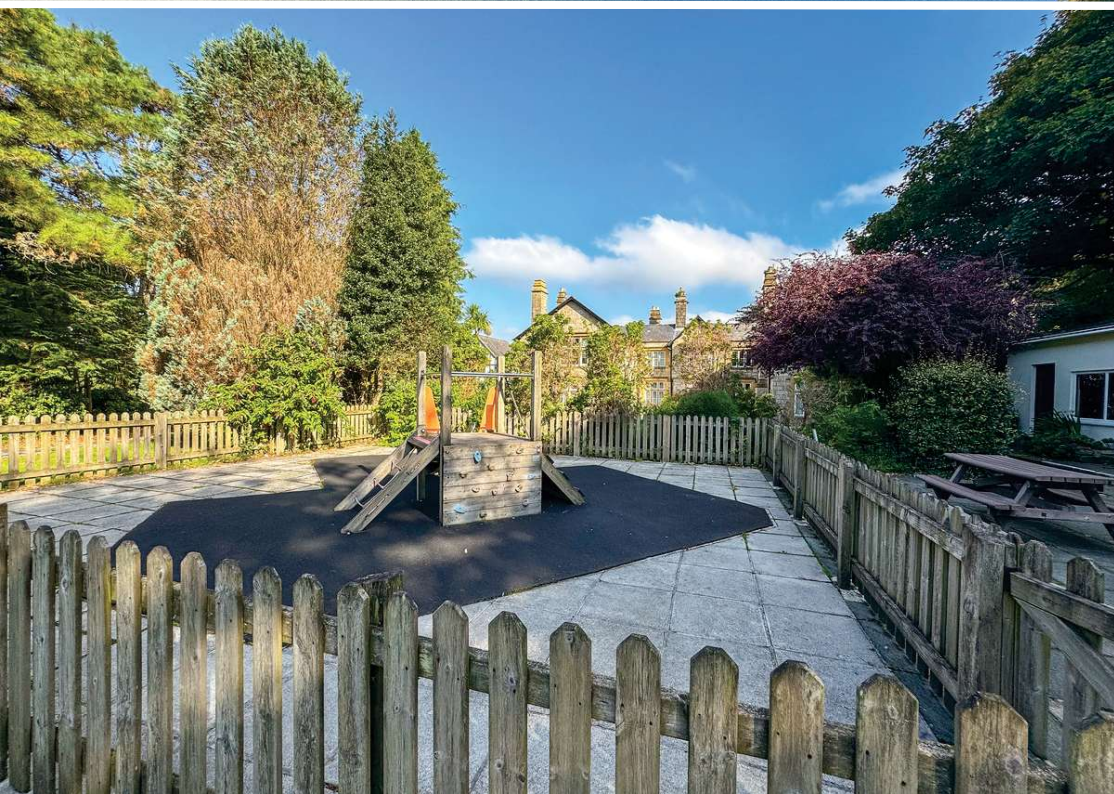
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such.
Plan produced using PlanUp.

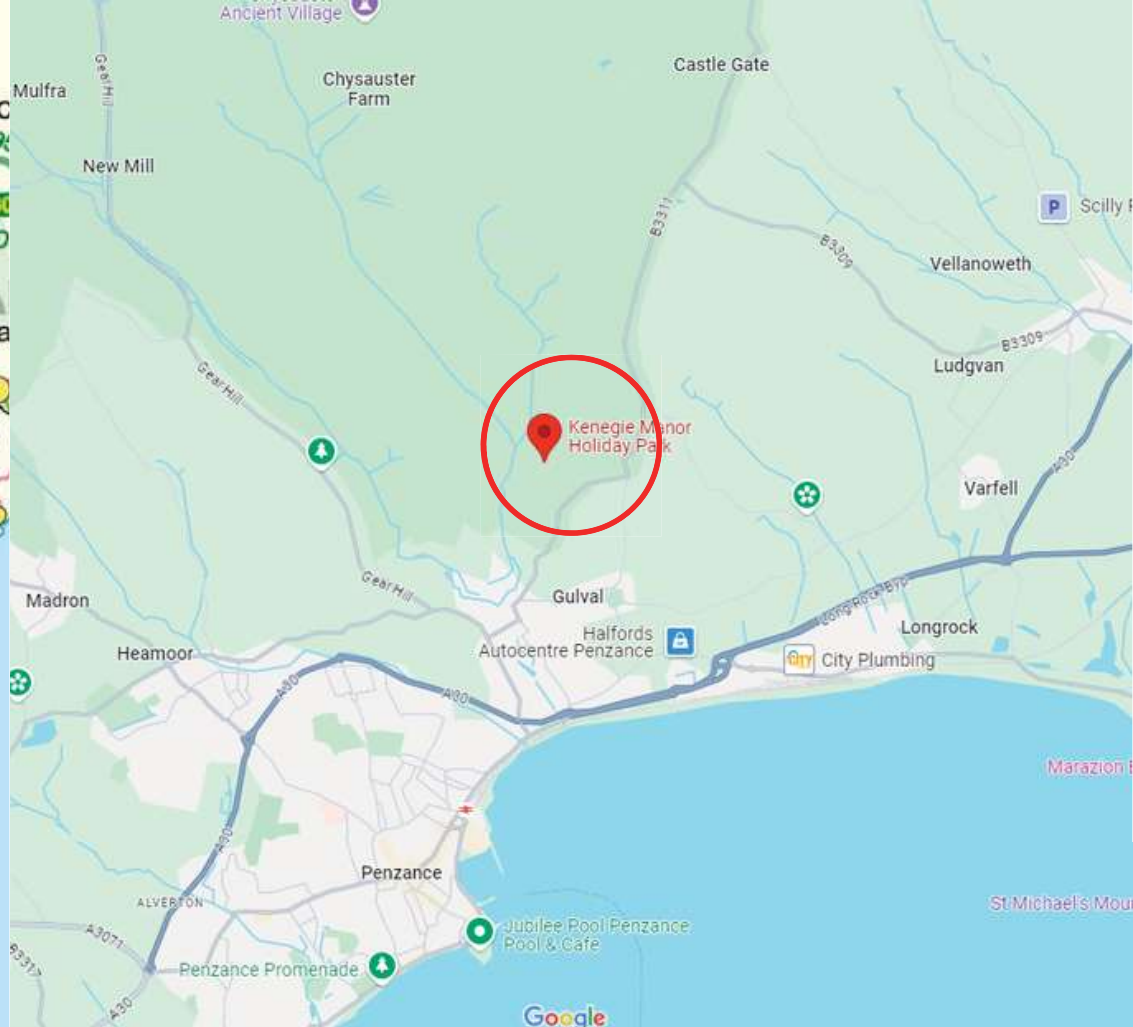
Club House, Kenegie Manor, Penzance











CHARTERED SURVEYORS

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