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# Tower Park Caravan & Camping

St Buryan, Penzance, Cornwall TR19 6BZ

- A long-established caravan and camping park set in approximately 12 acres, in a convenient location for guests to explore the West Cornwall region, including some of the UK's most popular beaches at Sennen Cove and Porthcurno
- Currently offering 102 touring/tent pitches (46 with electric hook-ups) on a 10 month basis
- A further 70 tent/dormobile pitches permitted between 14th July and 7th September
- Five static pitches, currently utilised as "super" touring pitches with hardstanding
- A two-bedroom lodge park home for owner/warden
- Site reception/shop with kitchenette, laundry, lounge area, former games room, ladies, gents and DDA shower and toilet facilities, play area and a dog walking field

FREEHOLD

GUIDE PRICE £1,350,000

SOLE AGENT



## LOCATION

Tower Park enjoys a tranquil trading location in the popular village of St Buryan, mid-way between Penzance and Lands End. The site is an outstanding base for guests to explore the West Cornwall region, with landmarks including Cape Cornwall, Land's end, the open air Minack Theatre and beautiful beaches at Porthcurno and Sennen Cove. Other places of interest include the picturesque harbour village of Mousehole, Lamorna Cove, St Micheal's Mount opposite Marazion and, of course, St Ives which is one of the UK's most popular harbour towns.

## DESCRIPTION

The leisure park is well established, enjoying much repeat custom and briefly comprises, approximately 12 acres laid out as seven fields. The leisure park has a Site Licence for 102 touring/tent pitches (maximum 60 touring) on a 10-month basis, in addition to a further 70 tent/ dormobile pitches between the 14th July and 5th September. 46 of the pitches have electric hook-ups available and five former static pitches now "super pitches" have a hardstanding and are fully serviced.

The site amenities include a general amenity building with site reception/shop with kitchenette, laundry, television lounge, former games room currently utilised as storage, ladies, gents and DDA shower/toilet facilities, outside seating, a further small ladies and gents toilet block, play area, dog walking field and a security barrier at the entrance.

Also on site is a two-bedroom lodge park home with 12-month consent for owner/warden. The property is warmed by bottled gas central heating and a wood-burner, and briefly comprises:-

**LIVING ROOM** (4.86 max x 4.51m)

**KITCHEN** (4.05 x 2.86m)

**BATHROOM WC**

**BEDROOM 1** (3.36 x 2.86m)

**BEDROOM 2** (3.06 x 2.78m)

**HALLWAY** with study area

Historically, the site gained planning consent under application number 02/P/0335 to increase the number of static pitches to 10. Also, under application number 00/P/1049, consent was granted for a first floor extension to the amenity building to provide owners' accommodation. Whilst both these planning consents have now lapsed, a new owner may wish to revisit these applications or, perhaps, apply for planning consent to construct a conventional owner/ manager's property on site.

We are sure discerning purchasers will recognise that this outstanding lifestyle business offers an opportunity to acquire a well-established and popular holiday park in a tranquil Cornish village, convenient for many beaches, coves and attractions in West Cornwall.

Interested parties are welcome to visit our clients' website ([www.towerparkcamping.co.uk](http://www.towerparkcamping.co.uk)).

## SERVICES

Services connected to the premises include mains water and electricity, private drainage and bottled 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 £16,225 (VOA website 2023 List). Prospective purchasers should confirm actual rates payable with the local billing authority ([www.voa.gov.uk](http://www.voa.gov.uk)).

## ENERGY PERFORMANCE CERTIFICATE

The amenity building has an EPC Rating of B under Certificate Reference Number 7961-4502-7897-8242-0569.

## VIEWING

Strictly by prior appointment with the Sole Selling Agents SBC Property.





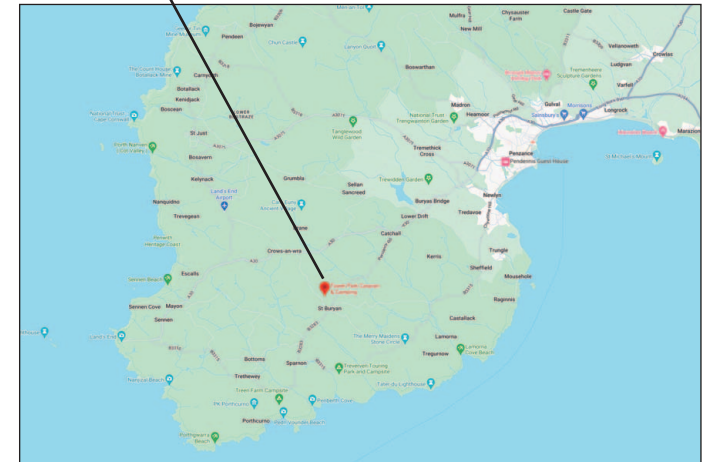
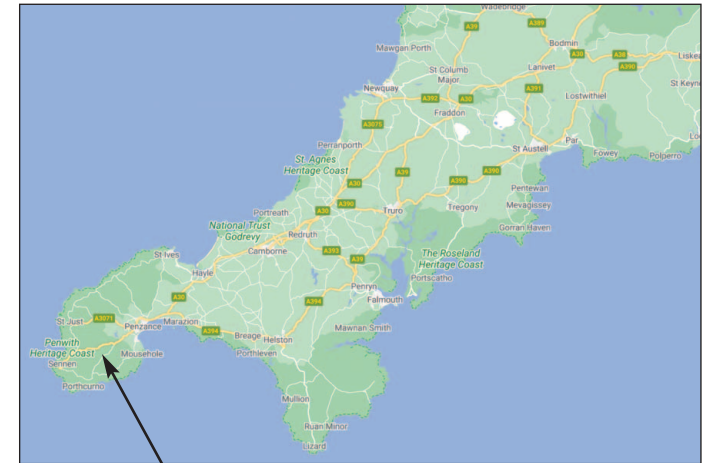












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