



**LANGSTONE MANOR CARAVAN & CAMPING PARK, MOORTOWN,
TAVISTOCK, DEVON, PL19 9JZ**

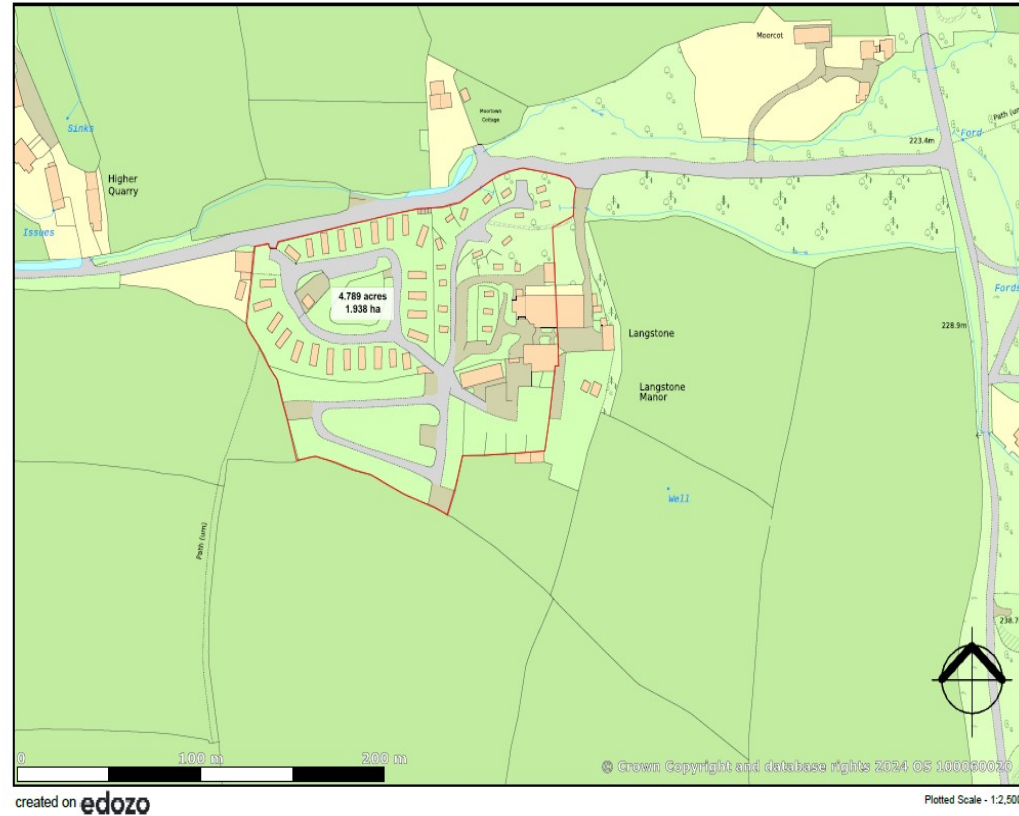
£2,500,000 FREEHOLD, TRANSFER OF GOING CONCERN

Miller Commercial 
Chartered Surveyors and Business Property Specialists

SUMMARY

- MIXED LEISURE SITE (C. 4.8 ACRES) IN DARTMOOR NATIONAL PARK.
- CLOSE TO POPULAR TOWN OF TAVISTOCK AND WITHIN AN HOUR OF THE COAST.
- SEASONAL PERMISSION / LICENCE
- SITE COMPRISES 25 STATICS (9 HIRE AND 16 OWNERS); 40 CAMPING / TOURING; 18 GLAMPING PODS; 2 X 3 BED HOLIDAY COTTAGES; 1 X 2 BED LETTING APARTMENT; OWNERS FLAT; LICENSED BAR & RESTAURANT; RECEPTION / SHOP; MODERN SHOWER BLOCK
- 3 YEAR AVERAGE NET T/O £450K (EXCL. BAR / RESTAURANT), AND EBITDA OF C. £220K PA
- RETIREMENT SALE AFTER 25 YEARS OF OWNERSHIP
- SCOPE TO EXTEND SEASON AND ADDITIONAL EXTANT PERMISSION (9 PODS)
- EPC'S : VARIOUS

Langstone Manor Caravan & Camping Park, Moortown, Tavistock, PL19 9JZ



This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract



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LOCATION:

Langstone Manor is situated in Moortown, a small rural hamlet within Dartmoor National Park, a few miles from the bustling sought after town of Tavistock.

The location is the biggest draw for visitors, who can enjoy all the Park has to offer for outdoor activities, coupled with good access to attractions and the north and south coasts.

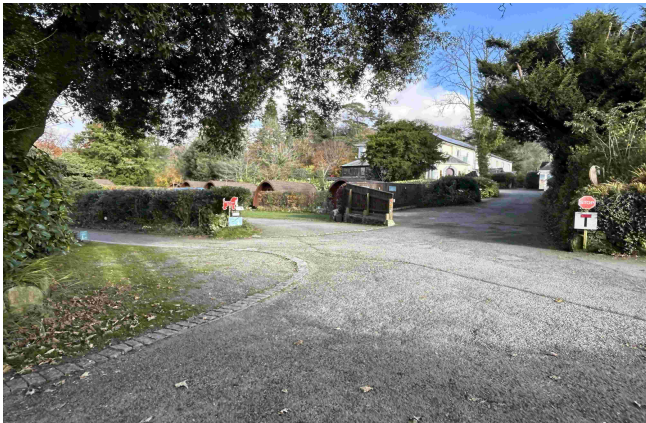
Currently Langstone is featured on the 'Visit Dartmoor' website (official tourism website for Dartmoor).

PROPERTY:

We understand the house dates to the mid Victoria era (1870), is not Listed, but has many character features indicative of a period residence of some grandeur.

The main property comprises a lower ground floor basement / cellar which our client uses, on the ground floor is the bar, restaurant, conservatory, games room and kitchen / utility. On the first floor (with internal and external access) are two flats, one of which our clients use and the other is for letting.

Externally the two letting cottages (Maple and Honeysuckle) were converted from stable blocks in c. 1985 and comprise two well-appointed three bedroom units with private gardens. The reception was completed in 2012 and the shower / ablution / laundry was upgraded in 2010.

**BUSINESS:**

We understand Langstone has traded in some form since the 1950's, originally as a Country Park and more latterly as a leisure facility.

Our clients have owned and ran the site for the past 25 years during which time they have undertaken continuous upgrading to the site infrastructure, namely the new shower block. Also, the extension of the site to include the touring field. The business is now being sold due to retirement plans.

The business currently trades on a seasonal basis with the assistance of four live in wardens (two couples) and two cleaners. The clients have let the bar / restaurant to a third party on an informal rolling agreement, which we understand generates c. £100k turnover pa, with a nominal rental.

The 3-year average turnover is in the region of £450k pa and which after operating expenses produces an adjusted net profit / EBITDA of c. £220k pa, making this a high yielding business. Accounting data will be provided following a viewing appointment.

Further information relating to the site layout and offering can be seen at the client's website

www.langstonemanor.co.uk

**ACCOMMODATION:** (all areas and dimensions are approximate)**MAIN BUILDING**

Entrance lobby into : Dining Area 10.36m x 6.10m, with wood burner

Dining Room / Bar 8.68m x 4.69m, with built in bar servery

Terrace / Conservatory 7.7m x 3.70m

Games Room 6.19m x 5.31m

Customer WC

Rear Kitchen 5.76m x 3.76m, commercial equipment and extraction

Freezer Room / Wash Up area 4.46m x 3.74m Utility 4.50m x 3.76m (washing machine and tumble dryer)

OWNERS FLAT

Comprising large open plan kitchen, dining and study area, large lounge with far reaching country views, double bedroom with similar views and a well appointed shower room Lower ground store, cellar for bar.

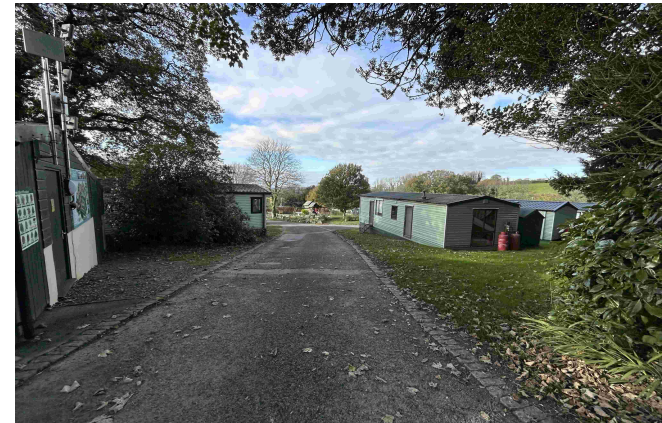
Owners parking, car port / store and private garden.

LETTING FLAT

Comprising an open plan lounge/kitchen/dining area, two double bedrooms and a bath with shower over

LETTING COTTAGES - HONEYSUCKLE & MAPLE

Both comprising well appointed kitchen / breakfast area, dining area, large lounge overlooking the garden, downstairs WC. On the first floor a bath with shower over, double, king and twin bedrooms.







THE SITE:**RECEPTION / SHOP:**

Attached to the letting cottages 5.50m x 4.05m, desk area and space for shelving / fridge for retail goods, commercial double oven.

To the rear of the Reception and within the service yard area is the **WATER TANK STORE** 4.55m x 3.44m, tank capacity 6500 litres and with a roller shutter door.

STATIC CARAVANS:

Comprising 9 units for hire and 16 which are privately owned, the latter held on 10 and 15 year agreements with a ground rent of c. £2500 pa, seasonal use only.

GLAMPING PODS:

Three types of Pods, constructed between 2012 and 2019 comprising standard / large (12 units) and Mega (6 units), plus extant permission for an additional 9 mega pods in the walled garden area, advised electric and water to specific site area.

STATIC CARAVANS:

Comprising 9 units for hire and 16 which are privately owned, the latter held on 10 and 15 year agreements with a ground rent of c. £2500 pa, seasonal use only.

OTHER AREAS:

Electric shed with 6500 litre water tank. Secure bottle gas storage, wood store, plant and machinery area. Play area comprising swings, slide and table tennis. Bike shed.

GENERAL INFORMATION:**METHOD OF SALE:**

Sale of business as a trading going concern on an Asset Sale basis.

SITE AREA:

Total area comprises 4.789 acres (1.938 hectares). Digital mapped area against supplied Land Registry Titles. Interested parties to independently verify.

TENURE:

Freehold subject to rolling informal tenancy for Bar / Restaurant for which we understand a rental of £2000 (plus utilities) is paid for the season.

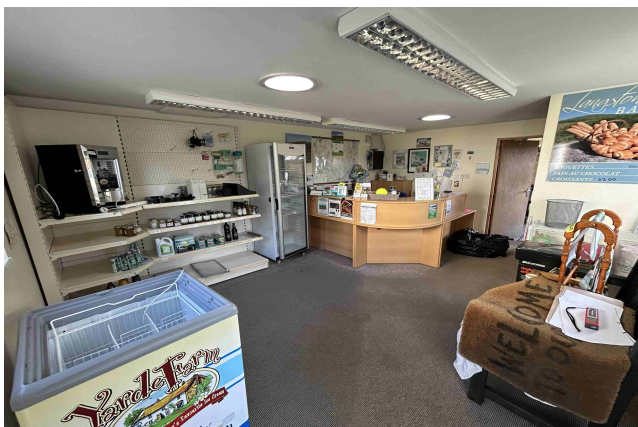
PREMISES LICENCE:

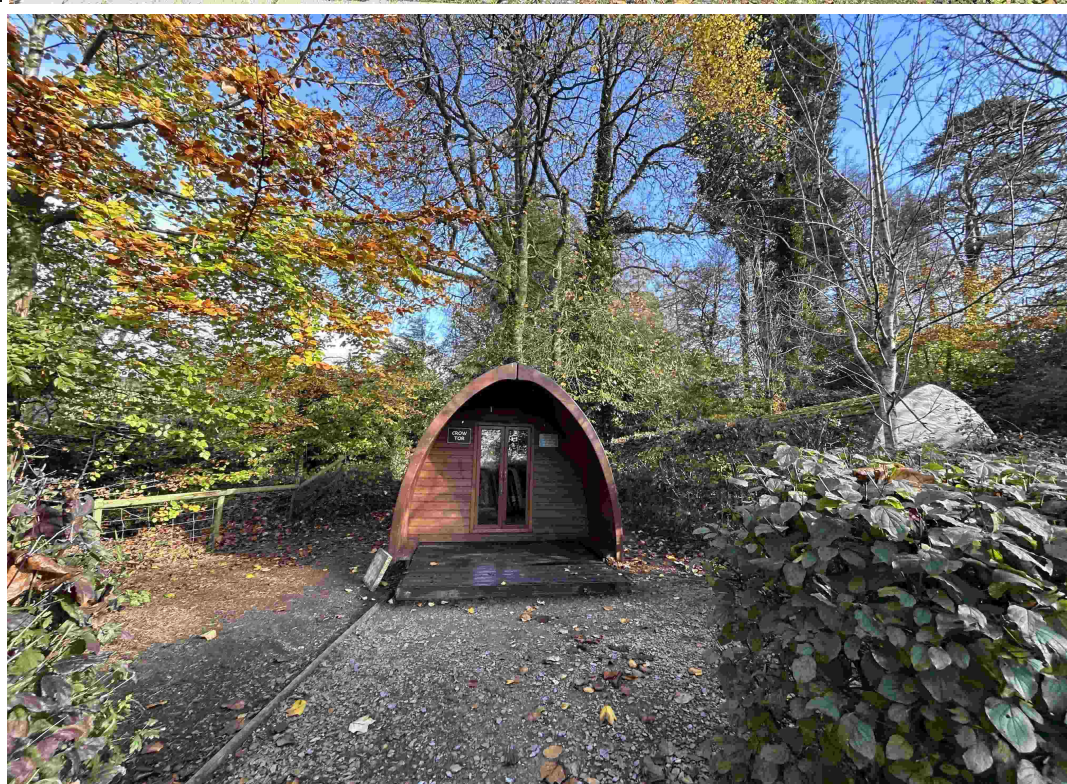
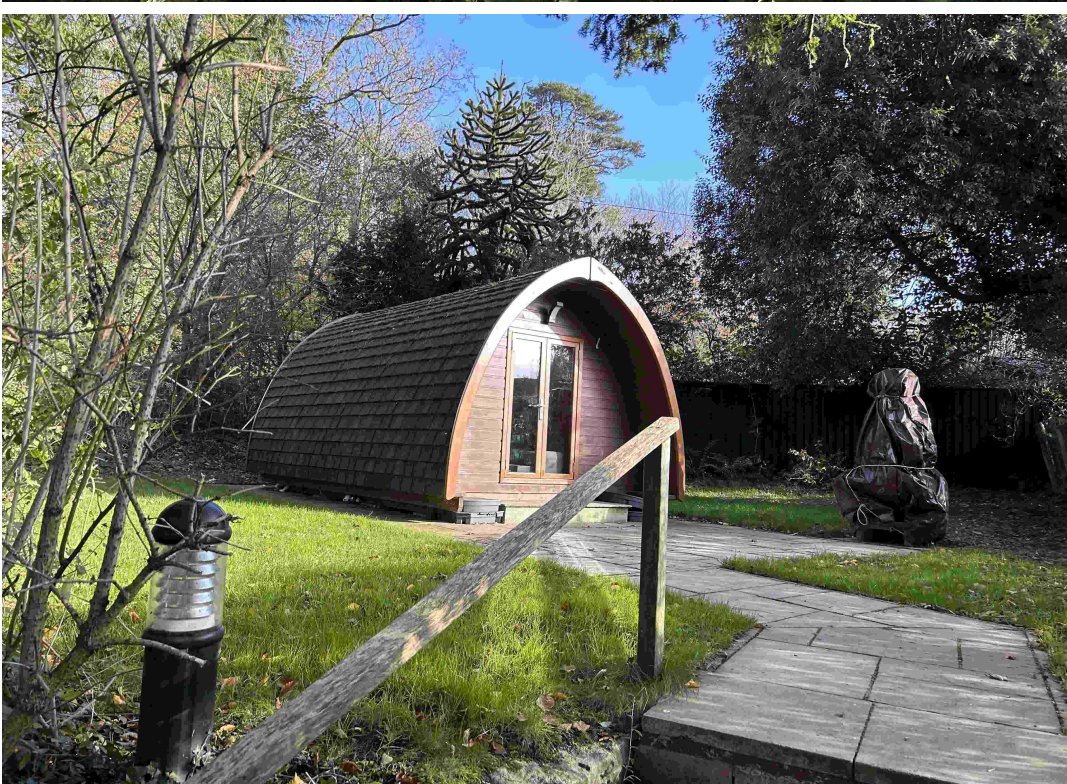
We understand the premises (Bar / Restaurant) has a Full Licence for the sale of alcohol, Licence Number SI2005, No 79

TITLE PLANS & LEGAL EASEMENTS / COVENANTS:

DN544106 and DN305742.

Advised no public rights of way over the land, no easements or restrictive covenants.





PLANNING PERMISSION / SITE LICENCE:

Planning Permission to operate on a seasonal basis (15th March to 15th November) for 42 Touring / Tent and 30 Static Caravans, for holiday use. West Devon Borough Council Ref 0460/06

NB : We are advised the clients have never applied for all year holiday use.

Advised Extant Permission for 9 additional Camping Pods.

SERVICES:

Advised by clients.

Drainage : Two (2) Septic Tank

Water : Private via 2 borehole supplies.

Electricity : Three (3) phase to site.

Gas : LPG Bulk tank

Interested parties to make own enquiries via statutory providers.

STOCK:

Owned static caravans not treated as stock, are included within the sale. Stock within the shop is to be calculated at cost price as agreed between seller and buyer on Completion and paid as an additional sum. Any stock owned by the tenant in the Bar / Restaurant is not applicable.

VAT:

We are advised the business is Registered for VAT on sales.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction, whether the matter completes or not.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> (by postcode and business address) which shows that the current (effective April 2023) rateable value is £44,300 (this is not the Rates payable).

INVENTORY OF FIXTURES & FITTINGS:

All trade fixtures and fittings essential to the running of the business are to be transferred free of lease / lien on Completion.

FINANCE OF PURCHASE:

If you require and advice on a potential purchase of Langstone Manor, at no initial cost, please contact Graham Timmins on details below.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for these properties are:
Cottage (1) 56 D
Cottage (2) 55 D
Apartment (1) 61 D
Copies available.

VIEWING AND CONTACT INFORMATION:

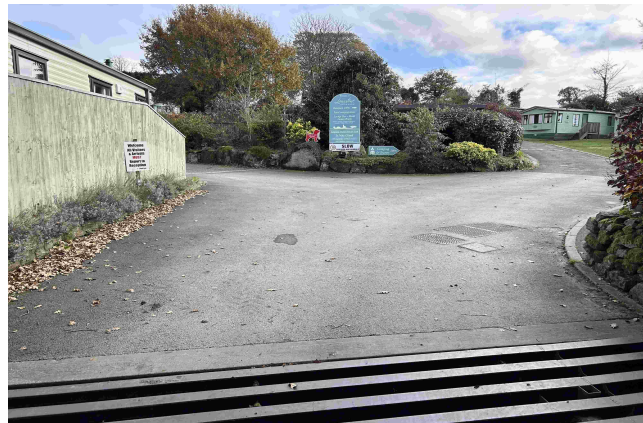
Strictly through Miller Commercial. Please contact either:-

Graham Timmins on 01872 247019

Email gt@miller-commercial.co.uk

Jonny Bright on 01872 247022

Email jb@miller-commercial.co.uk







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