



**COLLIFORD CAMPSITE & TAVERN, ST. NEOT, LISKEARD, CORNWALL,
PL14 6PZ**

£1,200,000

Miller Commercial 
Chartered Surveyors and Business Property Specialists

SUMMARY:

- TOURING (40 – SEASONAL) AND PODS (10 – ALL YEAR) CAMPSITE IN C. 17 ACRES
- GUEST ACCOMMODATION (7 ROOMS) & HISTORIC TAVERN AND RESTAURANT (50 COVERS)
- LOCATED ON BODMIN MOOR, ADJACENT TO COLLIFORD LAKE AND A30
- CONDITIONAL OFFERS INVITED TO VARY EXISTING CAMPSITE PERMISSION
- ADDITIONAL LAND OF C. 10.26 ACRES FOR POTENTIAL SITE EXPANSION (STPP)
- EPC - D83

LOCATION:

Colliford Campsite and Tavern is located in the heart of Bodmin Moor, near the 900 acre Colliford Lake, which is administered by the SW Lakes Trust.

The site sits within a wooded setting, is close to and is signed off the A30, so affording high visibility and access to the rest of the County. Nearest towns are Bodmin and Liskeard.

DESCRIPTION:
PROPERTY & SITE**TAVERN / LETTING ROOMS**

We understand the original tavern dates back over c. 100 years, the original is still part of the now extended premises, permission granted in 1988.

The two storey property has an 'alpine' look, befitting its wooded aspect and comprises a bar / restaurant with views towards the lake, a commercial kitchen and service areas.

On the first floor up to 7 ensuite letting rooms and 3 bedroom owners flat.

Overall the property is presented in reasonable order.

CAMPSITE

The campsite received its permission in 1977 and 1990 and allows for 40 touring, motor homes or tents for holiday use on a seasonal basis.

There are 28 hook ups in an area of c. 5.625 acres.

More recently (2021) our clients obtained permission for 10 holiday use pods with no restriction on use throughout the year, 4 are sited so extant permission for an additional 6.

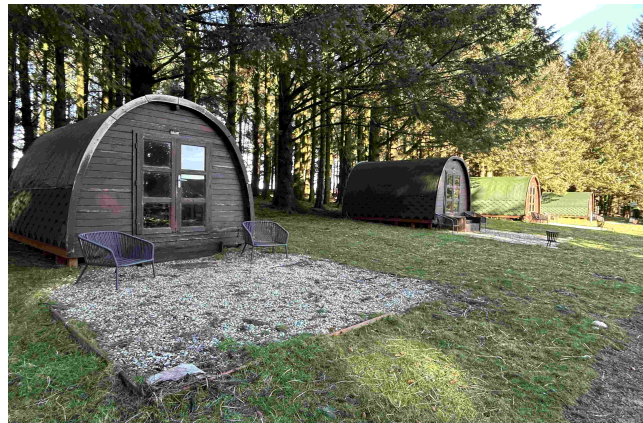
Ladies and Gents Shower and WC building.

BUSINESS:

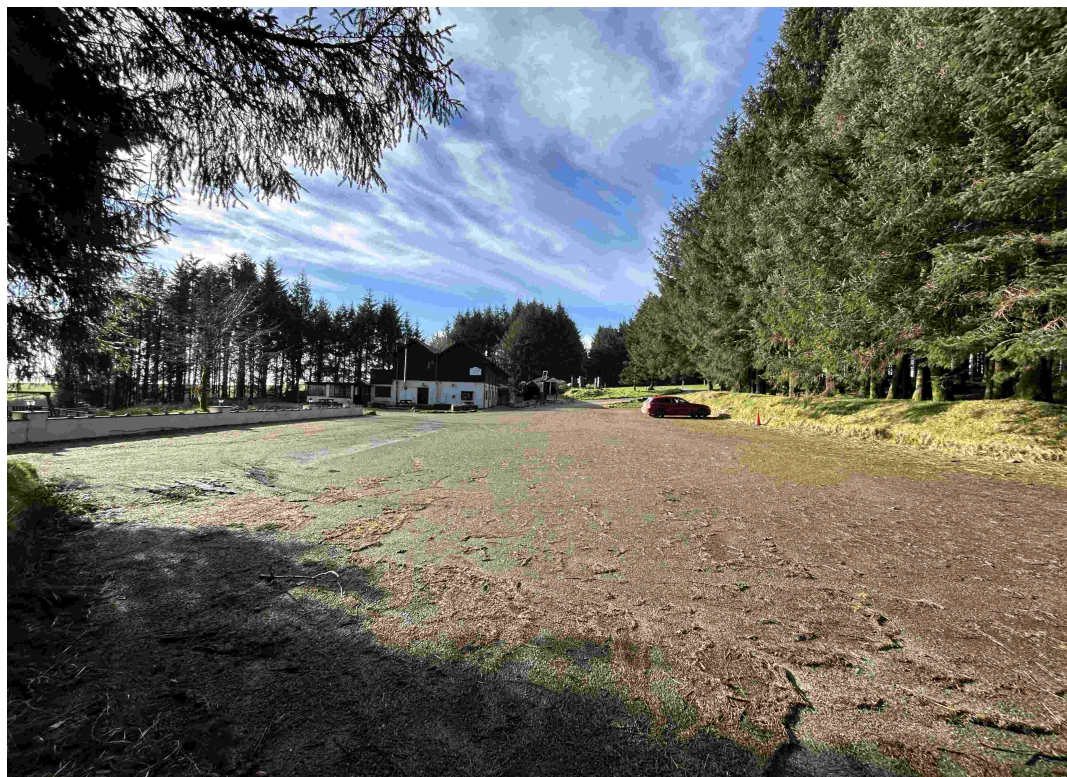
We are advised the turnover is in the region of £250k to £400k pa, depending on level of opening.

TENURE:

Freehold.







ACCOMMODATION:

Tavern and Letting Rooms

Ground Floor:

Reception: 19.6m x 4.49m, reception desk / pool table.

Bar / Restaurant: 15.13m x 7.63m, wood burner, windows to two sides. 50 covers.

Original Bar: 9.25m x 4.64m

Commercial kitchens area : wash up / preparation 6.10m x 3.65m; 6.78m x 1.99m, 6 rings gas cooker and oven, 3 vent extraction, commercial kitchen equipment; freezer room.

First Floor:

7 letting rooms with own access via external staircase. 4 double; 1 twin and 2 family rooms, all ensuite.

Owners accommodation; Three double rooms, lounge area and kitchen.

Campsite:

Set in c. 5.625 acres, with 28 electric hook ups. 4 sited sleeping pods. 3 static caravans with lapsed residential use.

GENERAL INFORMATION:

Site Area

Total areas comprises 17 acres, comprising campsite area 5.626 acres, Tavern 1.21 acres and additional land which is of rough pasture 10.266 acres. Digital mapped area against supplied Land Registry Titles. Interested parties to independently verify.

Additional land area of 10.266 acres, accessed via the car park, overgrown area, in part used for grazing of animals, stock proofed fencing.

TITLE PLANS & LEGAL EASEMENTS / COVENANTS:

TITLE NUMBER CL38710

Advised no public rights of way over the land, no easements, restrictive covenant not to open a wildlife park.

PLANNING PERMISSIONS

Planning Permission to operate on a seasonal basis (Good Friday or 1st April, whichever is earlier until 31st October for 40 Touring / Tents and under Application 5/77/0390, granted in 1977.

And for 10 Pods (no time restriction) for holiday use, under Application PA21/04243

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

Extant Permission for 6 additional Pods (4 sited of the 10 granted).

PREMISES LICENCE:

We understand the premises (Bar / Restaurant) has a Full Licence for the sale of alcohol.

METHOD OF SALE::

Sale of land and property on an asset basis.

Conditional of unconditional offers sought.

If conditional, based on a variation / lifting of Planning Condition in relation to the current campsite / pods area and number.

SERVICES:

Advised by clients

Drainage : Septic tank

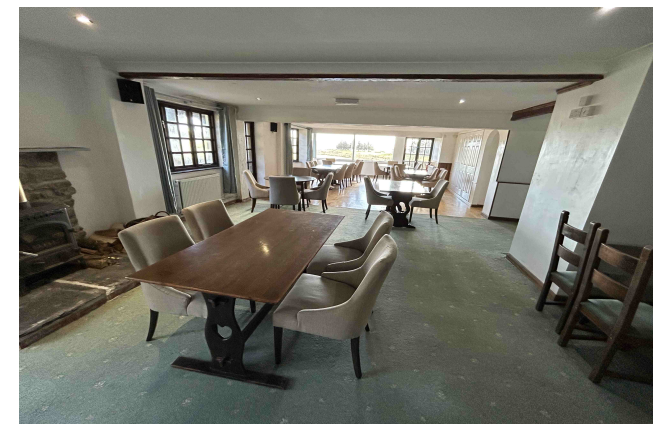
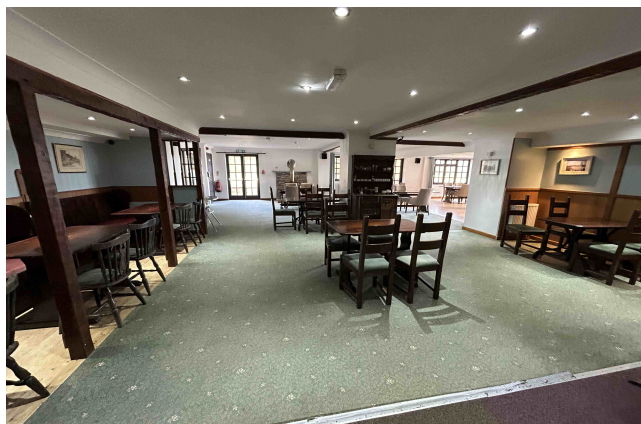
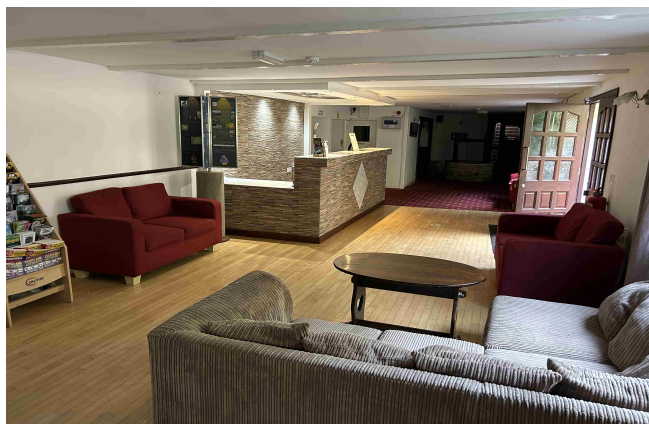
Water : Mains

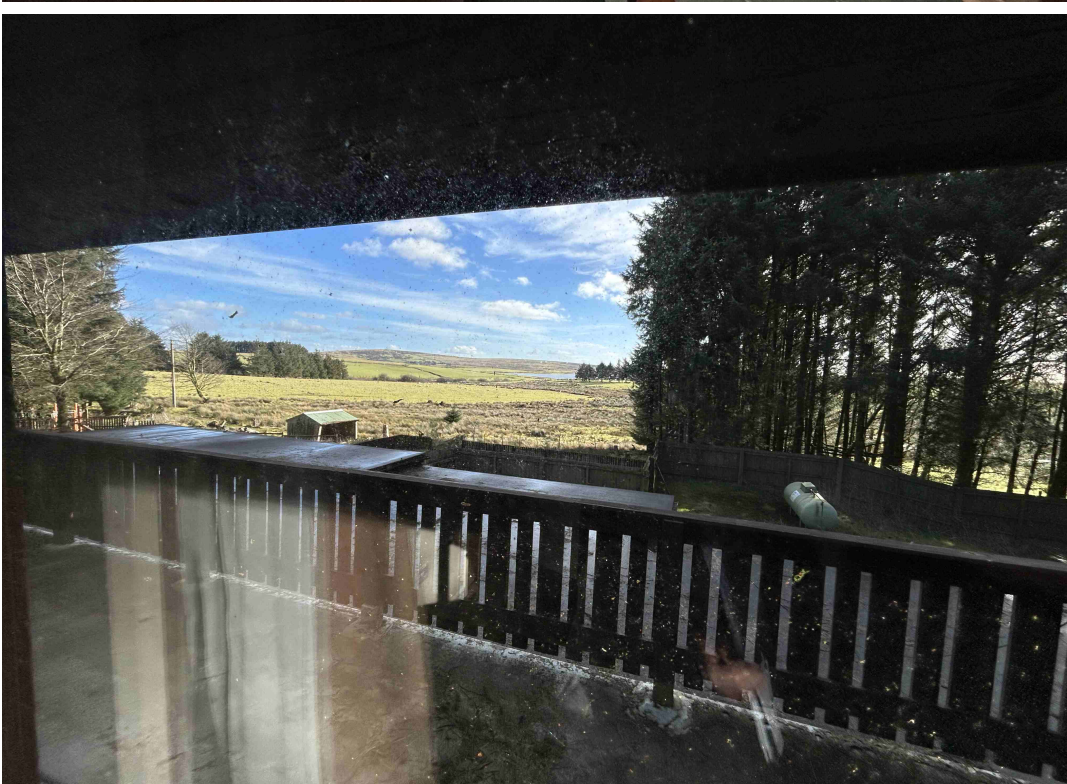
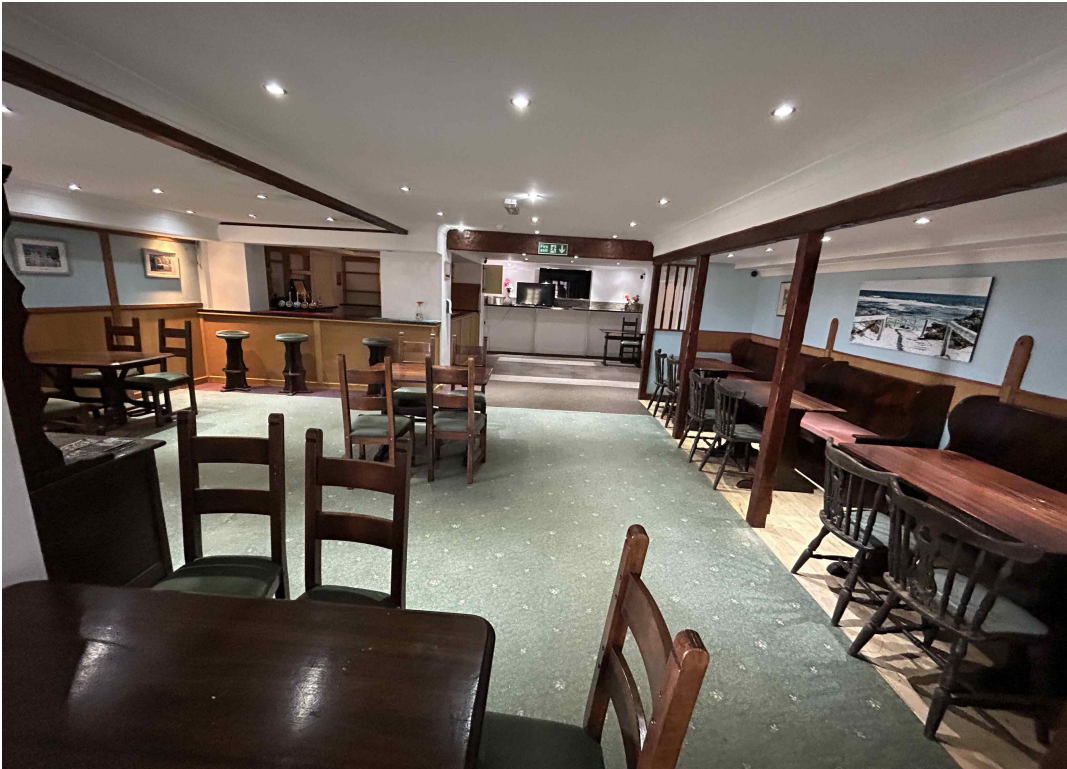
Electricity : Two supplies and meters.

Interested parties to make own enquiries via statutory providers.

STOCK:

Food and beverage stock at cost value if required.





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.

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.

ENERGY PERFORMANCE CERTIFICATE:

Energy Asset Rating D86

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 £11,250. To find out how much business rates will be payable there is a business rates estimator service via the website.

FINANCE OF PURCHASE:

If you require and advice on a potential purchase of Colliford Campsite & Tavern, at no initial cost, please contact Graham Timmins on details below.

VIEWING AND CONTACT INFORMATION:

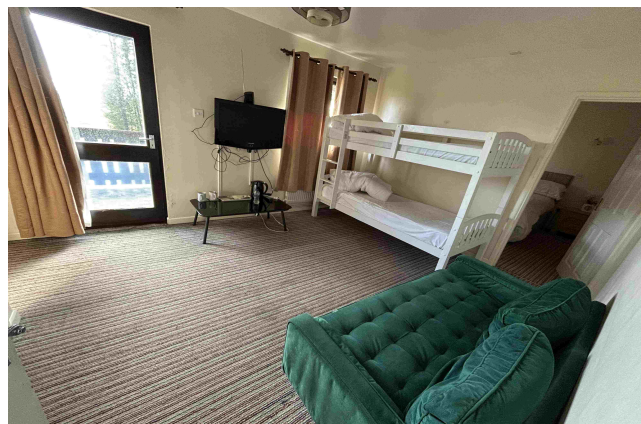
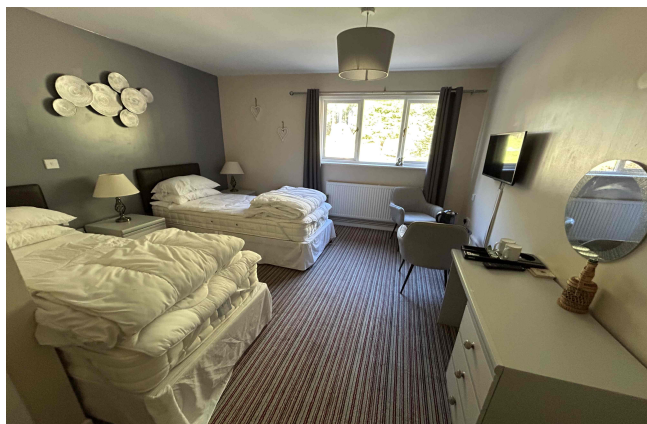
Strictly through Miller Commercial. Please contact either:-

Graham Timmins on 01872 247019

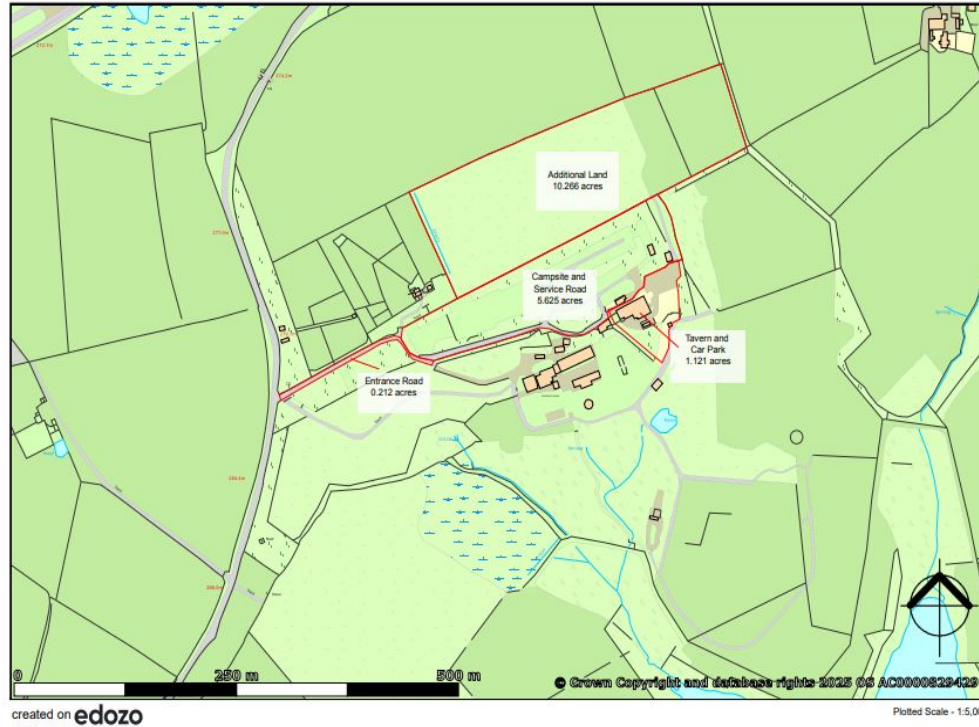
Email gt@miller-commercial.co.uk

Jonny Bright on 01872 247022

Email jb@miller-commercial.co.uk



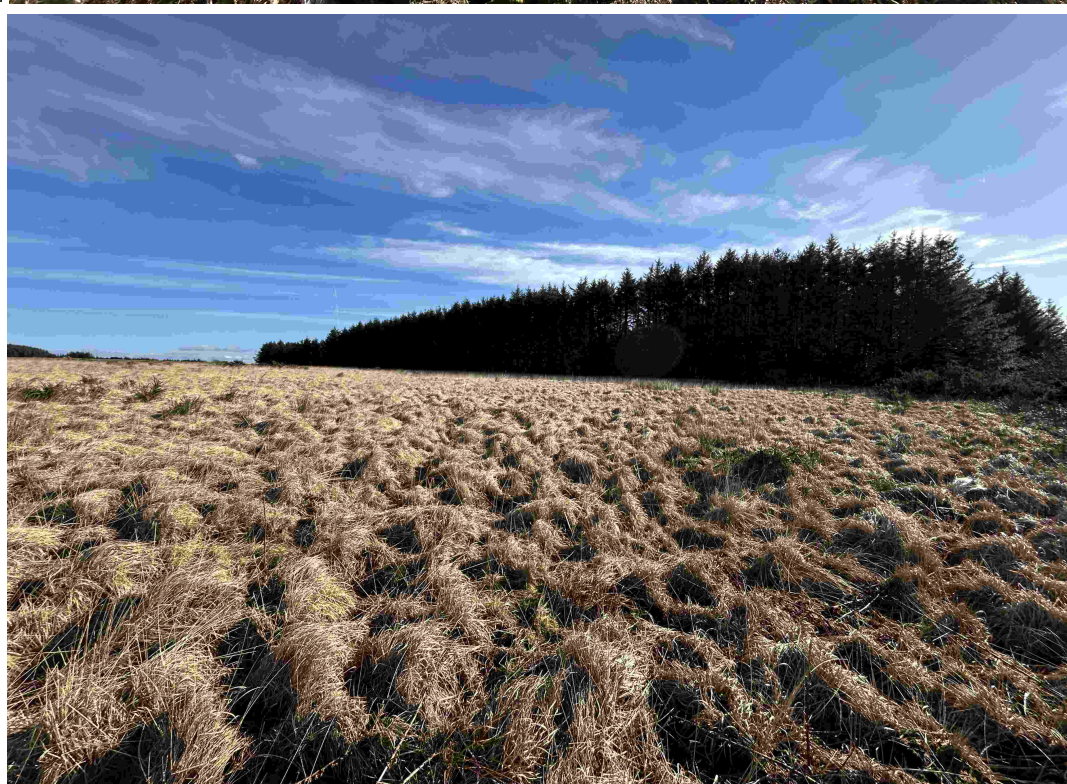
Colliford Campsite and Tavern, Colliford Lake, St. Neot, Liskeard, PL14 6PZ



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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