



FOR SALE

BY PRIVATE TREATY

St Tinney Farm Holidays, Otterham, Camelford, Cornwall PL32 9TA



**Sanderson
Weatherall**



Established Holiday Lodge Park, Close to the Coast

- Planning consent for 51 statics/lodges and an unrestricted number of touring caravans with 12 months use
- Developed with 21 privately owned lodges, 6 park owned lodges, 2 chalets, 2 vacant developed lodge pitches and an unrestricted number of touring pitches
- Consent for a further 20 pitches (undeveloped)
- Attractively landscaped 34 acre site with 5 fully stocked fishing lakes
- Detached 6 bedroom farmhouse, detached 3 bedroom cottage, public house and further outbuildings
- Outdoor swimming pool

Offers in the region of £2,000,000

DVN2026

SITUATION

St Tinney Farm Holidays is situated in a rural position on the outskirts of the picturesque village of Otterham, just a few minutes inland from the North Cornwall coast.

The park is conveniently located approximately 1 mile from the A39 Atlantic Highway enabling excellent access to the towns of Bude (12 miles), Bideford (35 miles) and Barnstaple (44 miles) in the north.

Camelford (5 miles) offers a range of local shops and facilities whilst the coastal resort town of Bude has several large supermarkets. Launceston, 15 miles south, offers a more comprehensive range of national retailers and leisure facilities and serves as the gateway to Cornwall, providing access onto the A30 dual carriageway for onwards connections to the Cathedral cities of Truro (42 miles), Exeter (56 miles) and Bristol (136 miles)

The park serves as an excellent base from which to explore the rugged Cornish coastline and timeless villages of Boscastle, Tintagel, and Crackington Haven and the expansive sandy beaches at Widemouth Bay, Trebarwith Strand and Bude.

PLANNING PERMISSION & SITE LICENCE

The park has the benefit of a permanent planning and Site Licence granted by North Cornwall District Council for 51 lodges and the siting of touring caravans and tents (on Meadow Field only) with no restriction on numbers, subject to being site licence compliant - all with 12 months holiday use.

www.st-tinney.co.uk





THE HOLIDAY PARK

St Tinney Farm Holidays is an established holiday park business, developed with 31 lodge pitches, comprising 21 privately owned lodges and 8 hire fleet units (2 chalets and 6 lodges), 2 vacant developed pitches and consent for a further 20 lodges (as yet undeveloped).

Tucked away at the end of a no-through road and surrounded by open countryside, the park extends to 34 acres and has been landscaped with the lodges thoughtfully positioned to take full advantage of the surrounding countryside and far-reaching views.

There are 5 fully stocked coarse fishing lakes totalling 6 acres.

PARK BUILDINGS

St Tinney Farmhouse – a detached grade II listed farmhouse with 6 bedrooms located at the park entrance. The accommodation briefly comprises kitchen, lounge/diner, downstairs bedroom with ensuite shower room, cloakroom and study to the ground floor, with 5 bedrooms and 2 bathrooms at first floor level.

Lakeview Cottage – a detached 3 bedrooomed cottage of stone construction under a pitched slate tiled roof located at the park entrance. The accommodation was extensively refurbished in 2022 and briefly comprises sitting room, kitchen/diner, 3 bedrooms and 2 bathrooms, with an enclosed rear garden.

St Tinney Arms Public House – a converted stone barn with a bar/restaurant (52 covers) at ground floor and further restaurant and commercial kitchen at first floor.



Further Park Buildings & Facilities

There are a range of outbuildings located around a concrete yard close to the farmhouse and public house, which have been repurposed to provide further park facilities and storage areas. These buildings vary in age and construction and briefly comprise the following:-

Games Room – a detached, single storey building of wooden construction under a flat, corrugated roof, adjacent to the play area and currently equipped with table tennis tables, table football, air hockey and pool table.

Swimming Pool – an outdoor, heated pool (depth 1.2m) fenced and fully sunken and surrounded by a large paved terrace

Amenity Block – a detached single storey building of block construction under a flat, corrugated roof providing the following accommodation:-

Men's Shower Block	3 showers, 3 urinals, 2 WCs and 4 wash hand basins
Women's Shower Block	4 showers, 3 WCs and 3 wash hand basins
External Wash Up Area	With stainless steel sink

Laundry – with 2 washing machines and 2 tumble dryers (all coin operated)

Children's Play Area – with sand pit, adventure play area, ride-on toys and a games field

Dog Walking Field – large dedicated dog walking field with secure fencing

Site Buildings – include a detached storage shed, workshop/machinery store and timber storage sheds



RATES

St Tinney Farm Holidays, Otterham, Camelford, Cornwall PL32 9TA – Caravan Park & Premises (1st April 2023 to present) rateable value £17,500

EPCs

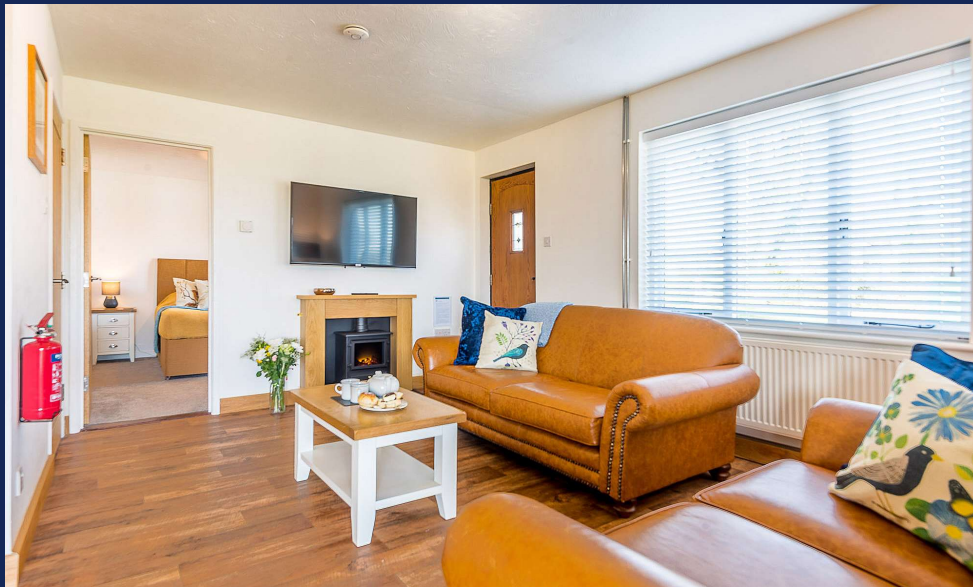
Non-Domestic, Shower Block – Energy Rating B – expires 11/12/2026

Domestic - Lakeview Cottage – Energy Rating E – expires 30/11/2026

The farmhouse is exempt due to it being grade II listed.

SERVICES

Electricity:	Mains. Each lodge has their own meter and is billed by the park owner every 3 months.
Gas:	LPG. 4 x bulk tanks. Each lodge has their own meter and is billed by the park owner every 3 months
Water:	Mains. Each lodge has their own meter and is billed by the park owner every 3 months
Drainage:	To septic tanks with soakaways
Other:	CCTV; WiFi



INCOME & CHARGES

Pitch Fees

For 2025/26, pitch fees for the 21 privately owned lodges are £2,660 per annum, (excluding gas, water and electric) equating to a total of £55,860 per annum including VAT (£46,550 excluding VAT).

Pitch fees are reviewed annually on 1st October each year in line with RPI (Retail Price Index).

Hire Fleet

For the 2026 season, the 6 park owned holiday lodges are available to let from £1,300 to £1,900 per week (depending on season). The 2 park owned holiday chalets are available to let from £600 to £800 per week (depending on season).

Touring Caravan Charges

The charges for touring caravans range from £130 - £190 per week.

Fishing Permits

Weekly fishing permits are issued during the coarse fishing season (March to November). Fishing is charged at £15 per person, per rod, per week (or part week). No charge is made from November to March.

ADDITIONAL INCOME

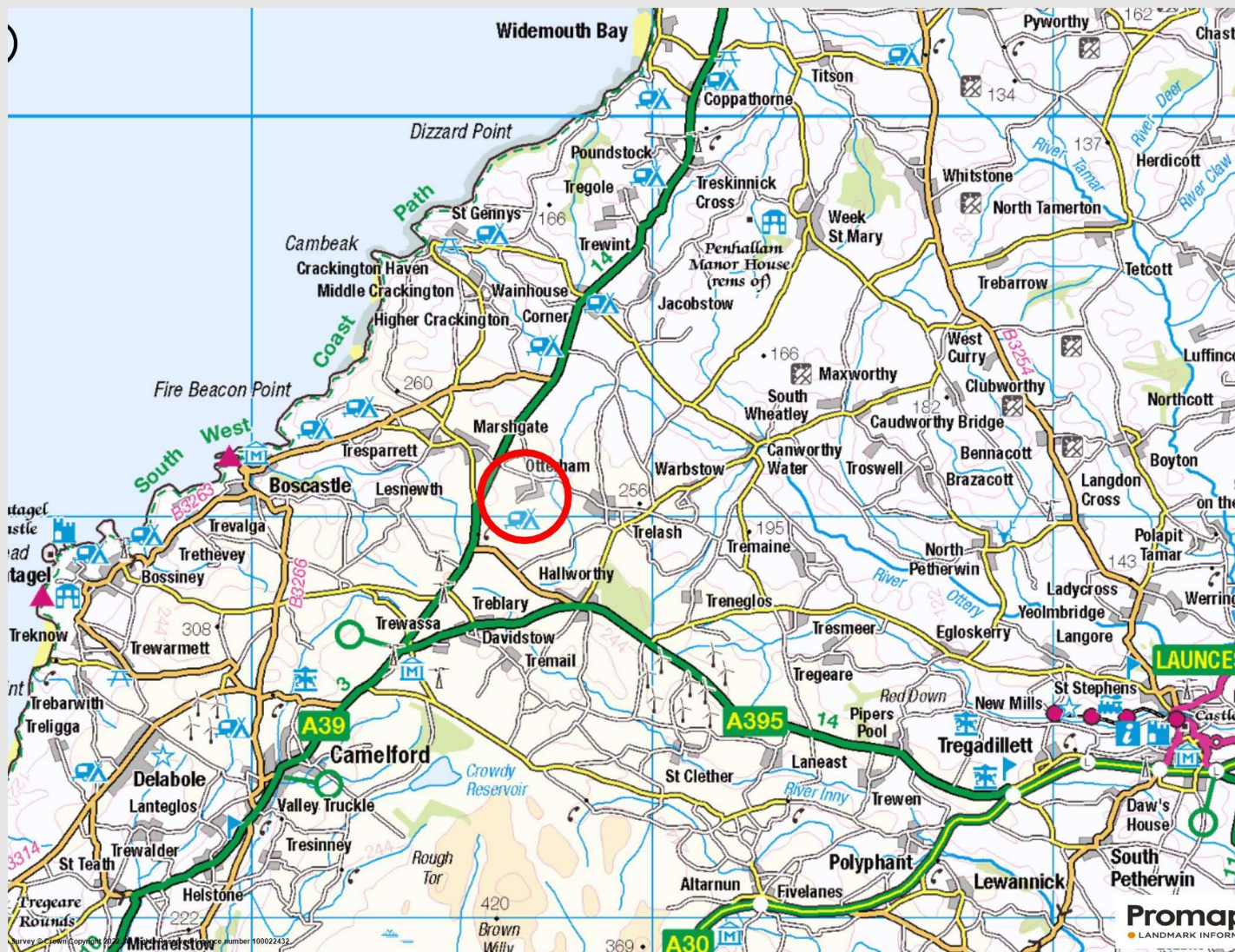
Additional income may be derived from the sale and resale of lodges on the park, and this will vary from year to year, with the park owner currently entitled to 10% commission on sales.

The last new lodge sale was in 2024 for £189,000.

The park operates a Managed Letting Scheme, enabling the privately owned lodges to be sublet at rents of between £700 and £2,000 per week and charges 26% commission on all sub-lettings (excluding VAT), with additional charges for post departure cleaning (£100 plus VAT) and linen (£120 plus VAT). We are advised that this provides an additional income of approximately £25,000 per annum.

These figures are offered for guidance only. Further information will be made available to interested applicants following inspection of the property.





Strictly and only by prior appointment through the vendor's sole agents, Sanderson Weatherall LLP.

Andrew Bagnell MRICS

Tel: 01884 256741 / 07809 321602

Email: edwards.devon@sw.co.uk

Prior to making an appointment to view, we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with our team, who are familiar with the park.

Sanderson Weatherall

30 Queen Square, Bristol BS1 4ND

Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

**Sanderson
Weatherall**
sw.co.uk/caravanparks