



FOR SALE

BY PRIVATE TREATY

Manleigh Park, Rectory Road, Combe Martin, North Devon EX34 0NS



**Sanderson
Weatherall**



Seaside Holiday Park with Expansive Moorland & Coastal Views

- Developed with 13 Chalets, 3 Lodges , 4 Static Caravans and 3 vacant pitches
- 6 undeveloped pitches
- Potential to accommodate further caravans subject to minimum spacing
- 6 acres (2.4 hectares)
- Occupying a prime National Park position close to popular seaside resort
- Owner's accommodation (detached 2 bedroomed bungalow)
- Manager's accommodation (2 bedroom apartment)

Guide Price £1,250,000

Ref: DVN2023

SITUATION

Manleigh Park occupies an elevated rural position overlooking the picturesque seaside village of Combe Martin on the North Devon coast.

The park has been laid out to take advantage of its sloping site of approximately 6 acres (2.4 hectares). The units are set out on several level terraces enjoying far reaching views inland across Exmoor and seaward over Combe Martin to dramatic coast beyond.

The park is situated close to the A39 Atlantic Highway and the A369 which connects North Devon to the M5 Motorway, affording easy access to the towns of Ilfracombe (5.7 miles) and Barnstaple (10 miles) and to the renowned beaches of Woolacombe (10 miles), Croyde (13 miles), and Saunton Sands (14 miles).

Located within Exmoor National Park, Manleigh Park enjoys an enviable position between the moors and the sea, providing an excellent year-round tourist destination.

PLANNING PERMISSION & SITE LICENCE

The park has the benefit of permanent planning permissions and site licence granted by North Devon District Council.

The site licence (Ref LN/201700011) granted 6 September 2023 states that the gross density shall not exceed 60 units per hectare (calculated on the basis of usable area, rather than the total site area).

Planning Permission (Ref: NI 14098, 04/12/1970) For use of land as a caravan site granted under Part III of the Planning Act and (Ref: NI 14759, 26/07/1971) For use of land as a caravan site granted under Part III of the Planning Act

Planning Permission (Ref: 14663, 09/12/1991) states the proposed use of the **whole site** for 10 months from 15 March to 15 January the following year.

www.charteroak.co.uk/locations/manleigh-park





THE HOLIDAY PARK

Manleigh Park is an established holiday park situated in a rewilded quarry and enjoying an enviable elevated position overlooking the popular North Devon village of Combe Martin. The wild expanses of Exmoor National Park are on the doorstep, whilst a 20-minute walk brings you to Combe Martin's sheltered, sandy cove.

The park has been developed with 29 pitches, currently configured as follows:-

PRIVATELY OWNED UNITS

Chalet x 6

Lodge x 1

Static Caravan x 3

HIRE FLEET

Chalet x 7

Lodge x 2 – both Sunseeker Sensation lodges are currently for sale at £180,000 and £189,000 respectively

Static Caravan x 1 – Delta Bromley 30x10 Static Caravan currently for sale at £36,000

All lodges and chalets have been sold with the benefit of BH&HPA licence agreements for a term of 99 years subject to paying the annual pitch fee.

All static caravans have been sold with the benefit of BH&HPA licence agreements for a term of 20 years subject to paying the annual pitch fee.



PARK FACILITIES

Amenity/Laundry Building Situated to the rear of the park reception and comprising a laundry room, drying room and bathroom.

Children's Play Area Equipped with a range of timber play equipment set within a self-contained play area surrounded by low level timber fencing.

SERVICES

Electricity – mains, connected to all units

Water – mains, connected to all units. Water is from a private borehole with mains backup. A water purification plant has recently been installed.

Drainage – mains, connected to all units.

Gas – LPG Bulk Tank, connected to the caravans & lodges

Other – Wi-fi/Broadband/Telephone

RATES

Manleigh Holiday Park, Rectory Road, Combe Martin, Ilfracombe, Devon EX34 0NS – Caravan and Chalet Park & Premises (1st April 2023 to present) rateable value £20,000.





PARK RECEPTION/OFFICE/GUEST BAR

Located in the centre of the park and comprising a detached, two storey building of painted wooden elevations, with a flat roof. The park reception/office and guest bar occupy the whole of the ground floor of the building.

MANAGER'S ACCOMMODATION

Self contained 2 bedroomed flat Situated on the first floor of the reception/office building. The flat has its own private entrance and enjoys expansive views over the park and beyond from a private balcony/roof terrace. Accommodation briefly comprises a large, open plan living/dining/kitchen area and 2 double bedrooms (both with ensuite shower rooms).

OWNER'S ACCOMMODATION

Detached 2 bedroom bungalow ("Larchwood") Further accommodation can be found to the east of the park. Comprising a detached, 2 bedroomed bungalow of rendered blockwork construction under a pitched, tiled roof, accommodation briefly comprises a large open plan living/dining/kitchen area, and 2 bedrooms with separate bathroom.





INCOME & CHARGES

Pitch Fees - For 2025/2026 pitch fees (ex VAT) are as follows:-

Static caravans – 3 x private owners pay a pitch fee of £4,309 + VAT

Chalets – 6 x private owners pay a pitch fee of £4,471 + VAT

Lodges – 1 x private owner pays a pitch fee of £5,203.53 + VAT

Equating to an annual pitch fee income for 2026 of £44,956 + VAT

Pitch fees are reviewed in January each year line with the Consumer Price Index (CPI).

Hire Fleet Income - The 7 x Hire Fleet Chalets for 2025 received an income of £11,678 each equating to a total of £81,746.

SERVICE CHARGE

Additional service charges (excluding VAT) are currently as follows:-

ADDITIONAL INCOME

Additional income may be derived from the sale and resale of chalets, caravans and lodges on the park, and this will vary from year to year. The park owner is currently entitled to 15% commission on the sale price of any privately owned chalet, caravan or lodge sold on the park.

There are currently 1 x Delta Bromley 30x10 static caravan for sale for £36,000 and 2 x Sunseeker Sensation lodges for sale at £180,000 and £189,000 respectively.

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

DVN2023

February 2026



Viewing:-

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

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Weatherall**
sw.co.uk/caravanparks

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

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