



FOR SALE

BY PRIVATE TREATY

Cheddar Bridge Touring Park, Draycott Road, Cheddar, Somerset BS27 3RJ



**Sanderson
Weatherall**



Cheddar Bridge Touring Park

- Well established & profitable holiday park
- Approximately 3 acres
- Licenced for 7 static caravans and 48 touring caravans with 12 month holiday use
- Developed with 3 static pitches, 38 touring pitches, 20 grass camping pitches and 5 glamping pods
- Attractive, well-located site
- 3 x 1 bed holiday apartments & 1 x 2 bed apartment
- 4 bedroom owner's accommodation and outbuildings

Guide Price £1,950,000

Ref: DVN2009

Situation

Cheddar Bridge Touring Park enjoys a tranquil rural position on the outskirts of the small village of Cheddar nestled beneath the scenic Mendip Hills in North Somerset.

Despite its peaceful location, Cheddar is in close proximity to the M5 Motorway (10 miles) affording excellent connectivity to Bristol (18 miles northeast) and the southwest. Bristol International Airport is 22 miles northeast.

The park is located just a few minutes walk from the village centre offering a range of local amenities and tourist attractions including Cheddar Gorge and Caves as well as several opportunities to purchase the eponymous cheese. More extensive facilities are available in Wells (8 miles) and Weston super Mare (12 miles).

The Mendip Hills National Landscape is popular with walkers and rock climbers and local places of interest include Wookey Hole (7 miles), the cathedral city of Wells (8 miles), Glastonbury (12 miles) and the seaside resorts of Burnham on Sea and Weston Super Mare (both 12 miles to the southwest).

The area is famous for its scenic beauty, geology and historic significance. Indeed, the property itself has been scheduled as part of an ancient monument (National Monument No 29673) being the site of both Roman and Anglo Saxon remains.

www.cheddarbridge.co.uk



The Park

Cheddar Bridge is a well-established holiday park occupying an attractive site of approximately 3 acres bordered on two sides by the River Yeo. The site is accessed via a tarmac surfaced entrance road and bridge over the river to a circular hardcore driveway which leads to the owner's bungalow and self-catering accommodation and around the main touring, glamping and camping areas of the park.

The park has been developed with 38 touring pitches and 3 static pitches and there are currently 4 undeveloped static pitches. The site offers a variety of accommodation to include: –

38 x touring pitches on flat level ground, hard standing with electricity points at the pitch

20 x grass camping pitches

5 x glamping pods

3 x static caravan hirefleet units

4 x self catering apartments (3 one bedroom and 1 two bedroom)

The site has been granted permission to operate for 12 months of the year but is currently operating from 1st April to 31st October.

The park is currently operated as Adults Only.

The land at the rear of the touring area which is utilised for the glamping pods and camping offering is held on an annual rolling licence at an annual rent of £2,000. We understand a new 15-year lease can be obtained if required.



Planning Permission and Site Licence

The park is operated with the benefit of permanent planning permission and a Site Licence (008650) granted by Sedgemoor District Council for 7 static caravans and no more than 48 touring caravans at any one time.

No caravan (except the static caravans) can remain on site for longer than a 28 day period.

The park is permitted to operate for 12 months of the year.

Hirefleet

There are 3 hire fleet holiday static caravans used for short term holiday letting purposes. All units are included within the sale.

Park Buildings

RECEPTION AND SHOP – situated adjacent to the entrance of the park.

TOILET BLOCK – recently installed prefabricated toilet and shower block providing male, female, disabled facilities along with wash up area.

SERVICE BLOCK – a guest laundry is located between Courtyard and Mendip.

Services

The property is connected to mains water, mains electricity, mains gas and mains drainage. Hirefleet static caravans have LPG gas.



Holiday Lets

All four holiday lets are single storey and have their own garden areas and allocated parking spaces. They have been finished to a high standard and to a contemporary finish and comprise as follows:-

Annexe (EPC C76)

1 double bedroom, bathroom with shower, and open plan kitchen/sitting/dining room..

Riverside (EPC C78)

1 double bedroom, bathroom with shower, kitchen and sitting/dining room. This cottage has the benefit of bifold doors onto its patio area.

Courtyard (EPC C76)

2 double bedrooms and 2 bathrooms (1 en-suite) and an open plan kitchen/sitting/dining room.

Mendip (EPC C76)

1 double bedroom, bathroom with shower, kitchen and adjoining sitting/dining room.

Financial Information

Trading profit and loss accounts for the business Cheddar Bridge Touring Park Ltd will be made available to interested applicants following the inspection of the property.





Owner's Accommodation (EPC C73)

1,647 sq ft (153 sq m)

Cheddar Bridge Bungalow stands in its own private gardens on the banks of the river Yeo close to the park entrance. The property is constructed of cavity block walls, externally rendered under a pitched tiled roof.

Two of the Holiday Cottages immediately adjoin the property, namely Riverside, and the Annexe, which currently remains connected and so could easily be reincorporated into the main building if so desired.

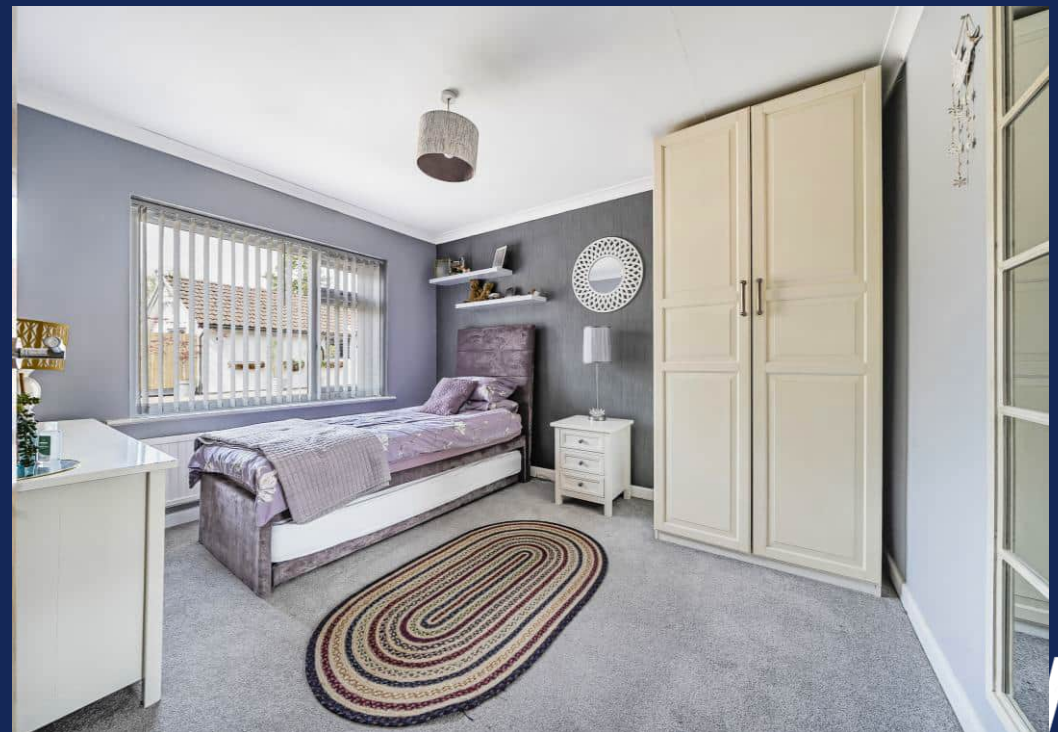
The accommodation, which has recently been refurbished to a high standard and decorated to give a contemporary feel, comprises:-

Kitchen/Diner with central island, shaker style units; Sitting Room with feature fireplace and both having French doors leading out to the riverside patio; Bedroom 1 with ensuite bathroom, Bedroom 2 with separate bathroom; Bedroom 3/Study; Utility Room; Bedroom 4 with bifold doors to patio.

There is scope to combine Bedroom 3/Bedroom 4/Utility to provide a further self-contained annexe for either a dependent relative or holiday cottage as there is an existing separate access from the utility room to the front courtyard.

Double Garage







-  Cheddar Bridge Bungalow
-  The Annexe
-  The Riverside
-  The Courtyard
-  The Mendip



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VIEWING Strictly and only by prior appointment through the vendors' Sole Agents Sanderson Weatherall LLP

Lee Southan MRICS

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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 a member of staff who has seen the property.

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Money Laundering

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