

**LOWER TREAVE CARAVAN & CAMPING PARK, CROWS-AN-WRA,  
PENZANCE, CORNWALL TR19 6HZ**



- **AN ESTABLISHED 5-ACRE TOURING PARK JUST MINUTES FROM LANDS END**
  - **OFFERED FOR SALE FOR THE FIRST TIME IN 17 YEARS**
- **IMMACULATELY PRESENTED 4-BEDROOMED OWNERS' BUNGALOW WITH PRIVATE GARDEN**
  - **SITE LICENCE FOR 80 TENTS/TOURERS AND 5 STATIC CARAVANS**
- **AMENITY BLOCK INCLUDING LADIES AND GENTS SHOWERS, OFFICE/SHOP AND LAUNDRY/INFORMATION POINT**
- **SALE INCLUDES COMPREHENSIVE WEBSITE WITH ON-LINE BOOKING SYSTEM**

## LOCATION

Lower Treave Caravan and Camping Park is set in the heart of the Lands End peninsula in an area of outstanding natural beauty with landmarks such as Lands End, St Michael's Mount and the cosmopolitan towns of Penzance and St Ives being within easy driving distance. The beaches throughout this part of West Cornwall are widely acknowledged as some of the cleanest bathing beaches within the County and the site is situated approximately 2 miles from the glorious beach at Sennen Cove.

This area of West Penwith also enjoys a strong mining heritage with a number of related visitor attractions in the locality; most notably at Geevor. In addition the area has a number of ancient villages, standing stones and some of the most dramatic coastline in the Duchy, much of which enjoys the protection of The National Trust.

Lower Treave is situated between Penzance and Lands End on the A30, the main arterial route in and out of the county, and is just minutes from the aerodrome that services the Isles of Scilly.

The site totals approximately 4.25 acres, and whilst being licensed for 80 tents/tourers, our clients have taken the decision to offer fewer pitches, to provide their guests with larger pitches; 35 with electric hook-ups. To further enhance the quality of the visitors' stay 4 areas of level terracing have been tastefully screened from each other, with an array of mature trees and shrubs, which also attracts a variety of wildlife (the site has been awarded the prestigious David Bellamey Gold Award for Conservation).

In addition to the afore-mentioned, the site boasts a fleet of 5 "Willoughby Herald Gold" static caravans which were replaced in time for the 2009 season. These caravans comfortably accommodate 4 persons in the two bedrooms, but up to an additional 2 guests can make use of the fold-out bed situated in the lounge area. Each of the units has an area of private parking with a decked terrace and are comprehensively equipped with fully fitted kitchens, digital TVs, and DVD players etc.

## PROPERTY / BUSINESS

Lower Treave was established in the late 1960's and was acquired by our clients some 17 years ago, and is now being offered for sale owing to pending retirement plans. The accounts for the year ending 31<sup>st</sup> March 2011 show a turnover of £87,501, an adjusted net profit of £70,213 before deducting depreciation, loan and motor expenses and making an adjustment to repair and maintenance.

Detailed accounting information will be made available to prospective purchasers subject to a viewing appointment in the usual manner.

## TARRIFS

### Holiday Caravans to Hire 2011



#### Commencing Saturdays

#### Weekly Hire up to 4 Persons

16 Apr, 24 Apr, 30 Apr, 7 May	£231
1 Oct, 8 Oct, 15 Oct	£231
23 Apr, 14 May, 21 May, 4 Jun, 11 Jun	£289
18 Jun, 25 Jun, 17 Sept, 24 Sep, 22 Oct	£289
28 May, 2 Jul, 10 Sep	£347
9 Jul, 3 Sep	£404
16 Jul, 23 Jul, 30 Jul,	£462
7 Aug, 13 Aug, 20 Aug, 27 Aug	£462

### Touring Pitch Prices Per Night 2011



#### Low Season – 16 April to 15 Jul (inc)

<b>Pitch Plus</b> Large grass pitch including electric hook-up, all units.	£5.75
<b>Pitch Large</b> Large grass pitch without hook-up Or tents	£3.25
<b>Pitch Lite</b> Small pitch, light-weight camping, Cyclists and backpackers	£2.25
Adult	£4.75
Child (4-16 yrs)	£2.50
Infant (0-3 yrs)	FREE

#### High Season – 16 July to 2 Sept (inc)

<b>Pitch Plus</b> Large grass pitch including electric hook-up, all units.	£7.25
<b>Pitch Large</b> Large grass pitch without hook-up Or tents	£4.75
<b>Pitch Lite</b> Small pitch, light-weight camping, Cyclists and backpackers	£2.25
Adult	£6.75
Child (4-16 yrs)	£3.50
Infant (0-3 yrs)	FREE

## SCHEDULE OF ACCOMMODATION

(all areas and dimensions are approximate)

### Owners Residence:

A spacious and well presented 4-bedroom bungalow, with driveway parking and enclosed private gardens to rear.

The accommodation comprises in brief:

**Kitchen/Breakfast Room:** 3.98m. x 3.8m.

**Bedroom 1:** 3.82m. x 3.25m.

**Bedroom 2:** 4.25m. x 2.78m.

**Bedroom 3:** 5.56m. x 2.79m.

**Bedroom 4:** 3.29m. x 2.81m.

**Sitting Room:** 5.27m. x 5.11m.

### Family Bathroom:

### Shower Room:

Enclosed rear gardens,.

**Double Garage:** 5.16m. x 8.5m.

## SITE FACILITIES

**Shop/Reception:** 4.33m. x 3.64m with fridge/freezer, shelving, bottle fridge, counter and PC.

**Laundry:** 2 commercial washing machines and 2 commercial tumble dryers.

**Wash-Up Area:** 3 stainless steel sinks/drainers, small fridge, small freezer, door onto internet room:

**Ladies WC:** comprising 5 close-coupled WC's, 5 hand-wash basins, heated towel rail, washbasin/shower/WC cubicles, hair dryers.

**Gents WC:** comprising 2 urinals, 5 hand-wash basins, 3 close coupled WC's 2 shower cubicles, 1 combination shower/close coupled WC cubicle.



## TENURE: Freehold

## GENERAL INFORMATION

### LOCAL AUTHORITY:

Cornwall Council  
General Enquiries 0300-1234-100  
Planning 0300-1234-151  
www.cornwall.gov.uk

### BUSINESS RATES:

We refer you to the valuation office website [www.voa.gov.uk](http://www.voa.gov.uk) or call 0300-1234-171

### VAT:

All the above prices/rentals are quoted exclusive of VAT, where applicable.

### SERVICES:

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power:	0845 601 2989
South West Water:	0800 169 1144
Transco:	0800 111 999



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### FINANCE FACILITIES:

If you require further information, we are in touch with many leading brokers and in the first instance, please contact our office in Truro - telephone 01872 247035.

**ENERGY PERFORMANCE CERTIFICATE:** We are in receipt of an EPC, which is available upon request.

**AGENTS NOTE:** Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract; **[b]** Any intending purchaser or tenant must satisfy him/herself by inspection or other wise as to the correctness of each of the statements contained in these particulars; **[c]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection; **[d]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent; **[e]** Any map extracts used on the details are used to assist identification of the property only, and are not an indication of the actual surroundings, which may have been changed since the map was printed.

**VIEWING:** Strictly by prior appointment through Miller Commercial, Mansion House, Princes Street, Truro, Cornwall TR1 2RF. Tel: 01872 247036. E-mail: [all@miller-commercial.co.uk](mailto:all@miller-commercial.co.uk) or our Website: [www.miller-commercial.co.uk](http://www.miller-commercial.co.uk)