



# Camping & Touring Park

## Cambrose, Redruth

LODGE & THOMAS

ESTABLISHED 1892

## Cambrose Touring Park,

Porthreath Road, Redruth,  
Cornwall TR16 4HT

### Guide Price: £1,150,000 Freehold

- Established Family camping and touring park
- Owner's 3 bedroom accommodation
- Site extending in area to approx. 5 acres
- Located within easy reach to the north Cornish Coast

This excellent lifestyle opportunity available due to the vendors are seeking to retire after 45 years of ownership.

Cambrose Touring Park is set in grounds approaching 5 acres or thereabouts and has a licence for 60 caravans, motorhomes, or campers from Easter through to end of October, with 50 electric hook ups.

The site amenities include a reception and shop, Ladies and gent's toilet and shower blocks with disabled facilities, laundry room, playground and heated swimming pool and children's pool.

The business is operated by a husband and wife with the help of 2 part time seasonal staff and enjoys much repeat business. This is an excellent opportunity for a purchaser seeking an established business with excellent potential for growth.

Trading information available after a viewing.

Interested parties are welcome to view the vendor's website [www.cambrosetouringpark.co.uk](http://www.cambrosetouringpark.co.uk) or the Cambrose Touring Park Facebook page.



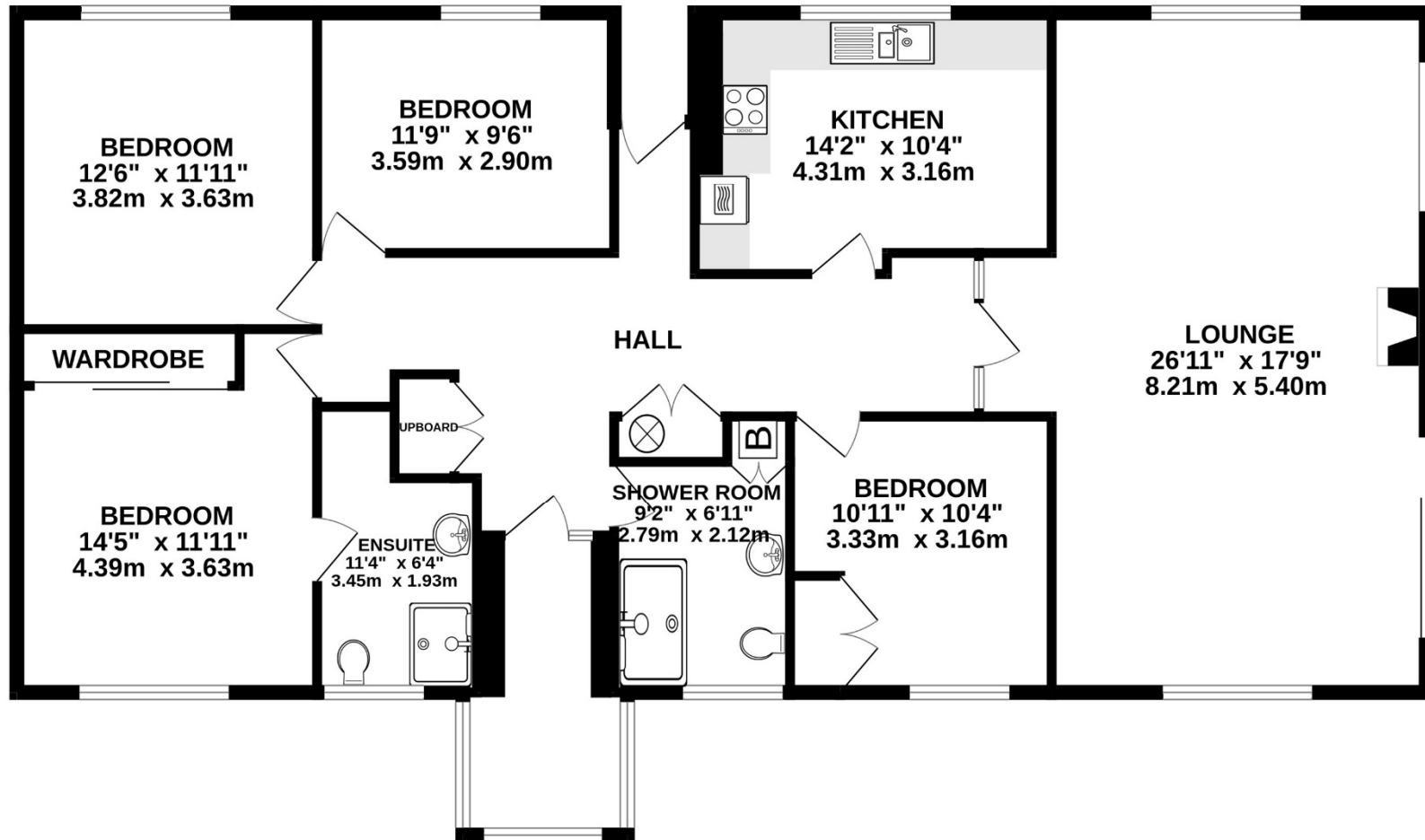
## Owners' Accommodation

Accessed through the campsite, the owners' accommodation, built circa 1986, is a single storey residence of cavity block construction providing spacious accommodation to comprise entrance hall with cloak cupboards and airing cupboards, kitchen/breakfast room, triple aspect living room/dining room with feature fireplace, study/bedroom four.

Outside the property is complemented with south facing terraces with views over the park and private parking.



1504 sq.ft. (139.7 sq.m.) approx.



TOTAL FLOOR AREA : 1504 sq.ft. (139.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Location

Cambrose Touring Park is located within easy reach of the north Cornish coast and the popular surfing beaches of Porthtowan and Portreath. Both villages offer facilities for everyday requirements, whilst the larger historic market town of Redruth, approx. 3 miles to the south, provides an extensive range of retail, professional and educational and educational facilities.

Nearby the Bissoe Trail, a popular cycle route linking the north and south coast is within metres of the caravan park and the extensive coastal footpaths of the north coast are close by.

**Services:** Services connected to the site includes mains water, electricity and mains drainage and also a private drainage system for the recently installed bathroom facilities in the lower campsite. None of these services have been tested and therefore no guarantees can be given.

**Business Rates (touring park):** £10,350 as per the Rating List of 01/04/2023

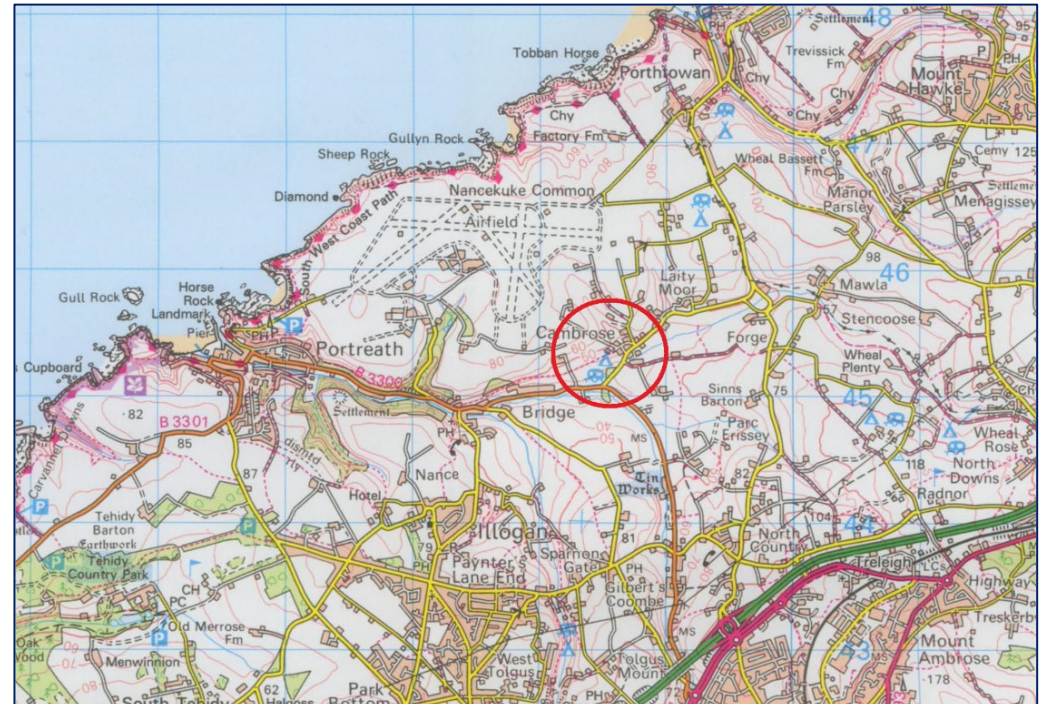
**Council Tax (owner's accommodation):** Band C **EPC - E**

**Wayleaves, Easements & Rights of Way:** The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist.

**Particulars & Plan:** Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

**Viewings:** Strictly by appointment with the sole selling agents Lodge & Thomas. Tel: 01872 272722

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**Not to scale. For indicative purposes only.**

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