



Chivenor Holiday Lodge Park

CGI image of completed development

Holiday lodge development opportunity

Chivenor, Barnstaple, Devon EX31 4BN

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**AVISON
YOUNG**

Freehold For Sale

£850,000

Summary



Certificate of Lawfulness for

32 twin lodges



Close to

North Devon beaches



Holiday Occupation

11 month season



Cleared site extending to approx:

2.9 acres

Background and the opportunity

Chivenor Holiday Lodge Park operated as a touring park until recently. Following the granting of a Certificate Of Lawfulness Of Proposed Use Or Development in April 2023, the site now represents an exciting opportunity for the development of 32 twin lodges for 11 month holiday use for either sale or rent.

The site is located in the popular North Devon tourist area, close to the extensive sandy beaches of Saunton Sands, Woolacombe and Westward Ho!. The location is highly accessible being close to the A361 North Devon Link Road providing access to the M5 motorway at Tiverton (Junction 27). .

Location

The property is located directly to the north side of the River Taw estuary and to the north of the A361 between to local centres of Braunton, 1 mile to the west and Barnstaple, 2 miles to the east. Braunton provides a range of local shops and services with a wider range of services available in Barnstaple including supermarkets.

The North Devon coastline is a popular tourist destination and its western coastline to the north of the River Taw estuary has some of the best beaches in the area including Saunton Sands (3 miles), Croyde Beach (4 miles) and Woolacombe Beach (5 miles). Other tourist attractions in the area include the former fishing town of Ilfracombe, the South West Coastal Path, RHS Rosemoor (garden) and Exmoor National Park which is located about 15 miles to the north east of the property.

Communications to the property are good with a relatively new bridge over the River Taw to the west of Barnstaple which links into the North Devon Link Road (connecting the area to the M5 motorway close to Tiverton (40 miles) and to the A39 Atlantic Highway which runs down this coast from North Devon into Cornwall. There is a train station at Barnstaple which links into intercity services from Exeter St David's Station. There is local bus service from outside the property and there airports are within a reasonable distance at Exeter (about 50 miles) and Cornwall (Newquay - about 75 miles).



Location (cont'd)

Location	Approximate Distance (miles)	Travel Time
Barnstable	4	10 minutes
Bideford	15	28 minutes
Tiverton	35	50 minutes
Exeter	21	1 hour 15 minutes
Bristol	100	2 hours
London	200	4 hours

Description

Chivenor Holiday Lodge Park comprises a former traditional holiday park with a mixture of touring and static pitches that closed a few years ago. The site is approximately rectangular in shape, generally level and is screened by mature trees and hedges and has been cleared in preparation for the development.

The property now comprises an opportunity to create a development of twin lodges in this popular holiday destination close to tourist attractions and the bustling town of Barnstable.

Planning

A Certificate of Lawfulness for Proposed Use or Development was granted on 17 April 2023 for “the proposed use of the caravan site for up to 32 static caravans for holiday purposes only between March and January” ie 11 months use. Twin holiday lodges can be sited where they meet the statutory definition of a caravan.

Services

We understand that all mains water, electricity and drainage are connected to the property. Gas is to the boundary. Prospective purchasers are advised to confirm services of gas, water, electricity and mains drainage.



Indicative layout plan for information only



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Business rates

The Rateable Value with effect from 1st April 2023 is £8,100.

Energy Performance Certificate

There are no buildings on the site that require an EPC.

Tenure

The property is held freehold. A right of way passes along the southern part of the site to an adjoining dwelling.

Asking price

£850,00 for the freehold property.

In the first instance offers are sought for the property however the sale will be of the shares in the company whose sole asset is the property,

VAT

All prices quoted exclude VAT where applicable.

Note: The photographs are CGI images of a potential layout of the completed development.

Further Information

For further information contact the vendor's joint sole agents:

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If you would like more information about this property, please get in touch.

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CGI images show a potential layout of the completed development

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