

# SANDBANK HOLIDAYS

51 UPTON TOWANS • GWITHIAN • CORNWALL • TR27 5BL

sandbank

savills





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A30 1.5 miles • Hayle 2.5 miles • St Ives 9 miles • Truro 20 miles  
(all distances are approximate)



Substantial Victorian house with 19 units of holiday accommodation, situated close to the popular holiday destination of St Ives

Five bedroom detached house with private landscaped gardens

Holiday accommodation including 16 apartments and 3 bungalows

Parking area and landscaped communal gardens with play area

Site extending to approximately 0.97 acres



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17 Dix's Field  
Exeter  
EX1 1QA

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CH1 1HN

Your attention is drawn to the Important Notice on the last page of the text





## Location

Sandbank Holidays is situated on the outskirts of Hayle, within 1.5 miles of the A30, which provides access into the County. Bordered by beautiful sandy beaches and just 9 miles to the west is the seaside town of St Ives and its picturesque fishing harbour. Famous for its surfing and its attraction to artists, St Ives is one of Cornwall's most popular holidaying destinations. The town, with winding cobbled streets, is packed with numerous independent shops, restaurants, pubs and cafes, including the award-winning Porthminster Beach Café.

## Sandbank House

Sandbank House, which has previously been run as a Bed & Breakfast, is a five bedroom, detached house dating back to 1898 with rendered elevations set beneath a slate roof. It provides light and spacious accommodation across two floors, which has been extended and refurbished by the current owners, while retaining much of the charm and character.

The kitchen/breakfast room has a central island unit, range cooker and granite worktops. There are four reception rooms which include a garden room, sitting room with wood burning stove, both of which enjoy views across the garden, together with a snug and gym. There is also a spacious hallway, study, laundry room and WC on this level.

On the first floor, there are four double bedrooms including the master bedroom with fitted wardrobes and an en suite shower room, Towan with its en suite bathroom and two further bedrooms, County and Garden which both have an en suite shower room. Stairs from the gym provide access to a fifth bedroom with an en suite shower room, providing excellent ancillary accommodation to the main house.

There is a wonderful garden to the rear of the house, which faces south and is private from the holiday accommodation. It is mainly laid to lawn with mature trees and shrubs, terraced ponds and a decked seating area with a brick pizza oven. There is a parking area to the front and access to the double garage.

## Holiday Accommodation

In total, Sandbank Holidays consists of 19 units of accommodation, which includes two semidetached bungalows, a detached bungalow and 16 apartments, which are spilt between two buildings. The accommodation is light and spacious and the majority of units benefit from private outside space.

The exterior of the buildings have recently been clad and are set beneath a tiled roof. Two of the two bedroom apartments and one studio apartment have recently been refurbished.

The apartment block closest to the house provides seven apartments with one bedroom, a two bedroom apartment and a studio apartment (recently refurbished, together with two of the one bedroom apartments).

Holiday Accommodation



The second block provides seven apartments, all of which have two bedrooms. There is an additional apartment within this block which is owned by a third party. The detached bungalow is a one bedroom unit and the semidetached bungalows, one of which has recently been refurbished, both have two bedrooms.

The buildings are laid out around a central communal garden, which are mainly laid to lawn with mature trees, shrubs and flower beds and a seating area. There is also a child's play area with a sand pit and summer house. There is ample parking for holiday makers situated close to the entrance.

## THE BUSINESS

Historically Sandbank Holidays has operated as a self-catered holiday letting business. However in December 2019, the business entered into a Dynamic Purchasing System Agreement with Cornwall Council to provide emergency residential accommodation. The accommodation is for people who have been made homeless and where accommodation is required at short notice.

The accommodation is provided on a short term basis to eligible people to secure accommodation for at least 6 months. These people are typically placed in emergency accommodation pending the completion of enquiries into an application to the councils housing department and pending a decision on whether there is a duty by the council to secure longer term settled accommodation.

The accommodation has been kept to a high standard and the business could be easily turned back into holiday accommodation if required.

## Services

Sandbank House - Mains water, electric and drainage. Oil fired central heating.

Holiday Accommodation - Mains water, electric and drainage.

## Fixtures, Fittings & Equipment

A summary of the fixtures, fittings and equipment, all of which is owned outright, is included in the online data room.

## Business Rates & Council Tax

Sandbank House is within Council Tax Band D. The current rateable value of the property is £27,750, giving rise to rates payable of £13,847.25 for the year ending 2020/21.

## Tenure & Basis Of Sale

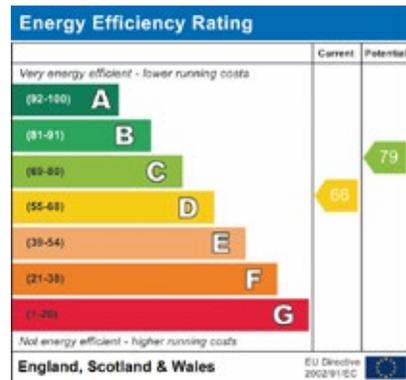
The freehold interest in the property is held.

## Tupe

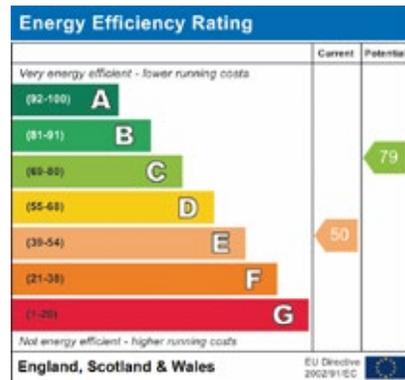
Purchasers will be required to comply with the relevant legislation in respect of current employees.



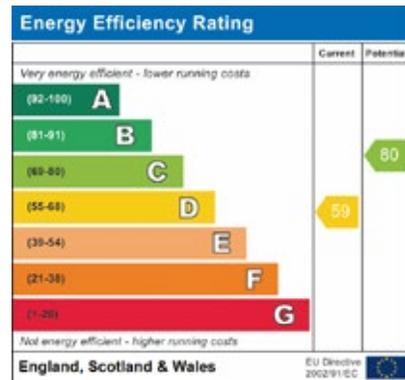
Flat 1, Sandbank Holiday Park



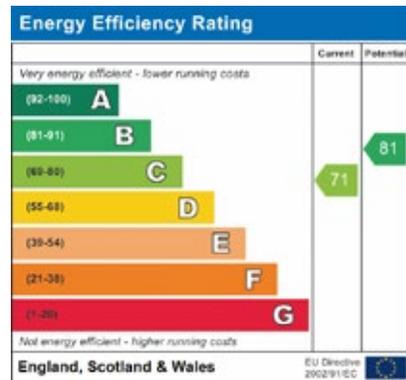
Flat 4, Sandbank Holiday Park



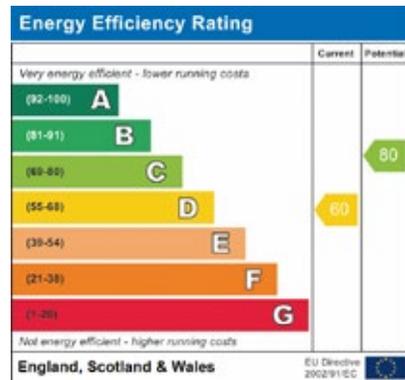
Flat 5, Sandbank Holiday Park



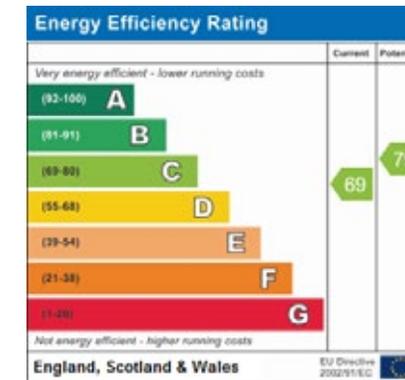
Flat 6, Sandbank Holiday Park



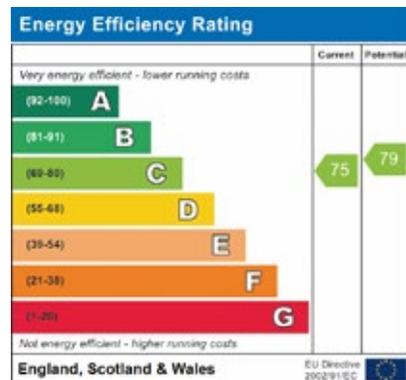
Flat 12, Sandbank Holiday Park



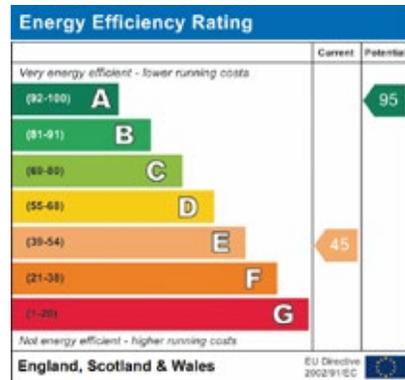
Flat 16, Sandbank Holiday Park



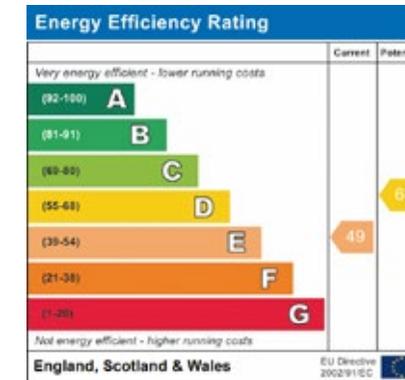
Flat 20, Sandbank Holiday Park



Flat 21, Sandbank Holiday Park



Sanbank House



Not to scale, for illustrative purposes only

## VAT

Should the sale of the property or any right attached to it be deemed a chargeable supply for the purpose of VAT, such tax shall be payable by a purchaser in addition to the sale price.

## Energy Performance Certificates

Full copies of the Energy Performance Certificates are available on request or alternatively can be viewed in the online data room.

## Further Information & Viewings

An online data room providing detailed information in relation to the property and business is available to seriously interested parties, subject to signature of a confidentiality agreement.

Viewings are to be undertaken strictly by appointment through the selling agents, in order to avoid disruption to the business.

For further information or to arrange a viewing, please contact Savills, Sterling Court, 17 Dix's Field, Exeter, EX1 1QAL:-

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