



CHELSEFIELD FARM, BOYTON, LAUNCESTON, PL15 8NU

£2,500,000 (OIE) FREEHOLD, TRANSFER OF GOING CONCERN

Miller Commercial 
Chartered Surveyors and Business Property Specialists



SUMMARY:

- MIXED LEISURE SITE IN NORTH CORNWALL (COUNTRY LOCATION)
- SET IN 19.62 ACRES, INCLUDING SOME WOODLAND AND PONDS
- BUSY BAR / RESTAURANT / SHOP, UP TO 200 FOR FUNCTIONS
- STATICS (10 – OWNER); TOURING (38 HARD AND 15 GRASS)
- SIZEABLE 3-4 BEDROOM OWNERS BUNGALOW AND GARDEN
- TWO 3 BEDROOM LODGES IN PRIVATE GARDENS
- PLANNING PERMISSION FOR ADDITIONAL 41 ALL YEAR HOLIDAY USE UNITS
- TWO LARGE AGRICULTURAL BARNs / STABLING AND PADDOCK
- VERY WELL EQUIPPED THROUGHOUT
- GENUINE REASON FOR SALE

LOCATION:

Chelsfield is in a rural setting, approximately equi-distant between Launceston and Bude, in what really is a very pretty part of the County, with large productive farms and hence an abundance of rolling countryside interspersed with small villages.

The towns of Launceston and Bude offer national and niche retailers and are a draw for visitors to explore their rich history and of course beaches. So, in essence a very peaceful and attractive location which has access to good transport links.

BUSINESS:

Our clients have owned Chelsfield since 2012 during which time they have extended the site by way of purchasing the woodland and added to the pitch type and number.

They have recently secured an additional permission on an unused field, for a further 41 holiday units.

The sale at this point represents an opportunity for a 'lifestyle' buyer, perhaps with family members to take on the various aspects of Chelsfield or a leisure operator / developer who will seek to utilise the planning and extend, with an end use of units for hire or sales/ground rent income.

The site has a thriving food and beverage offering which has grown organically to meet local demand and is very popular with the guests and non-guests.

The 'Stumble inn' is a sizeable Freehouse in its own right, complete with a farm shop and the adjacent dining / functions room and outside terrace which really are quite superb and are completed with a very well equipped commercial kitchen and preparation rooms, with the capacity for up to 200 covers for functions.

The business trades all year (closed Christmas) and is run by our clients with 6 full time staff (including 2 Chefs and 1 Bar Manager), 10 part time staff, and several sub-contractors for maintenance.

The emphasis for the business has in recent years been the food and beverage and the clients see the sales growth in the further promotion of the campsite / leisure offering.

See our clients website : www.chelsfieldfarm.co.uk

ACCOMMODATION:

Chelsfield Bungalow – original 1960's and extended in the 1980's.

See Floor Plan on Page 9.

A good size 4 bedroom property, one bedroom used as an office.

Lounge / Kitchen / Dining Room : A very sizeable room with defined cooking, dining and relaxing areas, with windows to two elevations and French doors to a rear area. Well-presented kitchen and inset wood burner.

Parking to the front with good sized lawn areas on two sides providing space and privacy.

Retail Area and 'The Stumble Inn' (Freehouse) & Restaurant – 2014 and extended in 2019.

Built in bar servery with 14 beer taps, bar stools and settees adjacent to a hearth with wood burner.

Ladies and Gents WC's and shop area with upright fridges and chest freezer for display and storage of goods, also racking.

Kitchen Area: Fresh produce / Meat Preparation / Butchery - A well-equipped area with window to the side.

Commercial Kitchen: A very well equipped area, with double in / out doors, 10 vent extraction system, several commercial ovens, gas burner, rotisserie and wide range of stainless steel workbenches with under counter stores.

Dining / Functions Room: A very impressive room with exposed ceiling beams, wooden walls, projector and screen and ceiling mounted air conditioning units. Two sets of 4 door folding doors onto the terrace, with tables and chairs for c. 100 covers.

Outside terrace: With trestle tables for c. 30 covers.

Continued....





ACCOMMODATION:**The Site**

Extending to c. 19.62 acres overall on two title deeds, CL137947 (main site, c. 16.96 acres) and CL367782 woodland 2.66 acres.

Land Registry Title Plans and digital map available as part of the Data Pack. The map shows an outline of the ponds and also a copse, within the main site.

The site is gently sloping from the road into the valley on the south western boundary, is bounded by farmland and has far reaching country views.

Seasonal / Touring Pitches : 38 total, of which 33 are currently held on seasonal agreements at £2,760 pa and the remainder are for open hire, in addition 15 grass pitches with electric hook ups.

Shower Block

Newly completed in 2021, with 8 showers and 6 hand basins. Disabled cubicles in both ladies and gents.

Private Owners Static Site : 10 units let on 10 and 15 year agreements, with a service charge of £4,200 pa.

Lodges (two) : Built approximately 20 years ago, of wooden construction, with an open plan L shape kitchen, dining and lounge area, with parking and sizeable private lawn areas.

Pod (one) : Sleeping pod.

Ponds/Lakes (three) : Interconnecting stocked (carp, roach, tench and rainbow trout). which are spring fed.

Other Buildings / Facilities

Cellar / Dry Store

Agricultural Barns (two) Concrete floor, powered roller shutter doors, block and timber construction, power, light, water and drainage.

Stables (two) : Wooden stables (not measured), with open yard to front, former sand school and pony paddock.

Owners Static with garden - 2 bedroom.

Staff Static - 2 bedroom.

Water Filtration Building; Adjacent to the bungalow at the entrance of the property a building housing the water filtration system 4.03m x 2.75m.

TENURE:

Freehold.

TITLE PLANS & LEGAL EASEMENTS / COVENANTS:

Title Numbers : Main Site CL137947 & Woodland CL367782

Advised no public rights of way over the land, easements or restrictive covenants.

PLANNING PERMISSION:

Advised Planning Permission across the current site for all year holiday use.

Planning Permission granted under **application PA24/04229** for Expansion of existing holiday park involving the change of land for the siting of an additional **41 holiday caravans**, including extension of access road, parking, drainage and landscaping.

OPERATING LICENCE(S):

Premises Licence for sale of alcohol for consumption on and off the premises.

Site Licence : Available upon request.

METHOD OF SALE:

Transfer of going concern on an Asset Sale basis.

STOCK:

Stock in shop, restaurant / bar at cost price, agreed between seller and buyer on completion.

VALUE ADDED TAX:

We are advised the business is Registered for VAT on sales.

SERVICES:

Advised by clients

- Drainage : 2 x treatment plants
- Water : Mains supply and borehole. Ponds are spring fed.
- Electricity : Three phases
- Gas : None
- Oil : Central heating supply to bungalow.

Interested parties to make own enquiries via statutory providers.

LEGAL COSTS:

Each party to bear their own costs in regard to this transaction, whether the matter completes or not.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> (by postcode and business address) which shows that the current (effective April 2026) rateable value is £51,500, this is not the rates payable.

INVENTORY OF FIXTURES & FITTINGS:

All trade fixtures and fittings essential to the running of the business are to be transferred free of lease / lien on Completion.

FINANCE OF PURCHASE:

If you require any advice on a potential purchase of Chelsfield Farm, at no initial cost, please contact Graham Timmins on the details below.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Graham Timmins on 01872 247019 / 07900 604078

Email: gt@miller-commercial.co.uk

Jonny Bright on 01872 247022

Email: jb@miller-commercial.co.uk





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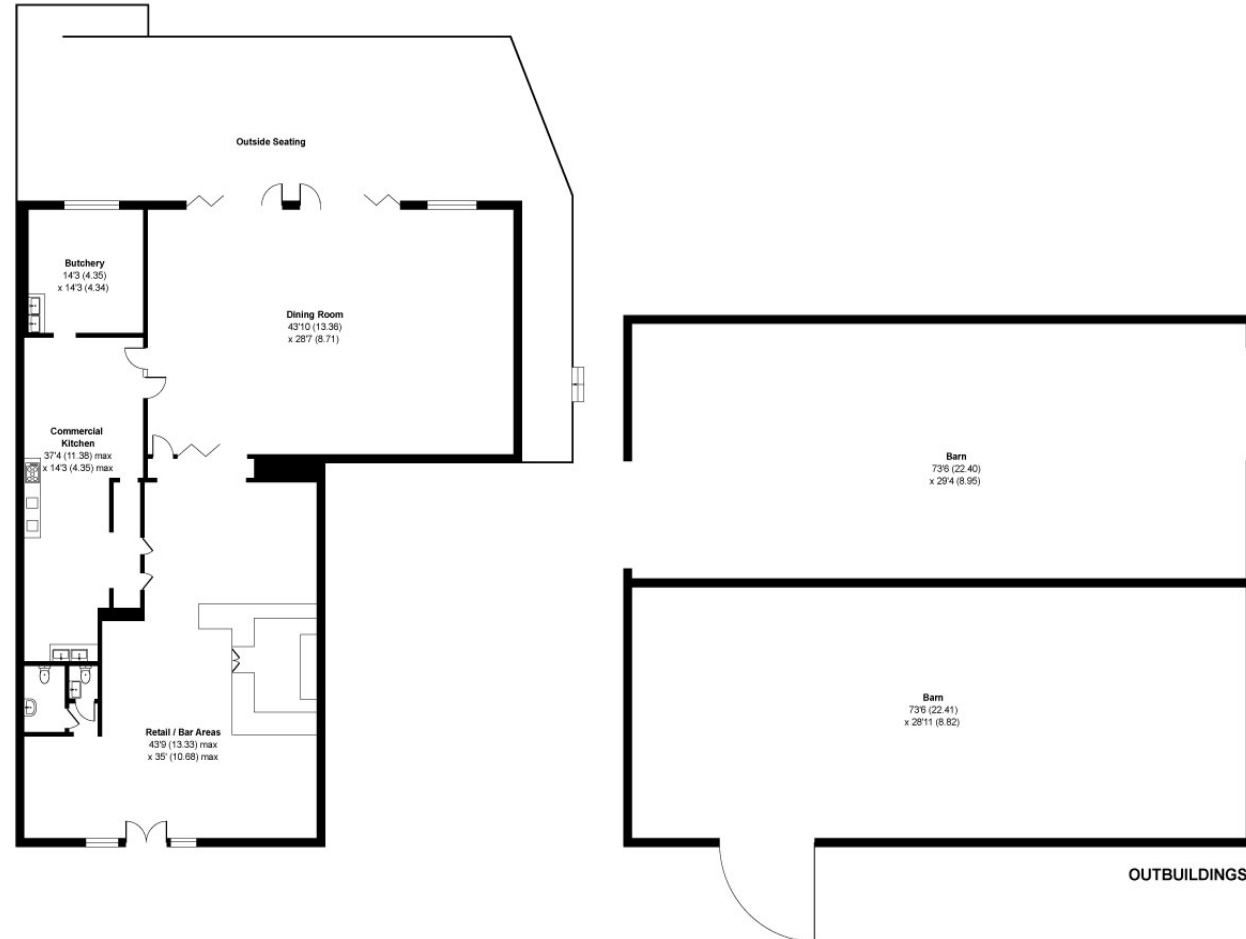
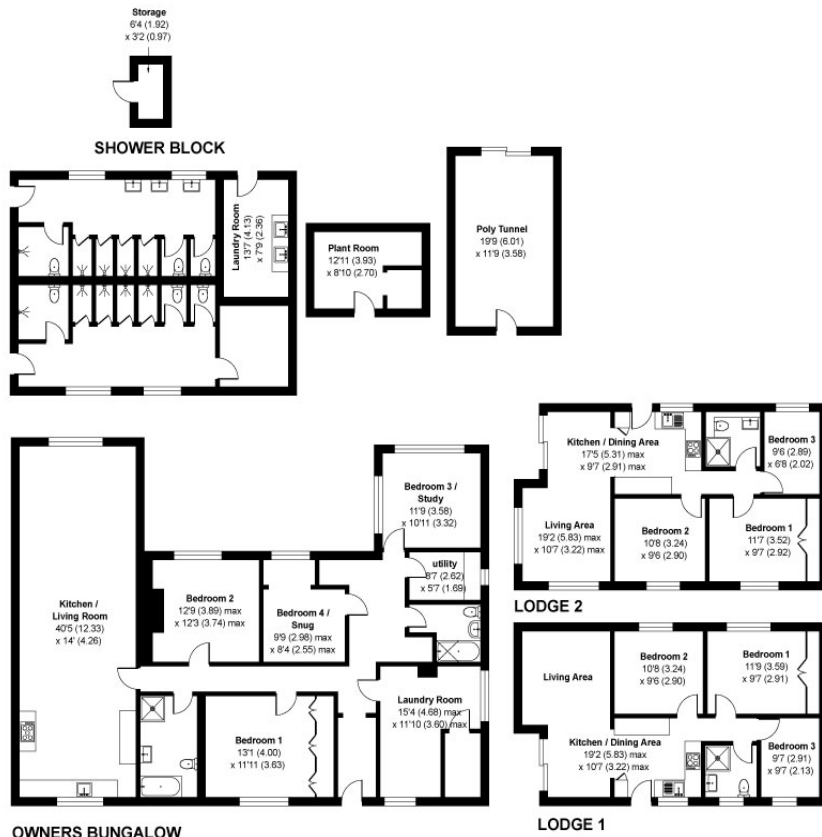
Approximate Area = 5041 sq ft / 468.3 sq m (exclude void)

Lodge = 1325 sq ft / 123 sq m

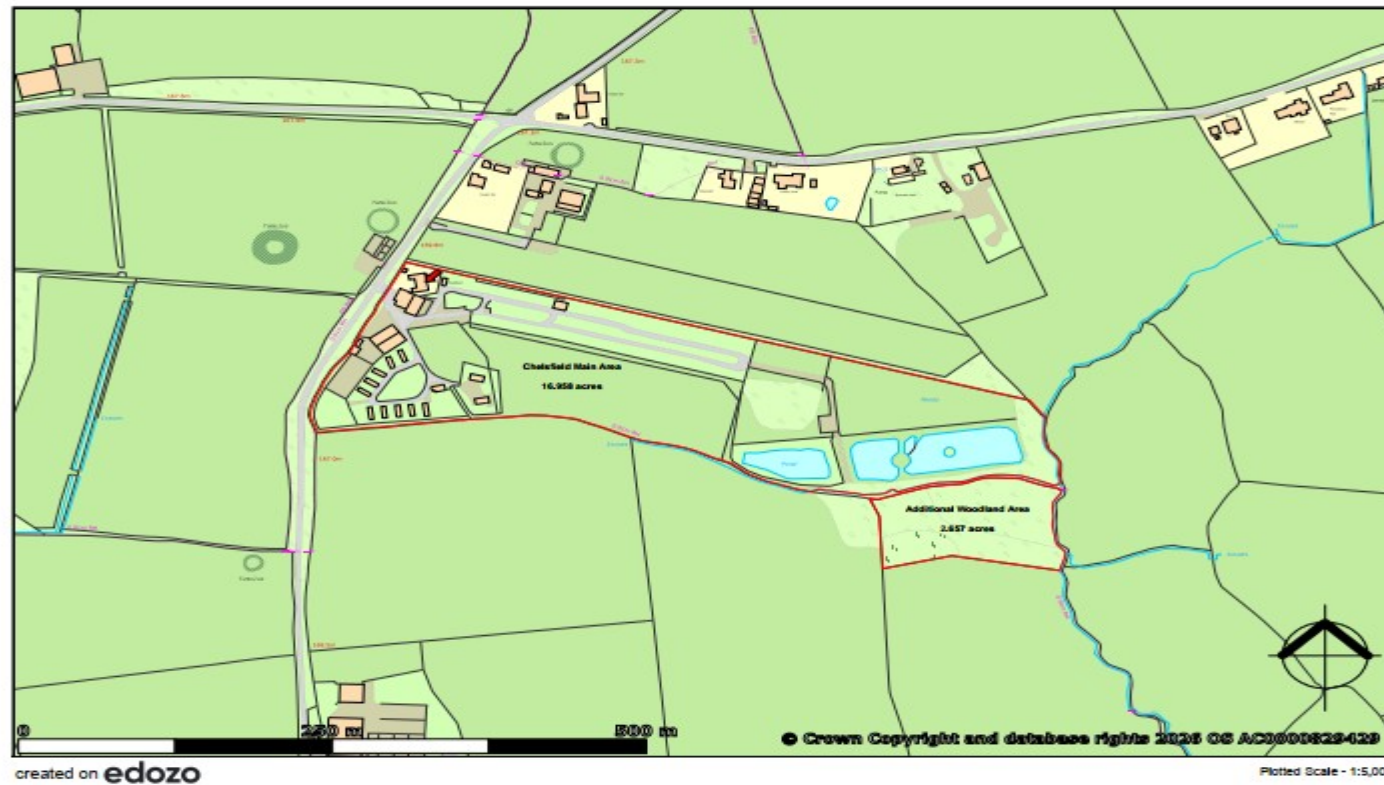
Outbuilding = 5391 sq ft / 500.8 sq m

Total = 11757 sq ft / 1092.1 sq m

For identification only - Not to scale



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This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract



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