

Brunel Holiday Park

Beach Road, Dawlish Warren, Devon, EX7 0NF





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A Unique & Very Successful Business Providing Luxury Carriage Accommodation with Sea Views Over Dawlish Warren Beach & The South Devon Coastline

**5 Totally Renovated & Refurbished Boutique Classic Railway Carriages Finished to a Very High Standard
Carriages Providing Accommodation for 6 People with Bathroom & Kitchen/Diner
3 Further Carriages ready to Develop, 1 of which has been Partially Renovated
'Signal Box' Main Reception/Office, Laundry Room, Utility Room, Workshop & Storage • Landscape Gardens with Gravelled Parking
Owners/Managers Two Bedroom Chalet**

LOCATION

Brunel Holiday Park is situated in an ideal position in the popular holiday resort of Dawlish Warren and is the closest holiday accommodation to the beach, adjacent to the railway, with sea views from all carriages. Dawlish Warren is an award-winning tourist resort lying on the South Devon Coast, at the mouth of the River Exe, which divides the South and East Coast of Devon. This stunning area with its beautiful beach is regularly voted as one of the top resorts in the UK. This year the huge beach has received blue flag status for the 20th year running. Backed by sand dunes, Dawlish Warren offers more than just a traditional bucket and spade beach; it also boasts an internationally protected national nature reserve, a cycle trail to Exeter, children's amusements, shops, pubs and cafes and a golf course, all of which are safely away from the road. Dawlish Warren is a dedicated seaside resort and swells in numbers during the main holiday period from Easter to October, however is largely open year round.

The seaside resort is easily accessed and ideally situated for day trips around the rest of Devon. Dawlish Warren has its own dedicated railway station, situated only a few minutes from the beach and on the Exeter to Plymouth line, only 10 miles south of Exeter St David's. Dawlish Warren is situated less than two miles north of Dawlish and approximately 12 miles south of the city of Exeter, on the A379. Exeter has its own airport and railway line connecting to London and the M5 connecting to Bristol and beyond.

DESCRIPTION

This iconic landmark site was set up by the Great Western Railway in 1935, initially for private holiday use for railway staff and their families. After being enjoyed by thousands of holiday makers it was closed in September 2016, due to neglect and the unsuitable state of the carriages. The new owners acquired the site in 2017 and following a two year major refurbishment and significant investment programme, the site reopened in 2019 offering a unique holiday destination. The business has been incredibly successful since its relaunch - despite the pandemic years - and future bookings are looking particularly strong. This is believed to be the largest and most impressive 'trainaction' site in the UK with the carriages having been renovated to an incredibly high standard. The business is now open all year round, offering weekly, midweek and weekend breaks subject to the season.

Ref No: 4248

Offers in the Region of £550,000

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The park briefly comprises: -

MAIN ENTRANCE GATE

Leading to:-

'SIGNAL BOX' - RECEPTION/OFFICE

A prominent and well positioned reception area, located on the entrance to the park. Designed in the style of a signal box and used as a general reception and office area although this unit could easily be converted to further 'quirky' letting accommodation, particularly with the addition of another level (STP).

LAUNDRY ROOM

Easily accessed with two washing machines and two tumble dryers.

UTILITY ROOM

WORKSHOP

FURTHER STORAGE SPACE

FIVE BEAUTIFULLY PRESENTED BOUTIQUE CARRIAGES

The 5 MK1 railway carriages, dating from the 1950's and 60's, have been enjoyed by countless holiday makers for over 80 years. These were newly renovated for the 2019 season and are now truly unique and boutique!

Each spacious carriage has 3 bedrooms sleeping a maximum of 6 people. Each of the carriages is slightly different making them all individual. All carriages have 3 bedrooms with one double and either two bunkbeds or twin rooms. The carriages all have a fully fitted kitchen with ceramic hob, BOSCH oven and

dishwasher, 2 flat screen TV's and complimentary Wi-Fi. The bathrooms are all well appointed, with showers and a separate WC.

There is underfloor heating throughout and bed lining and towels are provided along with complimentary toiletries. There is dedicated free parking onsite for 1 car per carriage. All the carriages have sea views and a trackside location to make any stay an authentic experience.

OWNERS/MANAGERS CHALET

Situated to the far end of the site and fenced with a private outdoor area and dedicated car parking space.

TWO BEDROOMS

KITCHEN/LOUNGE/DINER

FAMILY BATHROOM

3 FURTHER RAILWAY CARRIAGES

There are 3 additional railway carriages. One of which has been partially refurbished and the other which needs a total refurbishment. It is estimated that the first carriage will cost circa £30,000-40,000 to complete and the other two approximately £70,000. However, these will add significant income to the business and growth potential in years to come. Further details will be provided on request.

OUTSIDE

The site is beautifully landscaped with communal sitting out areas and garden furniture. Each carriage allows for one dedicated car parking space. No pets are allowed on site.

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GENERAL INFORMATION

THE BUSINESS

The Brunel Holiday Park is a thriving business, being the closest accommodation to the beach in the Dawlish Warren area and has proved incredibly popular since its reopening in 2019. The carriages have been finished to an exceptionally high standard which has driven business and forward bookings.

The site has excellent reviews including an overall score of 9.5/10 on Reevoo and 5/5 'excellent' on Tripadvisor. Brunel Holiday Park has received many accolades since reopening and was recently awarded the coveted 'Customers' Choice Award 2022 and 2023' by Cottages.com.

The business is owned by two couples, although, run under management at present.

Brunel Holiday Park trades year-round, with a wide ranging tariff depending on occupants and length of stay. The holiday park is available to book through many portal sites, including Hoseasons, and can be booked directly with the business through their excellent website www.brunelholidaypark.co.uk, powered by Blue Chip Holidays.

Further trading and financial information will be provided to Bone Fide interested parties following a formal viewing arranged through the Sole Selling Agents Bettsworths.

RATEABLE VALUE

2023 List: £12,000.

Please note this is not Rates Payable. 100% Small Business Rate Relief will be available to eligible parties. Interested parties are advised to make their own enquiries with the Local Billing Authority.

INVENTORY

To include furnishings and equipment as per an inventory to be supplied, but excluding the owners personal effects.

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettsworths. Tel. 01803 212021.

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