



Price

£1,850,000
Freehold

Newport Road, Apse Heath, Isle of
Wight, PO36

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8.9 miles from Ryde Catamaran & Hover Travel

8.9 miles from Fishbourne to Portsmouth Ferry

10.5 miles from East Cowes to Southampton Ferry

Whether you are looking for a complete change of lifestyle and/or development potential a truly unique opportunity has arisen to purchase a highly successful campsite on a beautifully landscaped 22-acre site.

22-acre site with 61 site pitches for motorhomes, caravans or tents

Four wooden camping pods, on site games rooms and shower block

Wild duck pond & an abundance of natural visiting wildlife

Two static caravans included

Currently only 6 acres in use





Whether you are looking for a complete change of lifestyle and/or development potential a truly unique opportunity has arisen to purchase a highly successful campsite on a beautifully landscaped 22-acre site. It is set amongst woodland, hedging and meadows and includes lovely places to cycle and walk while enjoying the local wildlife including red squirrels and a wild duck pond. Only about six acres are currently in use with a further 15 acres available for future development.

There are currently 61 pitches available for motorhomes, caravans and tents of which 57 have recently installed electricity points. Also available are two static caravans, eight fully serviced seasonal pitches and four charming wooden camping pods each designed for four people and these are ideal for those who prefer glamping to camping.

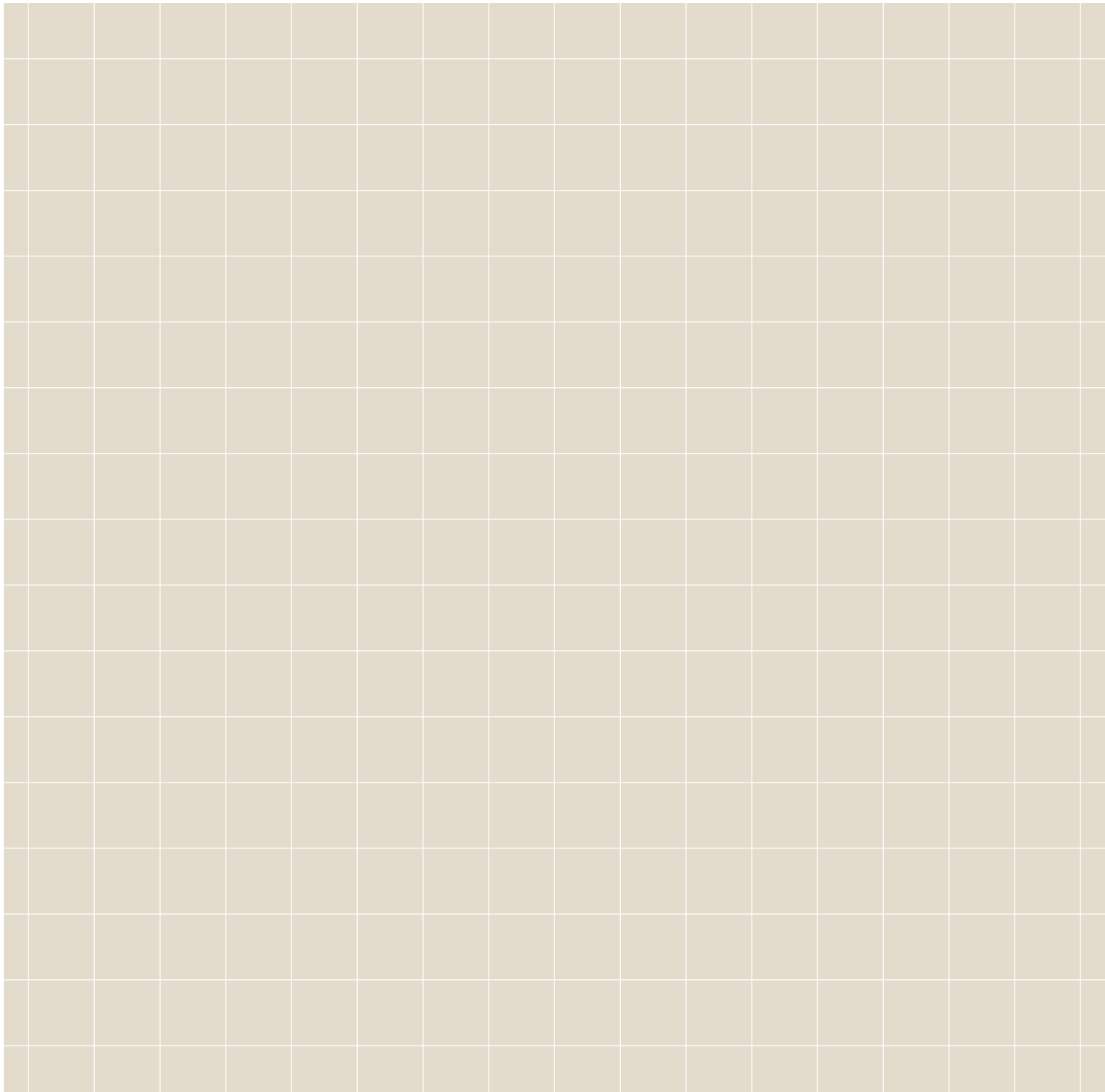
On site facilities available to the guests include a block of showers and toilets as well as the Old Barn (which gives the touring park its name). With its vaulted and

beamed ceiling this impressive building has been designed as a games room with a stone paved floor, pool table and air hockey while outside is a large terrace for al fresco dining on a sunny day. Stables and a tack room are also available if future owners are equine enthusiasts although at the moment this area is mainly used for storage.

What the owner says...

"We have been delighted to develop the campsite over the past few years and are very proud of our achievements. However, our circumstances have changed and we need to make a move so hope new owners will enjoy taking over a successful existing business that they can develop further and make it their own.

The site is easily accessible as it is on the main Newport Road and only about a couple of miles outside the charming seaside resort of Shanklin in one direction and about the same distance from Sandown on the other. Shanklin has a beautiful beach and seafront while the Old Village is charming with its thatched cottages, independent shops, restaurants and pubs as well as the Shanklin Theatre that provides a variety of professional and amateur shows for evening entertainment. Sandown includes a range of shops, restaurants, schools and its well-known pier as well as the zoo. It also hosts a number of annual events including a carnival and the lovely beach won 'Beach of the Year Award' in the BBC Countryfile Magazine Awards 2019."



For directions to this property please contact us.

Viewing: Strictly by appointment with Fine & Country's offices in:

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