



REF: 759

Pepper Pot Caravan Park & Day Time Cafe
Lower Wick, Dursley, Gloucestershire GL11 6DD

Freehold
£1,100,000

FEATURES

- Price reduced - Cotswolds caravan park and café in 3.5 acres
- 2.5 Acre park has 5 detached two bedroom static homes
- 30 pitches for touring caravans or campers with electric hook ups
- Detached facilities block with shower block, WC's & wash up area
- Planning permission for 15 additional static homes
- 70-seater café full of character set on 1 acre plot
- Lovely gardens seat 80 with large car park
- Planning permission for 7 camping pods and 4/6 additional letting bedrooms in grounds
- Self-contained four bedroom well-presented private quarters



£1,100,000
for this Freehold property,
five static mobile homes and
café trade, fixtures and fittings.



LOCATION

The Pepper Pot is situated in the peaceful hamlet of Lower Wick near Dursley in Gloucestershire, on the edge of the Cotswold Hills.

The property is surrounded by rolling farmland, traditional cottages and scenic walking routes creating a quintessentially English rural atmosphere.

Nearby local towns include Dursley, Stroud and Gloucester. Transport links are excellent with railway stations at Cam and Dursley offering direct connections to Bristol, Gloucester and beyond. Road access is straightforward via the M5 motorway.

The location is ideal for those looking to enjoy the beauty of the Cotswolds with the famous Cotswold Way Trail nearby.

Customers travel from far and wide to enjoy the benefits of this beautiful pub with the added benefit of the caravan and camping site adjacent.

PEPPER POT CARAVAN & CAMPING SITE

Very well presented 3-acre caravan and camping site with holiday permission 365 days a year.

The caravan park has a barrier-controlled entry/exit system with keypad security.

There are 5 detached modern, well presented, two-bedroom static homes with open planned lounge, kitchen/diner, bathroom and parking space.

All are owned by the business with gas and electric connected.

In addition, there are 30 hardstandings for either caravans or campers – all with electrical hook up.

Extra storage area where touring caravans are stored through the winter producing an additional rental income.



DETACHED AMENITY BLOCK

The modern detached single storey building comprises of a reception/office, wash-up area, ladies and gents shower block, ladies and gents WCs and disabled facilities.

FACILITIES AREA

Housing Calor Gas tanks electric station and sewage treatment system.

Adjacent to the caravan and camping site is:

PEPPER POT CAFE

Main Bar

Seating around 62 with additional vertical drinking space.

The Snug Dining Room offers a table for 8.

Full of character with a mixture of flagstone and stripped wooden flooring.

Throughout there's an abundance of character with beamed ceilings, half panelled walls, two huge fireplaces and a stone fronted Bar Served.

Behind the Bar Served there are trade fridges, glass washers plus other equipment.

Well presented Ladies & Gents WCs.

Commercial Kitchen

Very well presented with a full range of kitchen equipment including six-ring hob and oven, gas griddle, combination oven, two double deep fat fryers, commercial dishwasher and a full range of stainless steel refrigerated workstations.

Storeroom

Walk-in Cold Room

Cellar



PRIVATE ACCOMMODATION

Stairway leading to Main Landing
Leading to:

Lounge

(4 m x 4 m)

With beamed ceiling.

Providing direct access to:

Office (could be used as a dining room)

Bedroom 1

(2.7 m x 2.7 m)

With direct access to:

Bedroom 2

(3.5 m x 2 m)

Kitchen / Breakfast Room

(4.9 m x 2.9 m)

With wall and floor fitted farmhouse style kitchen units, integrated oven, integrated sink and plumbing for automatic washing machine.

Second Floor leads to:

Bedroom 3

(3.3 m x 2.7 m)

With beamed ceiling.

Leading to:

Bedroom 4

(4.2 m x 3.6 m)

OUTSIDE

Enclosed Storage Yard

Trade Gardens

Situated to the rear, side and front. These well-presented beer gardens measure over one third of an acre and easily seats around 80 with a children play area.

Car Park

Gravelled with outside lighting and around 50 spaces.



Planning

We understand there is planning for 8 camping pods.

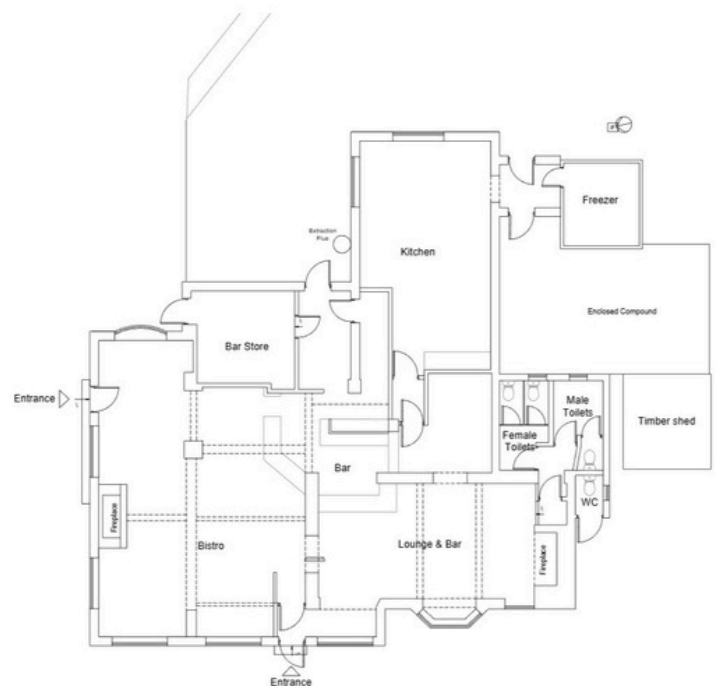
We further understand there is planning for 4/6 hotel letting rooms to be built on the ground floor adjacent to the current pub building.

PLANNING CONSENTS

Details of planning consent can be viewed on Stroud District Council website planning applications number S.22/2624/FUL, S.21/2726/VAR, S.22/2295/FUL

TENURE

Freehold.



VIEWING AND FURTHER INFORMATION

Please Call or Whatsapp:
0333 414 9999 (Monday-Friday 9am-5pm)
Bruce Sprosen 07467 947296 (out of hours)
Please Email: bruce@sprosen.com
Website: www.sprosen.com

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