



Yurtcamp Devon

Liverton, South Devon

Carter Jonas



**Yurtcamp Devon**  
**Staplehill Road**  
**Liverton**  
**South Devon**  
**TQ12 6FU**

**Glamping business with 22 yurts specialising as a wedding venue within a woodland setting of 27.85 acres with a wedding barn, thatched wedding pavilion for ceremonies, Norwegian giant tipi, linen room, office, and other outbuildings.**

On-site facilities include the Woodland Café, reception building, shower block, toilet block, parking and woodland walks.

In all extending to 27.85 acres.

For sale as a whole by private treaty.

**Carter Jonas**



**Location**

Yurtcamp Devon is located half a mile from the village of Liverton which provides a Village Hall, Primary School, store and post office and the Welcome Stranger public house. The site is conveniently located near Stover Country Park, Stover Golf Club, and the shopping and family fun park of Trago Mills. Further facilities and amenities can be found at Newton Abbot 4 miles away including a secondary school, supermarkets, railway station, racecourse, community hospital, restaurants and additional shopping facilities. Torbay is within easy reach along with Torquay (less than 12 miles). Local tourist attractions in the area include Paignton Zoo, the South Devon Heritage Railway which runs from Buckfastleigh to Totnes and Woodlands Leisure Park near Dartmouth. The National Trust properties of Coleton Fishacre and Greenway, the former home of Agatha Christie, are located nearby, close to Dartmouth in the South Hams. The South Hams with its sandy beaches of Bantham, Slapton Sands and Hope Cove are popular. The harbour towns of Dartmouth (26 miles away) and Salcombe are popular for sailing, offering moorings for boats. Dartmoor National Park, known for its tors and expansive open moorland, is easily accessible and highly popular with walkers, cyclists, wild swimmers, and horse riders due to its enhanced public access. The property has good access to the cathedral city of Exeter (17 miles) and the M5 motorway via the A38 Devon Expressway. Exeter Airport, accessed from the A30, is 19 miles away. The A38 Devon Expressway provides further access to Plymouth (29 miles away) where there is a ferry port with links to France and Spain. The Tamar Bridge (A38) connects South East Cornwall to the popular fishing villages of Looe, Polperro and Fowey along with The Eden Project.



**The Business**

Yurtcamp Devon was established in 2005 by its current owner, who developed the woodland into a glamping business specialising in weddings. It is now an established business with high levels of repeat trade of approximately 20%.

The setting of the glamping business within a 27-acre woodland means that additional glamping units could be added to the site to increase the accommodation.

The business is advertised via its own website: [www.yurtcamp.co.uk](http://www.yurtcamp.co.uk) along with [booking.com](http://booking.com), [bridebook.com](http://bridebook.com), [hitched.com](http://hitched.com).

[co.uk](http://co.uk), [weddingsecret.com](http://weddingsecret.com), [goglamping.net](http://goglamping.net) and social media including Facebook and Instagram.

The Woodland Café is currently rented to a local chef who runs an independent business with its own website: [www.woodlandcafedevon.com](http://www.woodlandcafedevon.com). The smokehouse and café serve the yurt business and cater for the weddings as well as serving external customers.

The current owner chooses to host approximately 6-14 weddings annually and offers assistance with wedding planning,

including recommendations for catering, flowers, photography, and live music. There is scope and demand to increase the number of weddings if required.

Yurtcamp Devon also offers its facilities for corporate events, including team-building activities and meetings.

The gross turnover year ending March 2022 was £170,623 (net of VAT) with a net profit of £125,646. The turnover year ending March 2023 was £86,204 (net of VAT) with a net profit of £30,050.

Teignbridge District Council granted a tent licence in August 2010 for 49 moveable dwellings under planning reference: 07/00791/COU.

The business has the potential to develop the remaining woodland for additional glamping units (up to the permitted number of 49 moveable dwellings) or to introduce wild camping.

The business is for sale due to retirement. Further trading information can be provided to bona fide purchasers.

**The Yurts**

There are 22 yurts in total, sited around the site. The Village, with 10 yurts, and the remaining 12 are located in several different areas of the woodland.

The Village features 7 larger yurts (1, 3, 4, 5, 6, 7, and 11), each accommodating 5-6 guests with one king-size bed and three single beds plus space for an additional folding bed. Additionally, there are 3 smaller yurts (2, 10, and 12) that sleep 2 guests, plus space for a travel cot. Within The Village is an open fronted timber building used as a barbecue hut with seating for guests.

Within the woodland are 5 larger yurts (9, 15, 16, 17, and 19), each accommodating 5-6 guests with one king-size bed and three single beds plus space for an additional folding bed. Additionally, there are 3 smaller yurts (14, 18, and 24) that sleep 2 guests, plus space for a travel cot.

Additionally, there are 4 larger, more secluded woodland yurts (20, 21, 22, and 23) offering a higher degree of privacy, each sleeping 5-6 guests with one king-size bed and three single beds plus space for an additional folding bed.

There are 6 luggage wheelbarrows available from the car park, with a gravel path that leads into the yurt camp, allowing guests to easily transport their luggage.

Each yurt is set on a timber decking platform and are equipped with a gas camping stove, crockery, pots, pans, cutlery, a cool box, tables and chairs, solar lighting/fairy lights, a log-burning stove and access to a fire pit.





The Café

The Woodland Café is an independent business and runs a fully licensed café serving home cooked food.

The café is in a timber building measuring 10.04m x 7.31m with up to 30 covers and offers a range of local products to sell to customers.

The accommodation provides a triple aspect with windows overlooking the woodland, a vaulted ceiling with exposed roof trusses, a wooden bar servery with a range of wooden shelving and spotlights, a built-in breakfast bar with seating, an open fireplace with ceramic tiled hearth housing a wood burning stove and two WCs. To the rear of the bar servery is a washing up area with ceramic tiled floor, stainless steel commercial kitchen including a range of shelving and a stainless steel deep bowl and double drainer sink unit.

Outbuildings

External timber bar servery with beer stations and shelving leading out onto a decking area with picnic seating under the large, mature oak tree.

Commercial kitchen of 5.24m x 3.45m within a separate timber building with servery out onto the outside seating area. Non-slip floor, LED lighting, stainless-steel kit including a wall mounted wash hand basin and pizza oven.

To the rear of the Woodland Café is a further timber building used as a storage room for the café business.



Reception Building

Timber building of 9.12m x 2.64m with a reception of 4.65m x 3.78m with a range of tourist information, a reception desk and windows overlooking the site. Accessed via a wooden pedestrian door along with a wooden glazed stable door. The remainder of the building is used as a linen store measuring 5.45m x 4.63m with a stock of linen, and a range of shelving.

Bride & Bridesmaid Changing Rooms/Conference Room

Detached timber building of 7.33m x 5.32m with power and lighting. Windows overlook the driveway and site. Glazed wooden door into the adjoining storage room of 5.25m x 1.77m with lighting and French glazed doors leading out onto the patio area to front.

Wedding Venue

A Norwegian giant tipi set on a decking area with astro-carpeted flooring.

Timber, open-fronted wedding barn measuring 20.03m x 5.00m, with power and lighting, is used for wedding dining and also serves as a games room for guests, equipped with table football, table tennis and fittings for decorative sails. The barn has timber flooring and a patio area at the front. Additionally, there is a thatched wedding pavilion used for ceremonies, complete with a terraced decking area for guest seating with wooden benches and fittings for decorative sails.

The site has a wedding licence reference No. 274 granted on the 27th November 2023 for a three year period.





**Facilities**

Gents' shower block of 13.04m x 5.58m with ceramic tiled floor, five urinals, wash hand basins, mirrors, hot air hand dryers, one WC facility and four shower cubicles. Disabled and baby changing area with WC, wall mounted wash and basin, hot air hand dryer and shower cubicle. Ladies shower block with five WCs, wash hand basins, hot air hand dryers, mirrors, hairdryers, and six shower cubicles. Separate timber toilet block with a pitched tiled roof and skylights. Gents with two WC facilities, stainless steel urinal and wash hand basins. Ladies four WC facilities and two wash hand basins. Separately accessed disabled WC facility with skylights. Utility room of 3.16m x 1.70 with wash and basin and automatic

washing machine for guests. To the rear of the shower block is a washing up area within a timber building with two stainless-steel sink units with drainers. Door into a utility room used by the business equipped with commercial washing machine, tumble dryer and shelving for cleaning products. Door through into the boiler room of 3.31m x 2.16m with two Tempest Solar hot water tanks supplying the shower block. Playground next to The Village with timber swings, climbing frame, seesaw and adventure tyre run. The woodland play area has timber swings and tunnels which were previously part of the miniature railway which was formerly on site.







### Outside

The site is accessed from Staplehill Road via an asphalt entrance that leads to palisade gates. From there, a gravel driveway leads to the communal car park, which is laid to gravel and features a mature oak tree in the centre. The car park provides parking for approximately 16-18 vehicles. A concrete ramped walkway from the car park leads up to the reception building.

Within the car park is a corrugated metal barn of 6.50m x 3.44m used for storage with power, lighting and a wooden floor. Mezzanine storage area.

Accessed to the rear of the reception building is an office of 4.03m x 3.52m with skylights, wooden flooring, lighting, broadband, power and a kitchenette area with sink unit.

Overflow car park laid to gravel with space for a further 16-18 vehicles.

An integral part of the site are the woodlands where there are numerous nature trails with streams and ponds.

Located near The Village is a timber log store of 4.56m x 2.41m with a pitched roof.

Single storey building of 9.07m x 2.36m with a concrete floor, power, lighting and breezeblock elevations, currently used as a workshop.

### Method of Sale

The property is offered by private treaty, inclusive of trade inventory to include furnishings, equipment, fixtures and fittings in relation to the business but excluding the fixtures, fittings and equipment within the Woodland Café including the commercial kitchen, washing up room and the wood burner.

### Tenure & Possession

The freehold interest is being offered for sale with vacant possession available on completion, subject to the tenancy agreement pertaining to the Woodland Café.

### Planning

Planning permission was granted by Teignbridge District Council in August 2007 under reference: 07/00791/COU for the change of use from miniature railway park (Use Class Sui Generis) to holiday let accommodation with yurts and ancillary facilities (Use Class Sui Generis).

### Services

The site is serviced by mains electricity and water with a private drainage system.

### Rateable Value

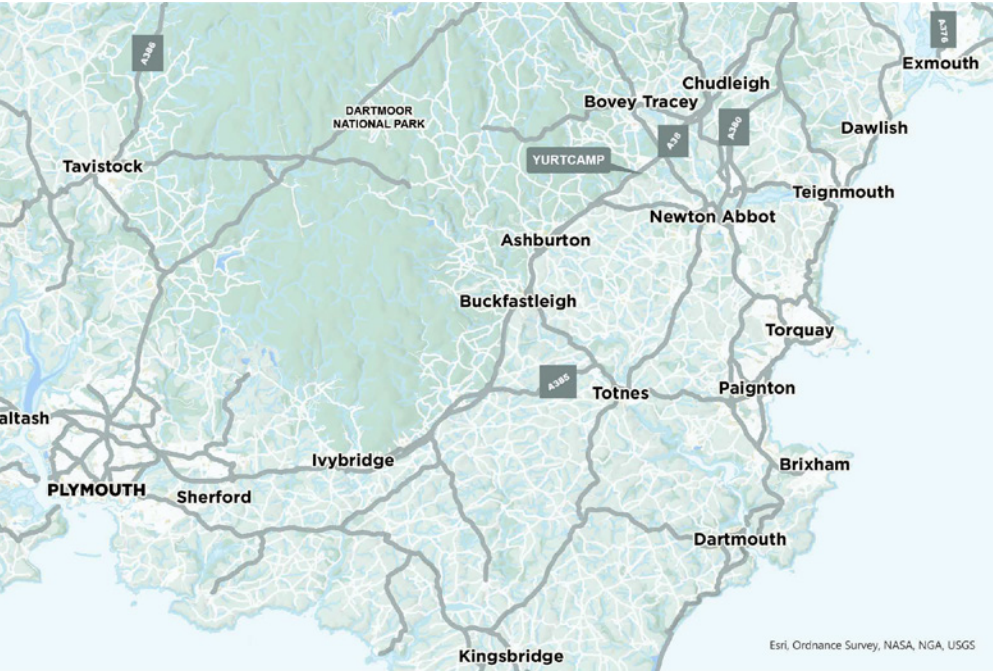
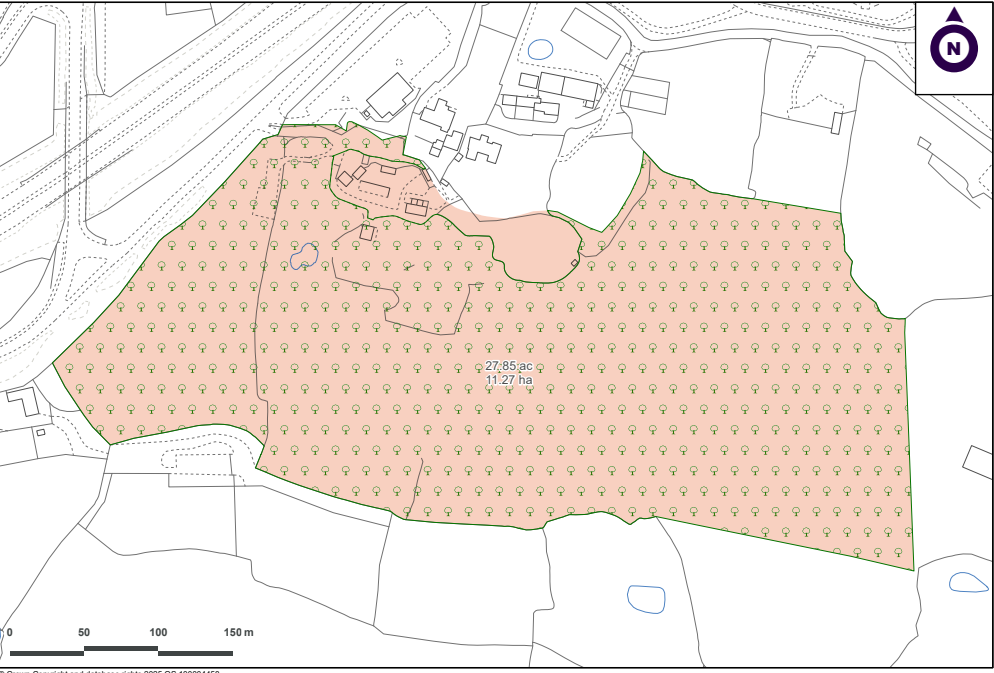
According to the Valuation Office, the premises has a rateable value of £17,750. Interested parties are advised to make their own enquiries.

### Local Authorities

Teignbridge District Council  
[www.teignbridge.gov.uk](http://www.teignbridge.gov.uk)

### Viewings

Strictly by appointment with agents Carter Jonas.







## Leisure

01823 428 590 | [leisure@carterjonas.co.uk](mailto:leisure@carterjonas.co.uk)

07968 216 596 | [stephen.richards@carterjonas.co.uk](mailto:stephen.richards@carterjonas.co.uk)

Quad 4000, Blackbrook Park Avenue, Taunton, Somerset, TA1 2PX

## National Rural Agency

07880 084633 | [andrew.chandler@carterjonas.co.uk](mailto:andrew.chandler@carterjonas.co.uk)

One Chapel Place, London W1G 0BG

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