



Summer/Autumn 2009

portfolio

Holiday properties available for sale and to let,
plus the latest news, information, analysis
and comment from HLL Humberts Leisure.



National adviser to the BH&HPA

HLL HUMBERTS LEISURE

CHARTERED SURVEYORS
PROPERTY SPECIALISTS TO THE HOLIDAY PARK & PARK HOME INDUSTRIES



who to contact

HLL Humberts Leisure has a team of specialist property professionals who can help you make the most of your holiday park, lodge development or park home estate. Here are a few key people to speak to:

Agency

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Charlie Mason BA(Hons) MSC,
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Peter Smith BA(Hons) MRICS,
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Rating

Peter Boghurst MRICS
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Valuation & professional advice

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Martin Reed MRICS IRRV,
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Planning & site licensing

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Property Portfolio Summer/Autumn 2009

HLL Humberts Leisure provides professional property expertise to the leisure industry in the UK and overseas. We have a team of dedicated chartered surveyors who specialise solely in the holiday property sector. Our expertise and in depth knowledge of holiday property is reflected in our role as National Advisers to the BH&HPA.

HLL Humberts Leisure is committed to offering a personal, professional service, tailored to your specific property requirements. We offer:

National coverage our offices in London, Skipton, Brighton, Cardiff and Winchester offer a truly national service.

A wide selection of holiday and park home estate property businesses for sale throughout the UK supported by high quality brochures and supporting information memorandums, which provide potential purchasers with all necessary data required to make informed purchasing decisions.

Information regular bulletins updating clients on subjects relevant to the holiday property sector (as well as the wider leisure market from marinas to hotels and golf courses).

Professional services a full range of professional services from site licensing, planning, rating and valuation advice.

Please visit **www.humberts-leisure.com** for a comprehensive list of leisure properties that are on the market, together with up to date news and information.

If you would like assistance in finding or acquiring suitable property, ask about our acquisition service, a flexible and effective means of providing tailored, professional, market-based advice and support in your property purchase.

In addition to the properties listed in this Portfolio, we are also handling a number of confidential instructions. Please contact Peter Smith, John Mitchell or Charlie Mason on the numbers opposite for further information.

We look forward to discussing your holiday property requirements with you and trust that you will find this issue of our Portfolio to be an interesting and informative read.

welcome

- 4 News
- 6 Planning Policy
Government proposals for Planning Policy to support economic prosperity.
- 8 Rating Revaluation 2010
Act quickly and you could save £50 on each 'Desk-Top Appraisal'.
- 9 Recently Sold and Under Offer
Holiday Parks and Park Home Estates
- 10 Holiday Parks
A range of caravan parks and lodge developments for sale.
- 15 Park Home Estates
Properties for sale.
- 16 What can HLL Humberts Leisure do for you?
Specialist advice and support for the Holiday Park and Park Home Estate industry.

Market Update

During the first 6 months of 2009, many UK holiday caravan parks have experienced surprisingly good trading results, with caravan sales volumes generally in excess of 2008 levels. However, sales margins are increasingly under pressure, partly to take account of the consumer's reduced disposable income, but also due to cost increases of caravan stock.

Pitch fees remain the bedrock of most caravan park businesses; combined with little evidence of occupancy reductions or lowering of pitch fee levels, there is strong confidence in the continued profitability of the holiday sector as a whole. Cash businesses which generate significant letting income - lodges, static hire fleet, touring and tenting parks - are generally most favoured in the marketplace.

Most residential parks have been experiencing relatively low profit margins (as park home sales and commission sales have not been forthcoming) particularly where overheads are combined with the cost of debt servicing. However, a number of operators are reporting increased sales this year where both individuals and park owners are being more realistic in their asking

prices for homes. But in this period of low interest rates and the uncertainty of other investments, fully-occupied residential parks do offer a secure return for investors (plus RPI indexed increases when inflation occurs) and the medium-term prospect of increased new and commission sales as the market recovers.

Caravan park sales are being achieved in the following categories:

- distressed property (in receivership, administration or 'forced sale' situations, known by the market to be on a limited timescale for disposal);
- small (and therefore low-priced) parks, where funding may be easier to obtain;
- high value locations (including 'special purchaser' interest in adjoining/nearby parks); and
- reasonably priced parks which offer a steady yield/income stream

The continued scarcity of debt funding, as a result of the reduced appetite of lending institutions to lend, increased sensitivity towards risk and more onerous terms, gives a greater opportunity for equity funds and cash-backed groups to enter and dominate the marketplace. Suggestions that the recession is 'bottoming out' will fuel the cash-buyer's confidence all the more and there are a number of operators who have historically operated on low debt ratios seeking deals in the market.

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Register your details

HLL Humberts Leisure's team of specialist Holiday Property professionals can help you make more of your investment. Whether you are looking to expand an existing park, acquire a new park for a portfolio, redevelop or enhance a site, resolve a planning issue, or enter the holiday property market for the very first time, HLL can help. Depending on the information you provide we can tailor make our services to meet your needs. Additionally, we receive a number of confidential instructions, which can only be marketed to individuals and companies who have registered their requirements with us.

If you have not already registered on our database, your requirements have changed, or you would like to update your contact details, please contact one of our offices or visit our website.

London

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South East

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North

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Broughton Hall
Skipton BD23 3AE
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South

Westgate House
39-41 Romsey Road
Winchester SO22 5BE
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f: 01962 835 961

South West & Wales

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www.humberts-leisure.com



Parks Industry Annual Conference

The government recognises the BH&HPA as one of the most effective trade associations. The Director General Ross Pritchard is a passionate and highly effective advocate for the industry and the branch network provides an excellent foundation to ensure its services are fully understood by the grassroots of the industry.

The annual conference is an important and well established element in this service. In 2009 the event was held at the Hilton Hotel Blackpool, in the middle of a snowy and recession hit winter. However the 560+ delegates came away from the conference inspired and cautiously optimistic after an excellent mix of lectures and work shop sessions.

Whilst there were understandable concerns regarding the potential for selling park homes and holiday homes in the currently depressed market, there was also a growing belief that the holiday market in the UK should benefit from a strong euro and consumers' concerns about travelling abroad.

The impressive range of speakers included Ruth Badger - one of Sir Alan Sugar's Apprentices, David Edwards from VisitBritain, Stuart Porteous - Head of RBS Group Economics and Simon Llewellyn the government's senior civil servant responsible for park home policy. Members were provided with useful pointers on how to maximise their revenue on parks by Mike Evans of the Retail Group, and a team from Tozers Solicitors had prepared some amusing video footage to complement their talk on employment issues.

HLL Humberts Leisure was much in evidence with Directors leading work shop sessions and the team hosting a steady stream of visitors to our stand.

The business sessions are complemented by well established evening entertainment. JLT Leisure hosted a party for delegates at the Blackpool Pleasure Beach with a Viva Las Vegas theme. One of our clients Tony Ashton triumphed in the competition for the most extravagantly and outlandishly dressed. Before attending the event he called in to our drinks party already in full party attire, and we can all vouch for our agreement with the judges' decision!

At the traditional Black Tie Banquet held on the last evening, Mike McCann handed over the National Chairmanship to Malcolm Kent. HLL Humberts Leisure is proud to have acted for both of them over the years. We wish Mike a happy and well earned rest and Malcolm great success in his new office.

We will leave the last words to Mike McCann "I am not underestimating the challenges but I would point out our long tradition of providing quality and service to our customers; to the strong dollar and euro that militate against foreign travel; to the way this industry works together and to a strong trade association, which provides guidance and advice and which so eloquently makes our case to government.

We must be proactive, resourceful and embrace any changes necessary to our business model and operating systems... but few industries support one another the way we do through BH&HPA."

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Holiday Park valuation in a changing market

In the current economic climate the valuation of holiday parks, particularly for loan security purposes, offers even greater challenges than usual. Banks and other lending institutions are exercising a considerable degree of caution in assessing the risks associated with loans and even those customers with impeccable payment records can be subject to what seems (to them at least) unreasonable scrutiny.

Much of this arises where the business has historically derived much of its income from caravan sales. Last year (2008) seems to have been a particularly bad one for sales - hardly surprising perhaps in view of the constant stream of bad news associated with the economy generally. An air of gloom pervaded all, even those sectors where the optimist might have found a few crumbs of comfort. The collapse of a number of holiday home manufacturers did nothing to dispel concerns.

This year (2009) shows signs of improvement. Some of the manufacturers have come out of receivership. Demand for holiday homes (especially second hand ones) has shown an element of recovery even leading to shortage of supply in some areas. Drastic cuts in production by manufacturers may have been an over-reaction.

How does this impact on valuation? Holiday park valuations are based on the concept of a trading entity and much store is often set by historic accounts. Banks understandably wonder how far (if at all) previous trading performance will be carried forward. As those in the industry

are aware, the holiday caravan park is a very flexible business. Take just one example: whilst sales in the current market may flag, opportunities exist for creating or enlarging a hire fleet to take advantage of increased demand from weekly or short-break holidaymakers. Those empty pitches could be potentially valuable, not to mention the custom that additional footfall on the park can bring to bars, clubs and other leisure facilities. And an enjoyable week-long "taster" in a hire fleet caravan this year could lead to a possible sale for next.

Valuers need to ensure that scope for changes in the operational profile of the park along these lines is fully explained in any report, showing ways in which "lost" revenue can be made up. It may be that in due course the emphasis will return once again to caravan sales and the valuer might need to project forward to show a model changing in response to public expectations. These subtle but important nuances are vital to an accurate assessment of value, underlying the critical importance of ensuring that anyone instructed to value a park has the necessary expertise and experience of the industry to produce a robust report. HLL Humberts Leisure is well placed to provide just that type of service and we look forward to assisting you.

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Thorough preparation makes for progress



Martin Taylor - Director, HLL Humberts Leisure reports on Government Proposals for new Planning Policy to support Economic Prosperity

With the economic downturn, getting your development proposals right has been more important than ever. The development needs to be commercially viable to bring you the right return for your risk and to be attractive for any loan funding you may require. At the same time the development needs to fit with national, regional and local planning policy if you are to gain planning permission.

Over the last year, HLL Humberts Leisure's Planning and Consulting teams have been helping clients to prepare for new developments. Our Consulting team can assess the market for new holiday property development and advice on the right size and type of development to address that market and form a viable scheme for loan funding. The Planning team can advise on the right scheme to address planning policy, and prepare and take the applications through the planning system, often with the Consulting team providing supporting evidence on tourist accommodation need and economic impact.



But which should you address first, viability or planning? Ideally, the two should be run in parallel. There is no point in applying for planning permission for a scheme that is ultimately unviable/unfundable. Equally, there is no point working up a commercially viable development that will not get planning permission. Often a developer who already operates similar holiday operations may have a good general idea of what is likely to be viable. Equally in some areas such as National Parks, Areas of Outstanding Natural Beauty, or the South East and South West in general, getting planning permission is going to be difficult, so it may be better to concentrate your resources on planning before spending too much time on refining the scheme. Indeed, in such areas, whether the project has planning permission will be seen as a key risk by potential funders.

During the year, we have noted that it is getting more difficult to negotiate amendments with planning officers once the application has been submitted. A significant proportion of income for planning departments comes from the Planning Delivery Grant which is dependant on determining applications within their 8 or 13 week deadlines. Less and less authorities will therefore negotiate or accept amendments during the consideration of the application as this is likely to take it beyond the decision date. Pre-application meetings and correspondence are therefore often vital to success in getting across to local planning authorities the economic and social benefits associated with new development proposals.

Relatively few applications for development in the countryside are able to pass smoothly through to approval at first attempt. Quite often it is necessary either to resort to appeal or re-submission. If your application has been refused on the principal of development, then there is little choice other than to appeal. However, if it is refused on other grounds, we would normally recommend a re-submission, hopefully to gain permission second time around, or if not, to reduce the matters to be debated at appeal.

By way of example the Planning team have been co-ordinating an application for 138 holiday lodges adjacent to a market town in Lincolnshire. The Council refused the application for being in an unsustainable location in the open countryside – a matter we believe we can win at appeal. However, the Council also added a raft of other Landscape, Ecological and Highways reasons for refusal. Therefore further work has been carried out to address these reasons and the application has been re-submitted for determination.



Where our Clients have achieved planning permission, we provide consultancy in support of loan funding. This has included a 120 acre site just 10 minutes drive from the world renowned Lake District National Park where planning consent has been granted for 449 holiday homes without any seasonal limitation, together with complementary facilities, including restaurants, bars, fitness club and spa. The Consulting team has undertaken a full Business Plan, with detailed financial projections and economic impact assessment, in order to support bids for funding and grant assistance. HLL Humberts Leisure are also providing a formal valuation on the site.

The Government has recently published a draft new national Planning Policy Statement (PPS) on Planning for Prosperous Economies for public consultation. Following the recommendations of the Killian-Prety Review the new PPS seeks to streamline the many strands of planning guidance on economic development into a single new document. Four existing planning statements; PPG4 on economic development, PPS5 on planning zones, PPS6 on town centres and the economic development policies in PPS7 on development in rural areas have therefore all been merged into the proposed new PPS.

In so doing, the draft PPS also attempts to address some of the key findings of the Matthew Taylor Report which was critical of the effect of rigid planning controls on the sustainability of rural economies. In our view, what makes rural communities sustainable is maintaining sufficient numbers of local residents and visitors to support local shops and facilities.

In the Minister's Forward, the government states that planning has a key role to play in facilitating economic growth. This may come as a surprise to many developers who often find that the planning system is the main thing which frustrates any proposals for new development that could provide economic growth in support of urban or rural economies.

Policy EC12 provides some powerful and welcome support for applications for economic development. Planning authorities are told they should 'adopt a positive and constructive approach towards planning applications for economic development ... in both urban and rural areas' and that 'in determining applications for economic development [they] should consider proposals ... favourably unless there is good reason to believe that the social, economic and/or environmental costs of development is likely to outweigh the benefits'.

This seems rather removed from the current approach adopted by many local planning authorities in response to the Planning Delivery Grant, where, if the application isn't quite right, authorities would rather refuse the application under delegated powers within the time limit than negotiate improvements and risk the danger of the application being determined outside the determination period, especially if it has to go to Committee. Whatever happened to Planning, and Democracy?

If you are thinking of new development proposals, please feel free to contact the Planning and Consulting teams for advice on the potential market, viability, prospects for and best strategy to achieve planning permission. Our Planners and Consultants work closely with each other, and with other holiday property and home park specialists in the Company, to provide a dedicated and professional service to developers and operators across the UK.

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By contrast, an application for 60 holiday lodges and 37 tent pitches in a small settlement at the edge of the South Downs was refused solely for being within a Local Strategic Gap. National Planning Policy frowns on such designations, which also no longer have any support from Regional Policy. Therefore, in this instance the Planning team has submitted an appeal to be determined at a Public Inquiry in late September this year. The team's Director will be providing evidence at the inquiry as Expert Witness on Planning Policy, Tourist Accommodation Need and Economic Impact.

Achieving planning permission for new development seems to get more difficult each year with more and more information required. Our planning consultants have become expert in producing and co-ordinating an ever increasing number of supporting documents to address policy considerations. Members of the Planning team can put together the Planning Statement, Design & Access Statements, and straightforward layout and masterplans. External specialists are briefed to provide Tree Reports, Ecological Appraisals, Landscape Impact Reports and Flood Risk Assessments. Our own Consulting team provides supporting Tourism Accommodation Need and Economic Impact Assessments.

Through the preparation and provision of such information in support of applications and through attention to detail, permission can be obtained. During this year the planning team's successes include:

- 75 static holiday caravans at a holiday park in North Yorkshire;
- 20 static holiday caravans at a holiday park in Cornwall;
- Use of land for 30 park homes at a village in Bedfordshire;
- 15 fishermen's cabins in an Area of Outstanding Natural Beauty following a Planning Inquiry;
- Extension to a holiday park with 12 lodges around a fishing lake, following an Appeal by Informal Hearing; and
- Securing permanent consent and an increase in touring caravan pitches in the Yorkshire Dales National Park

In addition, we have supported many other existing operators in achieving planning permission for warden's accommodation, extensions to season, and improved park facilities.



Save £50 on each Desk-Top Appraisal

The Valuation Office Agency (VOA) are currently putting final touches to the 2010 Rating Revaluation.



From beach huts to harbours, from kiosks to quarries - all non-domestic property will be assigned a new Rateable Value intended to represent the annual rental value of the property as at 1 April 2008 on certain statutory assumptions. The VOA anticipate publishing the draft Rating List in October 2009 and at that time all occupiers will be notified of the proposed 2010 Revaluation assessment together with a Summary Valuation showing how the assessment has been calculated.

For many of the more common categories of property, for example shops, offices and industrial premises, there is no shortage of rental evidence that can be analysed to establish Rateable Values; but what about the National Gallery or Waterloo Station or Alton Towers?

In fact, there are many classes of property where little or no rental evidence is available to the valuer and to overcome this problem Valuation Schemes specific to the many different classes of property have been devised which enable a Rateable Value to be calculated.

Some Valuation Schemes have regard to accounts information, others to the cost of construction or even to a complex formula, but in each case the objective is the same, namely to arrive at an annual rent or Rateable Value.

HLL Humberts Leisure has considerable experience in rating valuation of holiday property and park home estates.

Holiday Caravan Parks, Chalet Parks and Touring Caravan Parks

HLL Humberts Leisure as national advisers to the BH&HPA has dealt closely with the formulation and review of a Valuation Scheme for holiday caravan parks, touring caravan parks and chalet parks, and towards the end of 2008 was involved in central negotiations with the VOA who had signalled their intention to revisit the Valuation Scheme and make changes which would have been to the detriment of the industry.

In the event, the VOA made a number of concessions which together with improvements to the scheme ensure that any increases in rating assessments will be kept to a minimum.

The main achievements of the central negotiations may be summarised as:

- No increase in the valuation basis in respect of fleet caravan parks or privately owned caravan parks;
- No increase in the valuation basis in respect of touring caravan parks;
- The valuation of twin unit caravans maintained at a conservative level;
- No increase in the percentage rate to be adopted in respect of the income from twin unit caravans;
- An increase in the threshold of which certificated locations become rateable;
- No presumption that seasonally sited touring caravans should result in an increase in value;
- New caravans awaiting sale but not connected to services will not be brought into assessment.

HLL Humberts Leisure's close involvement with the formulation and review of the Valuation Scheme for holiday caravan parks, touring parks and chalet parks position the company as one of the leading professional rating surveyors in this specialist area. We are again offering a "Desk-Top Appraisal" service to clients to check Summary Valuations for a fixed fee of £150 plus VAT (per assessment). **As a special offer, clients who apply for the service before 30 September 2009 will receive our service at the special price of £100 plus VAT (per assessment).**

Conclusion

The 2010 Revaluation may well lead to potentially incorrect assessments and with HLL Humberts Leisure's advice and expertise in these sectors we can assist you in minimising your Rateable Value and more importantly the rates payable.

HLL Humberts Leisure has always been an expert in rating matters and has now invested in new software to provide clients with an even better rating service, leading from initial assessments to appeals through to settlement with along the way estimates of savings/liabilities and how the various intricacies of the rating system (rate in the £, types of relief etc) can affect the amount you may pay.

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Sold

Pear Tree, Dorset
Guide £2 million (confidential sale).



Sold

Waterside Village, Suffolk
Guide £1.5 million.



Sold

Heron Cottage, Lincolnshire
Guide £485,000.



Sold

Hampton Loade, Shropshire
Guide £625,000.



Sold

Leighraven, Warwickshire
Guide £250,000.



Under offer

Three Star Park, Bedfordshire
Guide £4.25 million.



Under offer

Badwell Ash Holiday Lodges, Suffolk
Guide £1.2 million.



Under offer

Mill Marina Caravan Park, Northamptonshire
Guide £1.1 million.



Under offer

Ty Mawr Holiday Home Park, West Wales Coast
Guide £1.35 million.

For sale

Scottish Borders



A prime holiday static and touring/tenting park in country estate setting

- 20.2 hectares (50 acres) in total, on edge of prestigious market town only 20 miles from Edinburgh
- Site Licence for 200 caravans plus 30 caravans/tents on rally field. Recent consent for a further 60 holiday static/lodge pitches
- Currently 60 holiday static and 170 touring/tenting pitches plus 34 serviced twin pitches on new development
- Leisure facilities in attractive courtyard setting with restaurant/licensed bar
- Elegant Georgian (Category B Listed) mansion with offices and apartments
- Gate lodge (let), amenity buildings and staff accommodation. Extensive woodland and grounds

For sale freehold (feuhold). Guide price £4.2 million.

Contact

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For sale

Berwickshire



A prime coastal holiday static and touring park in the Scottish Borders.

- Approximately 4.85 hectares (12 acres)
- Planning permission for 118 statics, 2 chalets and 80 touring pitches
- Bar complex, restaurant, amusement arcade, fish and chip shop and dive shop (including compressor)
- Detached owner/manager's accommodation

For sale freehold (feuhold).

Guide price £3.3 million.

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For sale

Dumfries and Galloway



Attractive holiday/residential park overlooking the Irish Sea

- Coastal park of 9.1 hectares (22.5 acres) with elevated sea views
- Site Licence for 125 holiday or residential pitches (area reserved for touring/tenting pitches)
- Currently 56 holiday (owned), 3 hire and 15 residential units sited. 35 vacant pitches. 13 touring pitches with hook-ups
- Owner/manager's detached 4 bed bungalow, shop, games room, amenity block

For sale freehold (feuhold). Guide price £2.5 million.

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For sale

South Lincolnshire



An established and well-developed holiday park in countryside setting

- Site Licence for 75 holiday static pitches, 11 month season.
- Comprises 3.56 hectares (8.8 acres) plus adjoining land of 1.55 hectares (3.8 acres)
- 37 owners, 10 hire, 19 vacant pitches
- Recently-converted, licensed clubhouse
- Manager's bungalow, plus workshop/stores

Freehold for sale.

Guide price £1.7 million

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For sale South Coast, Kent



Well established public house and holiday static park

The public house benefits from a good sized restaurant, 5 letting bedrooms and the potential to refurbish two further bedrooms. The Caravan Park is spaciouly laid out, has high quality services and benefits from large pitches. Included in the sale is an owner's house and bungalow.

- 32 serviced 16' wide pitches – 19 private owners, 12 hire fleet and 1 vacant
- Large public house/carvery restaurant with letting rooms over (available separately)
- 4 bedroom house with annex
- 2 bedroom bungalow (currently let)

For sale freehold as a whole or in two lots. Guide £2.1 million.

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For sale Cumbria



A well situated holiday park between the Lake District & Yorkshire Dales

- Site licence for 51 holiday lodge and static pitches of which 48 are owner-occupied
- Approximately 4.03 hectares (9.96 acres) in total
- Land with potential for further development
- Profitable and established business
- Four bedroom detached dwelling (currently let)

For sale freehold.

Guide price £1.9 million.

Contact

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For sale County Durham



An exciting opportunity to develop a well located holiday park in a woodland setting

- Extends to approximately 6.88 hectares (17 acres) in total
- A total of 99 pitches comprising of 79 static & 20 touring pitches
- 4 bedroom bungalow
- Reception incorporating shop and owner's lounge

For sale freehold.

Guide price £1.9 million.

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For sale Yorkshire coast



A mixed development of holiday statics and lodges close to popular Yorkshire coast resort

- Site Licence for 51 holiday chalets
- Approximately 2.26 hectares (5.6 acres) in total
- Development of 43 modern lodges & older chalets, with 3 vacant pitches
- Edge of attractive village
- Planning permission for a owner/manager's dwelling

For sale freehold.

Guide price £1.4 million.

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For sale

West Sussex



A prime mixed park, with modern lodges and planning for further units

- On the instructions of N.R.L. Burd MRICS LPA Receiver
- 7 Pinelog twin lodges (letting fleet) with consent for 4 more
- Consent for 18 holiday statics – 11 sited, 10 hire fleet and 1 on annual licence
- 2 residential caravans (let on AST's) and 22 touring pitches with electric hook – ups
- Toilet block, launderette and outbuildings
- 4 bedroom house with private garden (lot 2)
- In all about 3 acres

**For sale freehold as a whole or in two lots.
Offers in the region of £1.35 million**

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For sale

Yorkshire Coast



A profitable holiday static park with cliff top views

- Comprising approximately 0.53 hectares (1.3 acres) in total
- Site Licence/development for 37 static pitches
- Exceptional static pitch fee income of £2,782 to £2,932 exclusive
- Owner/manager's 3 bedroom bungalow

**For sale freehold.
Guide price £1 million.**

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For sale

Suffolk



Period style 5 bedroom farmhouse with profitable leisure lifestyle holiday letting business

- Planning permission for 5 lodges
- Self-contained barn office/annex
- 2 lodges sited plus 2 further serviced vacant bases
- Space for the siting of the 5th lodge
- Potential for additional lodges (subject to planning)
- In all about 5.95 hectares (14.69 acres) of gardens and agricultural land with additional outbuildings

**For sale freehold.
Guide price £940,000.**

Contact

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For sale

The Fens, South Lincolnshire



Mixed holiday touring and static park with consent to convert tourers to statics

- 24 static pitches – 18 private, 3 hire fleet and 3 vacant pitches
- 18 touring pitches (mainly seasonals) – with consent to convert to 16 holiday statics
- 2 holiday cottages and toilet block/outbuilding with consent to develop into 3 further holiday cottages and a family room
- 3 bedroom owners/managers house with private garden
- Park office, tourist information unit and 2 garages
- In all about 0.98 ha (2.4 acres)

**For sale freehold as a going concern.
Offers in the region of £895,000.**

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For sale

North Pennines



A newly refurbished holiday park with development potential

- An attractive holiday park of 3.64 ha (9 acres) in total
- Village location adjoining open countryside, with good access to major road links
- Site Licence for 42 holiday statics with currently 41 holiday static pitches developed
- Potential consent (subject to confirmation) on an adjoining field for 31 holiday static and 6 touring pitches, with planning for warden/manager's accommodation
- Established business with profitable caravan sales.

For sale freehold.

Guide price £890,000.

Contact

Peter Smith BA(Hons) MRICS, Skipton
e: peter.smith@humberts-leisure.com t: 01756 799 271

For sale

Ayrshire



Mixed holiday park in scenic rural location, with further potential

- Approximately 14 acres in total
- Planning permission for 74 holiday chalets in total, of which 4 are currently developed
- Planning permission for 50 holiday statics, 33 owners units sited
- Former hotel/hostel, licensed club (currently non-operational) and 2 semi detached cottages
- The site is currently managed under a short term licence, but vacant possession can be negotiated

For sale freehold (feuhold) or may let.

Offers invited.

Contact

Peter Smith BA(Hons) MRICS, Skipton
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For sale

Yorkshire coast



A holiday lodge/static development site on the edge of a prime Yorkshire resort

- Planning permission for a total of 19 log cabins or holiday statics
- Approximately 1.2 hectares (3 acres)
- Show lodge already sited
- Potential for residential development

For sale freehold.

Guide price £750,000.

Contact

Peter Smith BA(Hons) MRICS, Skipton
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For sale

Warwickshire



Prime second home development site in water sports setting with additional consent for a house

- Planning for 21 lodges
- Planning for fisherman's clubhouse, water sports complex and 6 bedroom house
- Lakes for fishing and all water sports
- In all about 90.8 acres in a mature setting

For sale freehold.

Offers invited in excess of £750,000.

Contact

Charlie Mason BA(Hons) MSc, London
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For sale

Inverness-shire



A profitable, award-winning lodge letting business near Loch Ness

- Total area approximately 0.6 hectares (1.54 acres)
- 5 x 2 bed detached holiday lodges (3 star graded)
- Detached 4 bed (letting or owner's) residential lodge (4 star graded)
- Sheltered location, yet highly popular tourist region

Freehold/feehold for sale as a going concern.

Guide price £495,000.

Contact

Peter Smith BA(Hons) MRICS, Skipton
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For sale

Northumberland



Public house and holiday static and touring park

- On the instructions of Ian Green and Nick Reed of PricewaterhouseCoopers, acting as joint administrators
- A charming pub and holiday park within 1.21 hectares (3 acres) in countryside setting and with main road frontage
- Consent for 23 holiday static pitches and additional touring and tenting area. Majority of static bases developed. Modernised toilet block facilities
- Pub accommodation includes public bar, lounge bar/restaurant and snug, together with catering kitchen and 2 letting bedrooms. Barn extension with permission to be converted to manager's accommodation

For sale freehold. Guide price £400,000.

Contact

Andrew Moore BSc(Hons) MRICS, Skipton
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For sale

Derbyshire



A good-sized, profitable park home estate in a pleasant countryside location

- Extends to 2.2 hectares (5.4 acres)
- Attractively developed with 47 owner-occupied park homes sited
- Total income of over £1,300 per pitch per annum (net)
- Plus letting income, equating to £67,500 per annum
- Twin unit park home (let) included in sale
- Consent for conversion of former toilet block to 2 studio dwellings

For sale freehold.

Guide price £1.5 million.

Contact

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For sale Lancashire



Established park home estate close to a traditional seaside resort

- Comprises approximately 0.78 hectares (1.88 acres)
- Site Licence for 40 units with planning permission for an additional 2 units (now developed)
- 15 twin and 20 single units currently sited
- Strong pitch fee income of £49,600 in total
- Easily-managed park

For sale freehold.
Guide price £1.15 million.

Contact
Peter Smith BA(Hons) MRICS, Skipton
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For sale Cheshire



A well located park home estate in a popular residential location

- Site Licence for 21 park homes
- 11 twin and 10 single units sited
- Pitch fees of between £91.46 and £122.98 pcm inclusive
- Easily managed business

For sale freehold.
Guide price £750,000.

Contact
Peter Smith BA(Hons) MRICS, Skipton
e: peter.smith@humberts-leisure.com t: 01756 799 271

For sale Cheshire



Small, easily-managed park home estate in prime village location

- Planning permission and Site Licence for 8 residential pitches
- 5 twin and 3 single park homes sited (1 twin and 1 single for sale privately)
- Income of approximately £11,000 per annum inclusive, plus commissions
- Well situated in desirable Cheshire village with excellent access to motorway links

For sale freehold. Guide price £320,000.

Contact
Peter Smith BA(Hons) MRICS, Skipton
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For sale Suffolk



A small park home estate with development potential

- 4 licensed pitches
- 1 private home – pitch fee £114 per month
- 1 vacant twin 2004 Grampian Homeseeker
- 2 vacant pitches – 1 for a 40’ twin and 1 single

For sale freehold.
Offers in the region of £200,000.

Contact
John Mitchell BSc MRICS, London
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Charlie Mason BA(Hons) MSc, London
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CHARTERED SURVEYORS
PROPERTY SPECIALISTS TO THE HOLIDAY PARK & PARK HOME INDUSTRIES

HLL Humberts Leisure provides specialist property expertise to the leisure business industry across the UK and overseas with dedicated professionals working in ten distinct leisure business sectors.

Holiday Property

Caravan Parks
Lodge Developments
Holiday Villages
Cottage Letting Complexes
Club Membership Resorts
Park Home Estates

Hotels

London/City Centre Hotels
Resort Hotels
Commercial/Business Hotels
Country House Hotels
Motor Lodges and Budget Hotels

Golf

International Golf Resorts
Golf Hotels and Country Clubs
Proprietary Golf Clubs
Pay and Play Golf Centres
Driving Ranges and
Golf Academies
Golf Development Sites

Sports Complexes and Venues

Racecourses
Stadia
Grandstand Hospitality Boxes
Tennis Centres
Squash Clubs
Dry Ski Slopes
Health & Fitness Clubs
Playing Fields/Sports Grounds
General Sports Complexes
Shooting Schools

Urban Leisure

Cinemas and Theatres
Night Clubs and Discotheques
Indoor Bowling Centres
Snooker Clubs
Integrated Retail and Leisure Complexes
Children's Nurseries

Water-Based Leisure

Coastal & Inland Marinas and Related Development
Multi-use lakes
Fisheries

Visitor Enterprises

Theme Parks
Tourist Attractions
Heritage Centres
Historic Buildings
Factory Shopping
Children's Play Centres

Public Houses and Licensed Property

Pub Restaurants
Theme Bars
Tenanted and Managed Public Houses
Wine Bars
Freehouses

Funding

Sale and leaseback
Introduction to sources of equity and debt finance
Specialist VCT Leisure Fund

Institutional Property

Schools
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South

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What can HLL do for you?

Our Holiday Property team offer tailored advice, support and professional property services to the holiday park and park home industries and can help you make the most of your leisure property.

Valuations

For all types of leisure property, for balance sheet purposes, purchases, sales and for raising finance for acquisition or further development.

Professional services

Rent reviews and lease renewals for both landlord and tenant, rating, litigation, dilapidation claims and all other professional matters for all types of leisure properties.

Agency

Acquisition, sale and leasing of leisure related property in the UK and overseas.

Marketing

Integration of direct mail, advertising, public relations and other publicity material to achieve the widest exposure and the optimum sale.

Consultancy

Feasibility studies, viability testing and development option appraisal on a full range of leisure business and property proposals to ensure correct conceptualisation and successful implementation.

Finance

Funding for leisure industry schemes. Advice on availability of funding packages, together with introductions to sources of equity including the Leisure and Media VCT plc and debt finance.

Development/Investment

Arrangement of an integrated service including site acquisition, valuation, planning, funding and ultimate disposal, together with advice on the selection of other professional intermediaries.

Planning

Planning appraisal, planning history research, planning applications and appeals, expert witness, enforcement notice, licensing and technical advice in the pursuance of leisure-related property development proposals. Site finding and assessment.

Research

Property market appraisal, leisure market research and trends monitor, competitor analysis, demographic catchment and visitor profiling, economic impact measurement.

