

VIEWING AND FURTHER INFORMATION

Viewing of the property is strictly by appointment only and any enquiries must be made through the sold selling agents.

To request an Information Pack or arrange to view the property, please contact the sole selling agents:

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- 9 These particulars were produced in August 2010 and the photographs were taken previously.

HLL HUMBERTS LEISURE

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APPLEGROVE LODGE PARK

LIMESTONE ROAD › BURNISTON



A MIXED DEVELOPMENT OF
STATICS AND LODGES CLOSE
TO THE SEASIDE RESORT OF
SCARBOROUGH

HLL HUMBERTS LEISURE

CHARTERED SURVEYORS
INTERNATIONAL LEISURE BUSINESS CONSULTING

APPLEGROVE LODGE PARK

- SITE LICENCE FOR 51 HOLIDAY CHALETs
- APPROXIMATELY 2.26 HECTARES (5.6 ACRES) IN TOTAL
- PLANNING PERMISSION FOR A OWNER/MANAGER'S DWELLING

LOCATION

Applegrove Park is located in the Village of Burniston on the East Yorkshire coast with Scarborough approximately 4.5 miles to the South East, with Whitby 16 miles to the North West and York 45 miles to the South West.

There is a wide range of local attractions for the holidaymaker in the area including Scarborough Castle, The Sealife Centre, Kinderland and beautiful beaches, all found in Scarborough.

The property also has excellent access to explore the North Yorks Moors National Park along with the North Yorks Moors Railway and with the Cleveland Way and Yorkshire Wolds way walks within easy reach.

DESCRIPTION

Applegrove Lodge Park extends to approximately 2.26 hectares (5.6 acres) in total with a site licence for 51 holiday statics of which 40 are currently owner-occupied with 4 vacant pitches.

The park is on sloping ground with views of the surrounding hills with a narrow entrance road in which opens out to the main park. Development is currently in progress to the North East of the site with improved site roads and brick-paved parking areas being supplied.

There is a mixture of old chalets and new twin lodges with static caravans and CCTV linked throughout the park.

PLANNING PERMISSION

The park currently has planning permission and a Site Licence for 51 holiday chalets with a season from 1 March to 31 January the following year. There is a planning permission which has been granted for a 3 bedroom owner/manager's house which is to be tied to the park with only the garage built to date. A further planning permission has been granted for a bulk gas supply to be brought on park.



TENURE AND RIGHTS OF WAY

The property is for sale freehold. There are no rights of way across the property but there is a wayleave across some of the land for electricity lines.

SERVICES

We are advised that the following services are available:

- Electricity:** A mains underground supply providing amps to all the holiday homes.
- Water:** Metered mains supply
- Drainage:** Mains supply plus a septic tank for 4 caravans.
- Gas:** Bottled gas is currently available. There is a planning permission allowing the siting of an LPG tank although works have not yet been completed.

Agents Note: The services have not been tested or investigated and prospective purchasers should satisfy themselves as to the nature and adequacy of each of the services prior to commitment to purchase.

LOCAL GOVERNMENT TAXATION

The current entry in the 2010 Valuation List is as follows:

Description: Caravan Park and Premises
Rateable Value: £11,500

The Uniform Business Rate (UBR) for 2010/2011 is 40.7p.

TRADING INFORMATION

The 2010 pitch fee is currently £3,563 including VAT but excluding services. Each lodge has a 12 month agreement and there is a 20 year age limit rule which is currently used on a discretionary basis. There is also an additional charge of £480 for rates, grass cutting and streetlighting. There are no staff employed on the park and the latest two sales were both New Hampshires which sold for £88,000 and £89,000 respectively.

