

BEACH VIEW CARAVAN PARK



VIEWING AND FURTHER INFORMATION

Viewing of this property is strictly by appointment only as residents are not aware that the park is for sale. All enquiries are to be made via the sole selling agent only and unauthorised approaches may be disregarded by our client.

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.

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CAYTON BAY · SCARBOROUGH

A HOLIDAY STATIC PARK WITH CLIFF TOP
VIEWS CLOSE TO A MAJOR YORKSHIRE RESORT

HLL HUMBERTS LEISURE

CHARTERED SURVEYORS
INTERNATIONAL LEISURE BUSINESS CONSULTING

BEACH VIEW CARAVAN PARK CARAVAN PARK



LOCATION

Beach View Caravan Park is situated in a stunning cliff-top position overlooking Cayton Bay, only 3.5 miles to the south of the popular seaside resort of Scarborough. The park is adjacent to the footpath to the beach, with an excellent view of the beach and the long distance views available.

Cayton Bay is located on the A165 between Filey (4 miles) and Scarborough, with access to the A64 towards York (43 miles) and further connection via the motorway network from the A1 (M) a further 11 miles to the west.

Beach View Caravan Park is ideally situated for access to the beaches and resorts along the Yorkshire Coast, as well as being within easy reach of the North York Moors National Park. Attractions such as Castle Howard, Eden Camp, Flamingoland, the North York Moors railway, and the historic City of York including York Minster, Yorvik Viking Museum and the National Railway Museum are all accessible for day-trippers.

DESCRIPTION

Beach View Caravan Park is accessible from the A165 at a traffic light intersection, accessed via a tarmac drive leading down to the park which has a CCTV and bollard system in operation. The cliff top location has stunning views of both the beach, sea and the park and extends to approximately 0.52 hectares (1.13 acres) with the main footpath to Cayton Beach opposite. The park is developed for 37 holiday static pitches with some car parking areas and areas between caravans laid to grass.

BEACH VIEW BUNGALOW

To the eastern end of the property lies the owner's 3 bedroom bungalow offering spacious accommodation at ground floor and basement levels. The property includes quality fixtures and fittings with under-floor heating and tiled floors, double glazing and insulation throughout.

The accommodation briefly comprises:

Porch
Hallway leading to
Main Lounge/dining room – L-shaped with inset modern fire and cove lighting
Fully fitted kitchen – with a range of wall and base units, granite worktops and built-in hob/oven
Double bedroom 1 – with ensuite bath/shower room
Double bedroom 2 – with ensuite shower room
Loft Area – fully insulated and boarded with electric points providing a useful playroom/informal sitting room, together with storage space.

Lower Ground Floor – to include a 3rd bedroom and ensuite bathroom, dressing room and sitting room.
Family Bathroom.

Outside – To the front of the property there are brick pavier parking spaces with small lawned areas to the side and rear.

PLANNING

We are advised that the use of the property as a caravan park originated before 1960 and under the Caravan Site and Controls of Development Act 1960, has received permanent planning consent by virtue of the issue of a Site Licence. The Licence allows for no more than 37 static caravans to be sited at any one time, with occupation permitted from 1st March to 4th January in any year.

Full planning permission for the replacement of an existing dwelling was granted in June 1997 by Scarborough Borough Council. The occupation of the dwelling is confined to a person or persons solely employed in the operation of the caravan park and members of their immediate family.

TENURE

The property is available for sale freehold as a going concern with a right of way from the A165 shared with an adjoining residential property.

SERVICES

We are advised that the following services are available to the property:

- Electricity: Three phase mains supply, with separate supply to the bungalow with a mixture of 16 and 20 amp supplied to holiday pitches.
- Water: Metered mains supply, with separate meters installed to each pitch.
- Drainage: Gravity-fed to mains with drainage to bungalow via fuel pump system to mains.
- Gas: Bottled gas is supplied to the bungalow for heating/cooking.

Agent's Note: The services have not been tested or investigated. Purchasers should satisfy themselves as to the nature and adequacy of services prior to commitment to purchase.

LOCAL GOVERNMENT TAXATION

We are advised that the entry in the 2005 Valuation List is as follows:

Description	Rateable Value
Caravan Park and Premises	£13,450

We are advised that the bungalow is Council Tax Band C with the caretaker's caravan (number 10) is Band A.

TRADING INFORMATION

There are currently 31 owner-occupied static caravans sited on the park with 6 empty pitches. The 2010 pitch fee is £3,563 including VAT but excluding services with an additional £480 payable for rates, grass cutting and lighting. The caretaker does not pay a pitch fee.

