

Golden Imp Chalet Park

Cliff Road, Hornsea, East Yorkshire



*An attractive investment opportunity comprising
28 modernised timber chalets with recent planning permission for a further
7 units, in an ideal location on the edge
of the popular Yorkshire Coast resort of Hornsea.*

FREEHOLD FOR SALE

HL HUMBERTS LEISURE
CHARTERED SURVEYORS
INTERNATIONAL LEISURE BUSINESS CONSULTING

Golden Imp Chalet Park

Cliff Road, Hornsea, East Yorkshire

- Total of 0.645 hectares (1.59 acres).
- Ground rents of £2950 (including water charges) from 1st January 2010.
- All year round holiday use.
- Opportunity for ongoing assignment and resale income.
- Planning permission for a further 7 units.
- An easily-managed, profitable business with low overheads.
- Freehold for sale as an operational entity.

Location

The chalet park is situated on the northern edge of the popular Yorkshire Coast resort of Hornsea, close to a local shopping parade and within easy reach of town centre shops and services, as well as the beach and other leisure attractions.

Hornsea is located on the popular East Yorkshire coast, with attractions in the area including Hornsea Pottery, Hornsea Mere and the Freeport Shopping Centre. Nearby is the historic market town of Beverley, with its impressive Minster, racecourse and attractive original buildings.

Further afield are the seaside resorts of Scarborough and Whitby, with a wealth of places to visit such as the City of York, Castle Howard and the North York Moors National Park (including attractions such as Rievaulx Abbey and the North Yorkshire Moors Railway).

Description

Golden Imp Chalet Park extends to 0.645 hectares (1.59 acres) or thereabouts, being rectangular in shape and with access from Cliff Road. The property has well defined, fenced borders and is serviced via a concreted and tarmacadam-surfaced road, leading to a car parking area for visitors and with numbered spaces for occupiers.

There are a total of 28 timber-clad chalets sited, together with an area for 7 further chalet units. The holiday chalets are laid out with grassed areas and pathways between units, as well as areas of landscaping and tree-planting.



All the 28 holiday chalets are currently owned by third party occupiers for all year round holiday use, although the park home is available with vacant possession upon completion.

The chalets are all of similar style, being single storey cedar-clad units with tile-effect pitched roofs. Individual owners have taken pride and care in refurbishing the chalets internally, many of these now with a distinct 'studio feel' that significantly adds to their market appeal.

Services

We are advised that the property has connections to the following services:

Electricity: Mains supply. Chalets have individual meters

Water: Mains (single meter).

Drainage: gravity-fed to mains

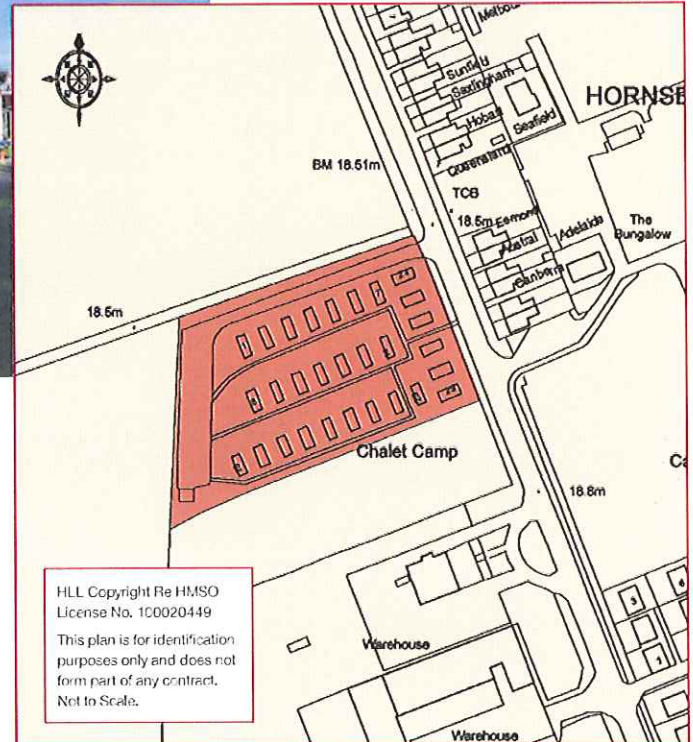
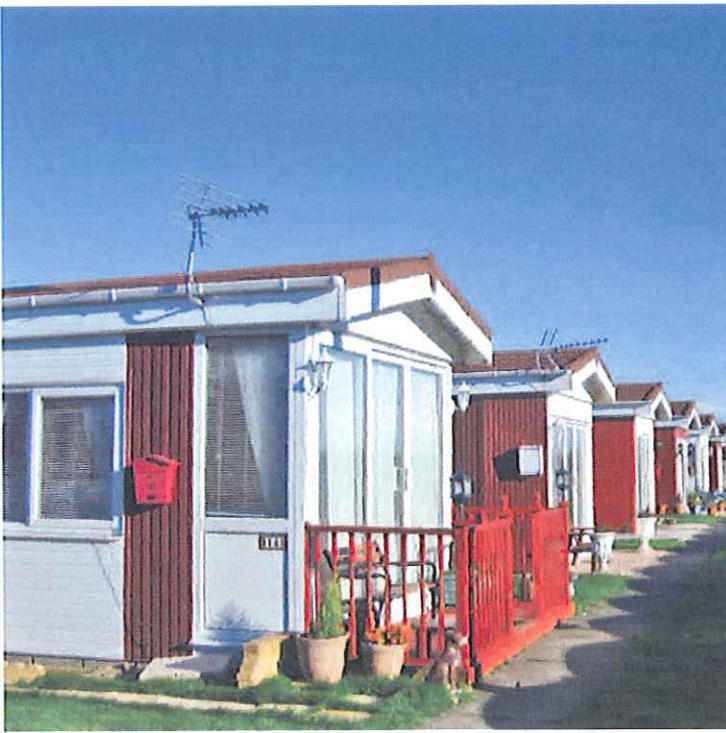
Agent's Note – We have not tested or investigated the services to the property, and prospective purchasers should satisfy themselves as to the nature and adequacy of these services prior to commitment to purchase.

Rateable Value

Upon enquiry, we are advised that the current entry in the 2005 and 2010 Valuation Lists are as follows:

Description	Rateable Value
Chalet Park and Premises (2005 list)	£8,100
Chalet Park and Premises (2010 draft list)	£9,400

The standard multiplier for 2010/11 is 41.4p in the £, and the smallbusiness multiplier is 40.7p in the £.



Town Planning and Other Licences

We are advised that the property has the benefit of existing planning permission for use as a holiday chalet park, with the holiday season recently extended from 10½ months to all year round holiday use. Planning permission has recently been granted for a further 7 holiday chalet units to the South Western part of the property.

As the properties are classified as 'built structures' (not caravans), a Site Licence is not required in order to operate the business.

Trading Information

The holiday chalet business has been established for many years, but recently has undergone a substantial upgrade to meet modern market requirements and demand. The chalets have all been sold to third parties who occupy on yearly holiday licences.

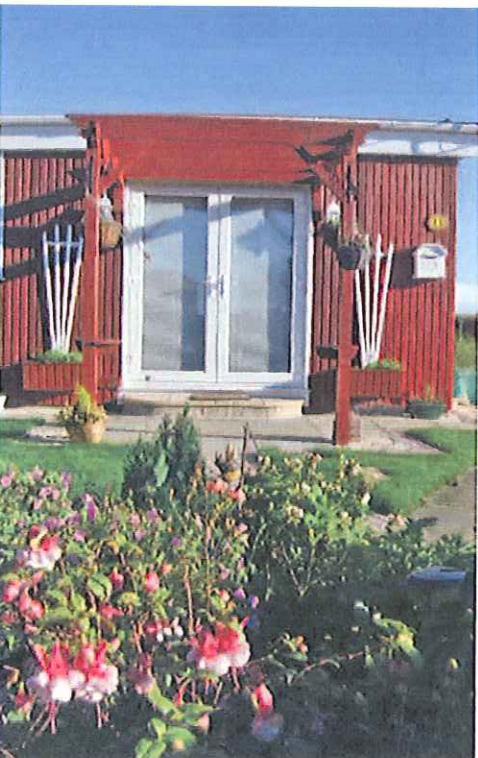
The ground rent for the 2009 season was £2,700 inclusive of water charges, and from January 2010 the ground rent was £2,950 inclusive. General rates are charged back separately, with electricity charged back from individual meters.

Chalet resales are permitted on the basis of payment of a 'block fee' (a plot/pitch retainer charge) of £3,000 per assignment (paid out of the purchase price), plus 15% commission on the remainder.

Further trading information is available to seriously interested parties upon request.



Golden Imp Chalet Park



Tenure and Rights of Way

The property is freehold and we are advised that there are no rights of way affecting the property. A public footpath runs along the outside of the northern boundary.

Terms of Sale

The property is sold as an operational entity to include trade fixtures, fittings and equipment. Any stock will be available separately by agreement upon Completion.

Viewing and Further Information

Viewing of the property is strictly by appointment only via the sole selling agents, HLL Humberts Leisure. Prior to making an appointment to inspect the property it is firmly recommended that interested parties satisfy themselves with regard to the particulars of sale set out above and the status of the sale in order that they do not make a wasted journey to the property.

Further information is available to seriously interested parties on request to HLL Humberts Leisure. Please contact our northern office on 01756 799271 or email peter.smith@humberts-leisure.com.

Important Notice

Humberts Leisure for themselves and for the vendors of this property for whom they act give notice that:-

Humberts Leisure for themselves and for the vendors or lessors of this property for whom they act give notice that :

- 1 These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract.
- 2 Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.
- 3 Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
- 4 It should not be assumed that any contents, furnishings, furniture or equipment are included in the sale, nor that the property remains as displayed in the photographs. No assumption should be made with regard to parts of the property that have not been photographed.
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- 6 It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser.
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- 9 These particulars were prepared in April 2010 and the photographs were taken previously.

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