

# For Sale

## Pound Farm

Crook, near Kendal,  
Cumbria  
LA8 8JZ

July 2011



- A profitable and established holiday business in highly a sought-after Lake District location
- Easily accessible park close to Kendal and Windermere
- Total area about 2.02 hectares (5 acres)
- 14 holiday lodge pitches (10 owners and 3 hire lodges plus 1 warden's static sited)
- 10 touring and 10 tenting pitches all with hook-ups
- Substantial stone barn conversion, recently refurbished as 4 holiday apartments, plus modern management offices.
- Freehold
- Guide Price £1.15 million

**For further information or an appointment to view please contact:**

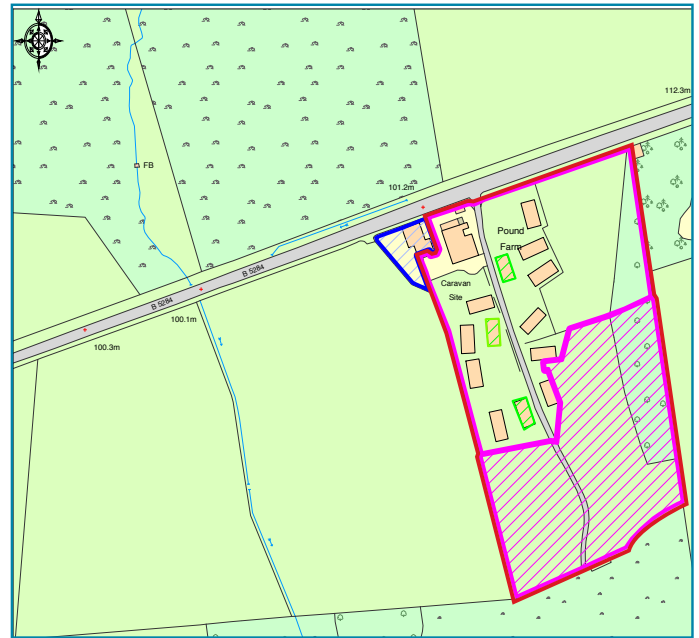
**Peter Smith**

T: 0113 292 5500

E: [peter.smith@humberts-leisure.com](mailto:peter.smith@humberts-leisure.com)

**08449 02 03 04**

**[gva.co.uk/humbertsleisure](http://gva.co.uk/humbertsleisure)**



## Location

Pound Farm is situated in an attractive and unspoilt position within the Lake District National Park, yet only 8 km (5 miles) from Kendal and with easy access to the A592 dual carriageway, leading to the M6 at junction 36.

The property is in an excellent location for exploration of the South Lakeland area, with Lake Windermere approximately 9 km (5½ miles) to the west, and with a wide range of visitor attractions and places of interest in the area including Windermere Lake Cruises, the Lakeside and Haverthwaite Railway, Hilltop (Beatrix Potter's residence) various National Trust properties including Townend, Stagshaw and Sizergh Castle, plus Rydal Mount (Wordsworth's Lake District home) and a whole host of other places of interest are within easy reach. The Lake District provides an ideal location for walking, sailing, climbing, cycling and a wide variety of other outdoor activities.

Pound Farm has frontage to the B5284 close to the hamlet of Crook, with attractive countryside views.

## Description

Pound Farm extends to approximately 2.02 hectares (5 acres) and comprises a mixed holiday development of lodges, holiday apartments and touring/tenting pitches.

There are 13 twin unit holiday lodges (10 owner-occupied plus a further 3 hire pitches) with a warden's static sited, together with consent for 20 touring and tenting pitches. In addition there is a large detached traditional stone building with 4 high quality holiday apartments and an office suite (with potential for conversion to 2 further holiday apartments).

### The holiday lodges

Developed to an exceptional standard, there are a total of 13 twin unit lodges sited, (with scope for a further lodge unit) with access via a gravelled site road and featuring traditional stone walling, private garden areas and car parking spaces, and incorporating mature trees and other landscaping together with low level street lighting and fire points. The lodge development comprises 10 owner-occupied and 3 hire lodge units, plus a Warden's static caravan.

Each lodge pitch has individual connection to mains electricity and water, with additional connections to the private sewerage treatment plant. There is a visitor car parking area close to the park entrance.

## Touring caravan park

The touring/tenting park is located at the western end of the property, with the main gravelled access drive leading to a gated entrance and gravelled car parking area. There are 20 electric hook-up points available, with part level, part sloping grassed areas for tenting pitches, with some mature trees and traditional stone walling giving both character and shelter.

A separate area to the south of the lodge development is used for 28 day tenting.

The toilets and shower facilities are located close to the main entrance adjoining the farmhouse and comprise the following:

- 4 separate wc and wash rooms
- Separate gents wc
- 2 unisex shower rooms
- Covered wash up area with 2 Belfast sinks and space for washer and drier

## The holiday apartments

This substantial detached stone building with pitched slate roof provides accommodation on 2 and 3 floors, and has been extensively and tastefully modernised to provide 4 substantial self-contained holiday letting apartments, together with an office suite of approximately 2,000 square feet on 3 floors. The accommodation comprises:

### Stable cottage (Ground floor, 2 bedroom)

Lobby, kitchen/breakfast area, lounge, double bedroom 1, twin bedroom 2, bathroom/shower and wc.

### Hay loft (First floor, 2 bedroom)

Lobby, kitchen/breakfast area (steps down to) lounge, double bedroom 1, twin bedroom 2, bathroom/shower and wc.

### Rockside (Ground floor, 2 bedroom)

Enclosed porch, lounge/dining area (steps to) kitchen, laundry/ store, double bedroom 1, twin bedroom 2, bathroom/shower and wc.

### Bankview (Ground and first floors, 4 bedroom)

**Ground floor:** Entrance hallway, kitchen, (steps down to) lounge/ diningroom, twin bedroom 1. single bedroom 2, shower/wc

**First floor:** Double bedroom 3, double bedroom 4, bathroom/wc.

### Office suite

**Lower Ground Floor:** Reception, kitchenette, rear office 1, wc and disabled wc.



**Ground Floor:** Office 2 (with balcony), office 3

**First Floor:** Open office (with velux windows), separate wc

**Outside**

Undercroft for workshop/store

Separate garage with double doors used as a workshop.

Diesel tank.

**Services**

We are advised that the property as a whole has the benefit of the following services:

- **Electricity** 3 phase metered mains supply
- **Water** Metered mains supply
- **Drainage** Private sewage treatment plant (compressed air driven)
- **Gas** Underground bulk gas tanks serving the holiday lodges and apartments. Oil storage tank for farmhouse.

**Agent's 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	Rateable Value	Effective Date
Caravan Park and Premises	£28,250	1 April 2010

It is understood that the holiday accommodation and office suite accommodation are included within this assessment.

**Planning permission and site licence**

There is planning permission for a total of 14 holiday static pitches, 10 touring and 10 tenting pitches on the park (as contained within the current development areas) subject to occupation of the various pitches being between 1 March and 6 January in the following year, but with all year round use (either for residential (for local residents) or holiday occupancy) of the holiday apartments.

The office has planning consent for B1 use.

**Trading information**

The 2011 pitch fee for the owner-occupied lodges is £ \_\_\_\_\_ inclusive of VAT, but exclusive of water and general rates.

3 hire fleet lodges are let through Hoseasons and in 2010 they achieved an average of ----% occupancy and generated approximately £ \_\_\_\_\_ net of commission and VAT. Booking levels to date indicate forward bookings of approximately ----- weeks per unit for 2011.

Since mid 2009, the 4 holiday apartments have been available through Hoseasons for weekly and short break lettings. These apartments have also achieved impressively high forward booking levels, with ----- weeks, including short breaks, booked to date for 2011.

The range of tariffs for weekly and short break lettings (inclusive of VAT) are as follows:

Tariff Summary	Short Break (Low)	Short Break (High)	Week (Low)	Week (High)
Lodge 2, Hayloft Apartment	£228	£427	£325	£610
Lodge 3, Stable Cottage, Rockside Apartment	£277	£489	£395	£699
Bankview Apartment	£317	£557	£470	£795

Touring and tenting tariffs for 2011 are as follows:

( Small table to be inserted)

Management accounts for the year to 30 September 2010 are available to seriously interested parties upon request.



## Tenure and basis of sale

The property is freehold and is sold as an operational entity, including land, buildings, fixtures, fittings and equipment and goodwill. Arrangements for access to the adjoining farmhouse will be required and temporary access to the toilet and workshop areas will be provided (subject to consent for the relocation of facilities elsewhere on the park).

Access to services is currently shared with the farmhouse including the private sewerage treatment plant, water, electricity, gas and telecommunications,.

We have been advised that the property may be subject to VAT on the sale price, and purchasers should allow for VAT at the prevailing rate upon any sale price agreed between the parties.

## Further information and viewing

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 as set out and the status of the sale in order that they do not make a wasted journey to the property.

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

**Peter Smith**

T: 0113 292 5500

E: [peter.smith@humberts-leisure.com](mailto:peter.smith@humberts-leisure.com)

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