

ROSEVALE CARAVAN PARK

SANDYBED LANE › SCARBOROUGH

A LODGE OR STATIC DEVELOPMENT SITE ON THE EAST YORKSHIRE COAST

- Planning permission for a total of 19 log cabins/static caravans
- Show lodge already sited
- Total area 9.2 hectares (22 acres)
- Planning consent on approximately 1.2 hectares (3 acres)
- For sale freehold



LOCATION

Rosevale Caravan Park is located approximately 1/2 mile to the South East of the coastal resort of Scarborough, with Whitby 20 miles to the North West and Bridlington 17 miles to the South East.

There is a wide range of attractions and activities in the area some of which include The Sealife Centre, Kinderland and Scarborough Castle, all in Scarborough.

DESCRIPTION

Rosevale Caravan Park extends to approximately 9.2 hectares (22 acres) with planning permission for 19 statics or log cabins on approximately 1.21 hectares (3 acres).

The park is on land which curves around the top of a valley with views across. There is currently one lodge developed at the entrance to the park and two holiday statics on short term agreements.

LODGE 1

A substantially built timber lodge with large verandah to side and back, with wheelchair access. On entering the lodge there is:

Porch (with burglar alarm)

Open plan lounge, diner, kitchen with vaulted ceiling and inset lights

Bedroom 1 - Double bedroom with walk in wardrobe and separate wc.

Bedroom 2 - Double bedroom with walk in wardrobe

Bedroom 3 - Single bedroom

Family bathroom - Bath, separate shower, wash hand basin and wc.

PLANNING PERMISSION

The park initially had planning permission granted on 6th April 1970 for 19 statics (with an 8 month season) with a further permission granted on 13th June 2005 to change from statics to log cabins with a 11 month season.

A letter clarifying the current planning situation has been issued by the Council, indicating that the lodge already sited does not have to be removed to comply with the permission for 19 holiday statics.

TENURE AND RIGHTS OF WAY

The property is for sale freehold and there are no rights of way across the property.



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SERVICES

We are advised that the following services are available:

- Electricity: Underground mains supply
- Water: Metered mains supply
- Drainage: Gravity fed system to mains
- Gas: There is a supply available on Lightfoot's Lane

Agent's Note:

The services have not been tested or investigated and prospective purchaser's should satisfy themselves as to the nature and adequacy of each of the services prior to commitment to purchase.

LOCAL GOVERNMENT TAXATION

There is currently no rating assessment listed.

VIEWING AND FURTHER INFORMATION

Viewing of the property is strictly by appointment only and all enquiries are to be made via the sole selling agents:

HLL Humberts Leisure
2 Stable Courtyard
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