

Jaybelle Park

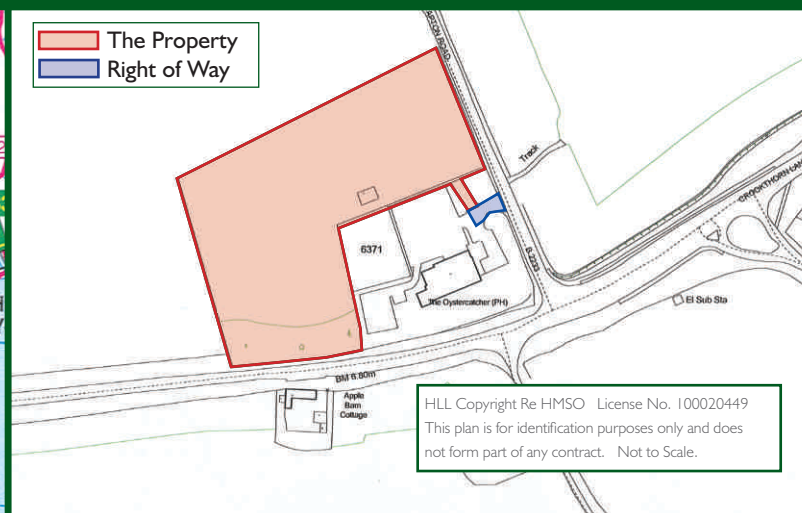
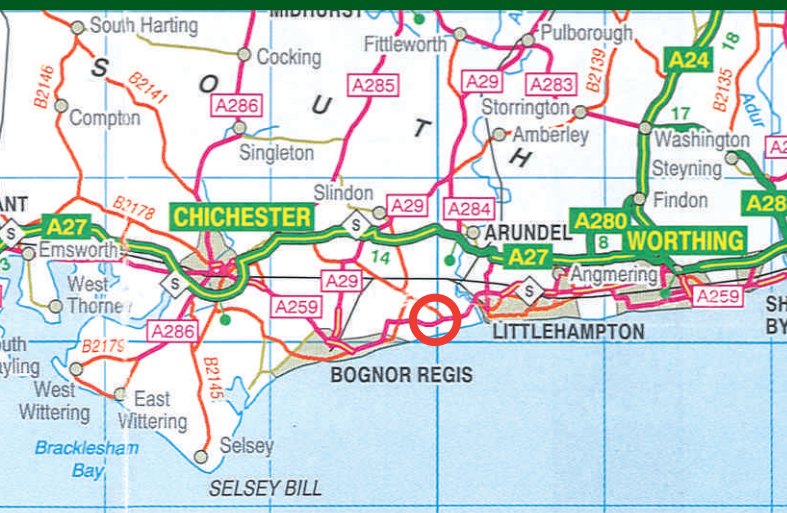
Holiday Development Site

Yapton Road · Climping · Littlehampton · West Sussex



Prime holiday development site for lodges/static caravans, close to the coast

For Sale Freehold



Background And The Opportunity

Jaybelle Park Holiday Development Site is an excellent opportunity to develop a holiday caravan / lodge site close to the prime West Sussex coast and within easy reach of London and the South East. The existing consent is for 59 static caravans within an area of approximately (1.62 ha) / 4 acres which should command a high premium in terms of both sale value and / or rental return, and maybe suitable for timber-clad lodges.

Location

Jaybelle Park stands in a rural location adjacent to the Oystercatcher Public House which in turn fronts onto the A259 at its junction with the B2233, Yapton Road. The A259 is the main coastal route between Bognor Regis (3 miles) and Littlehampton (2 miles). The coast is accessible at Atherington, approximately 1 mile to the south of the property. West Sussex is a popular tourist destination providing a wide range of visitor attractions to include Arundel Castle, Butlins Holiday Centre Bognor Regis, Petworth House, Chichester and Goodwood, together with the South Downs which are designated for National Park status.

Communications to the property are good with access to the A27 main coastal trunk route approximately 5 miles to the north which in turn leads into the A23 / M23, A3(M) and M27 motorways. Central London is approximately 75 miles to the north and is likely to provide the majority of second home owners to this site.

Description

The property is approached via a shared access off the B2233 and the site comprises 4 acres which is surrounded by relatively mature trees which provide a good screen from the roads and the public house. The Oystercatcher Public House is currently a good quality country inn providing a wide range of pub meals.

Planning Consent

Planning consent is fully in place for use of the site for up to 59 holiday static caravans or timber-clad lodge units which will cover the overall site, including one unit which is reserved for a warden / site manager / owner. The holiday lodges have 12 month use subject to the site owner maintaining a list of primary addresses for each lodge / caravan owner. A site licence has been granted for a development of up to 28 lodges / caravans on standard terms and the unit numbers

will be increased as the development progresses. A revised site licence application for 41 lodges is now pending.

Services

All mains services are readily available to the site and the vendor obtained quotations in 2007 for their connection to the property as follows:

Mains water – new 2" main - £24,534.67 exclusive of VAT

Electricity - £30,015 exclusive of VAT

Gas - £24,855.50 exclusive of VAT

Drainage - Mains drainage connection available in Yapton Road. Southern Water study indicates need to increase drainage pipe capacity downstream over a length of 109m from 300mm to 375mm pipe. This has not been costed to date.

Tenure

The property is held freehold unencumbered and there is a right of access over the car park of the Oystercatcher Public House in order to gain access to the site.

Terms Of Sale

The site is offered for sale freehold. The vendor will wish to place a restrictive covenant over the land that it may not be used in the future for any form of open storage and there is an existing restrictive covenant against the development of a public house.

Viewing, Directions & Further Information

Viewing of the property is strictly by appointment through HLL Humberts Leisure. To book an appointment, please contact John Mitchell BSC MRICS, Paul Barnes BSC (Hons) MRICS or Carolyne Mitchell-Innes on 020 7629 6700. 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 and the status of the sale in order that they do not make a wasted journey to the property.

Directions: The property is approached via the car park to the side and rear of the Oystercatcher Public House which in turn lies on the junction of the A259 and B2233 road to / from Yapton and close to the village of Climping. The postcode is BN17 5RN.

A further information pack to include planning and site licence documents, service connection details etc is available from the vendor's sole agents, HLL Humberts Leisure.

Important Notice

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5. Any areas, measurements or distances referred to herein are approximate only.
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9. These particulars were first produced in March 2008 and the photographs were taken previously.

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CHARTERED SURVEYORS
PROPERTY SPECIALISTS TO THE HOLIDAY PARK AND PARK HOME INDUSTRIES

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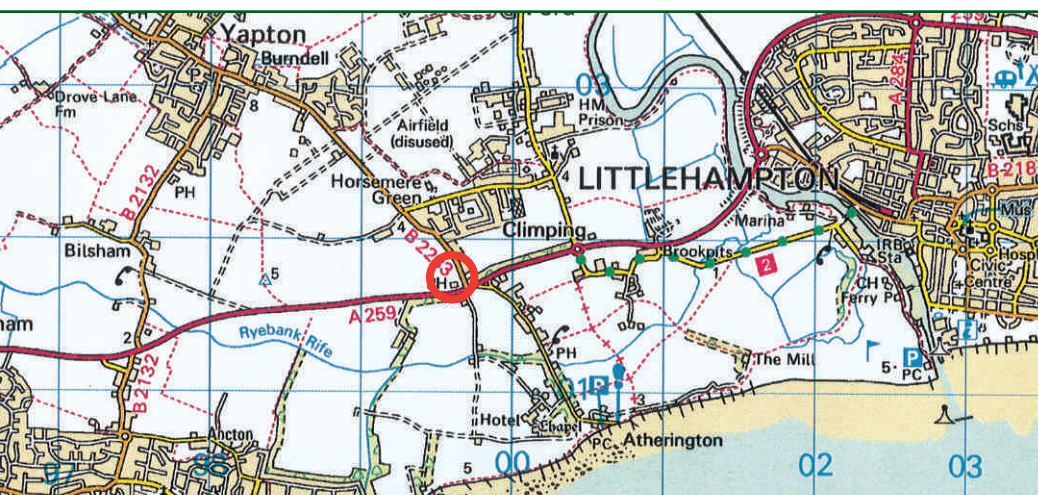
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