

FOR SALE



Springhouse Country Park Hexham, Northumberland

- Significantly upgraded holiday static and touring park
- Extends in total to approximately 19.1 acres (7.7 hectares)
- Developed with 79 static and 20 touring pitches
- Includes 11 hire fleet caravans, a 4-bedroom bungalow, reception, shop and owner's lounge

Offers Invited

CONTACT US

Viewing is strictly by prior appointment with Colliers International through:

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INTRODUCTION

Springhouse Country Park provides holiday makers with a wonderful rural hideaway within this increasingly popular holiday area. The park is graded 4 stars by the English Tourist Board and the new owner will benefit from a significant program of upgrade and improvement recently carried out by the Vendor – including a new filtered borehole water supply and electricity upgrade.

LOCATION

The park is set in a picturesque countryside location on the edge of Slaley Forest, close to the Cheviot Hills and Northumberland National Park.

Newcastle upon Tyne is just 26 miles to the east and the park is accessible, via the A69, from the A1(M). Although set in an undisturbed location, the attractive historic market town of Hexham (6 miles) is just a few minutes' drive from the park.

The location provides an ideal base for day trips to the Northumberland National Park, Weardale and the North Pennines, and via the A69 to Carlisle and the Northern Lake District. Newcastle has a substantial range of shops and services available (including the Metro Centre) and is less than 30 minutes' drive from Hexham.

Additional places of interest in the area, include Hadrian's Wall, the Border History Museum, Aydon Castle and Hexham Abbey – all of which are within a 30 minute drive.

THE PARK

The park extends to approximately 19.1 acres (7.7 hectares) in total and is situated in an elevated position well screened by a variety of mature trees. However, many pitches provide the best of both worlds - providing privacy but also long distance views of the stunning surrounding countryside.

The existing caravan park and buildings are developed on approximately 7.4 acres (see Site Plan on back page). The remaining 11.7 acres provides additional amenity land and is included in the sale.

Entry to the park is controlled by way of a key fob entry system operating wrought iron gates. The park has recently benefited from significant redevelopment including a total rewire, new water pumps, filtration and sewage systems alongside a high quality pitch development, used at present for hire fleet caravans.

The park is currently developed with 79 static caravan pitches which are occupied as follows:-

- 57 privately owner caravans
- 12 hire fleet caravans
- 10 vacant static caravan pitches

Private static caravan owners are issued with a 15 year licence agreement when purchasing a new caravan.

In addition, the park is developed with 25 electric hook up points for tourers/tents, although the Site Licence permits a maximum of 20 tourers/tents. Approximately 5 seasonal tourers were accommodated during the 2011 season.

HIRE FLEET

11 hire fleet caravans are presently operated and are all let through Hoseasons.

The hire fleet caravans are included in the sale. The majority of the hire fleet (9 out of 11) are either 2009 or 2010 models. A schedule of makes and models can be provided to seriously interested parties.

PLANNING PERMISSION AND SITE LICENCE

The park currently has planning permission and a Site Licence for 79 holiday statics (11 month season) and 20 tourers (8 month season).

TOILET BLOCK

The toilet block is of single storey, traditional stone built construction with a tiled pitched roof and comprises :

- Female – 6 wc's, 2 shower cubicles
- Gents – 5 wc's, 2 shower cubicles
- Laundry – 1 washer, 1 dryer, 2 Belfast sinks

RECEPTION

The reception is an original stone built farm building that has been tastefully refurbished to provide a well presented reception area and a decadent owners lounge / sales area. The building also provides a small shop, private office, small kitchen and cloakroom all under attractive exposed beams and stonework.



BUNGALOW

The bungalow is stone built with a rendered extension and has a slate pitched roof, UPVC double glazed windows, central heating and a large garden area and patio to the side and rear. The bungalow is presently used for holiday letting purposes (also let through Hoseasons) but is suitable for an owner / manager.

The accommodation comprises a large lounge/dining area with log burner, a fully fitted kitchen, family bathroom, 4 large double bedrooms, shower room and wc.

The bungalow has a separate driveway which links to the park access road.

BARNs

There are 3 barns which are currently used for storage, all of which are of timber frame design with timber / part corrugated metal sheet cladding.

SERVICES

We have been advised that the park has the following services :

Electricity – a new mains supply cable and distribution cable has been installed. All pitches (touring and static) have been supplied with new hook up boxes delivering 16 amps per pitch.

Water – bore hole water supply treated with a modern filtration system and delivered via new pumping station.

Drainage – the majority of the park is served by a modern Klargestar Biodisc treatment plant which discharges into a watercourse. A small number of static pitches are served by 2 septic tanks which are emptied when required.

Agent's Note – we have not tested or investigated the available services and prospective purchasers should satisfy themselves as to the nature and adequacy of the existing services prior to commitment to purchase.

TARIFFS

Static pitch fees range from £995 to £2,155 including VAT. Rates are charged in addition at c.£100 per private pitch. A full schedule of pitch fee rates can be provided to interested parties.

Seasonal tourers are charged at £1,400 + VAT (including electricity and winter storage).

TRADING INFORMATION

Trading figures can be provided to seriously interested parties following viewing.

Caravan Sales – On average, 15 caravan sales per year have been achieved over the last 3 seasons.

During 2011, 17 sales were achieved with an average gross margin of c £7,500 per sale.

Hire Fleet - Hire fleet income averages at c.£74,000 over the previous 3 seasons. Hire fleet income for 2011 was c.£60,000 due to the number of hire fleet being reduced due to private demand.

Static Pitch Fees – Approximately £50,000 pitch fees were collected in 2011.

Gross Profit for 2011 (Jan to Dec) was c.£230,000 (£277,000 in 2010, £235,000 in 2009).

RIGHTS OF WAY

There is a bridleway across the land shaded blue. The entrance road to the park is privately owned by the park operator.

PRICE

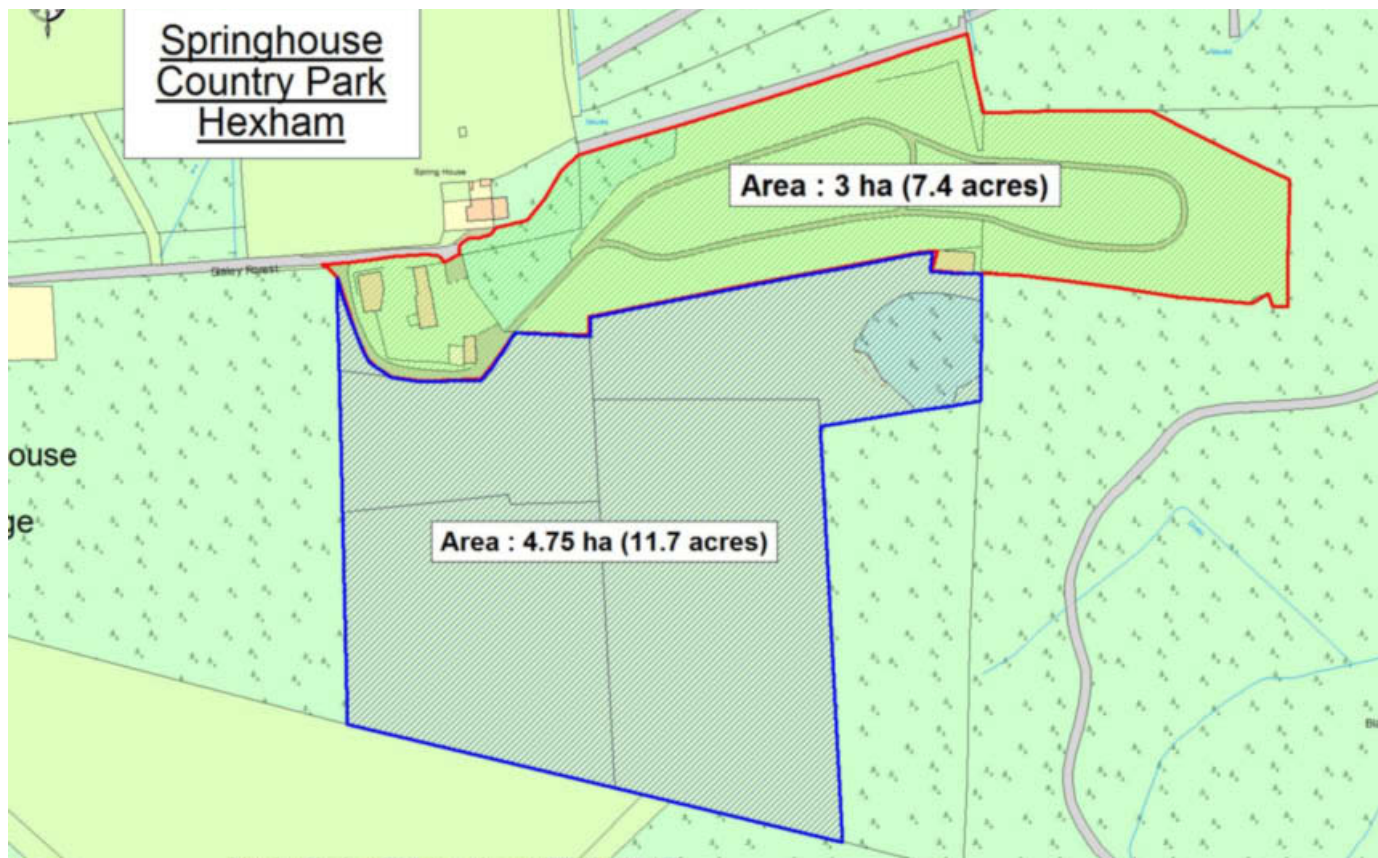
Offers Invited for the Freehold property and business as a going concern INCLUDING the 11 hire fleet caravans.

FINANCE

Colliers International is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

TO VIEW

All appointments to view MUST be made through the vendors' agents who are acting with sole selling rights.



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Energy Performance Certificate

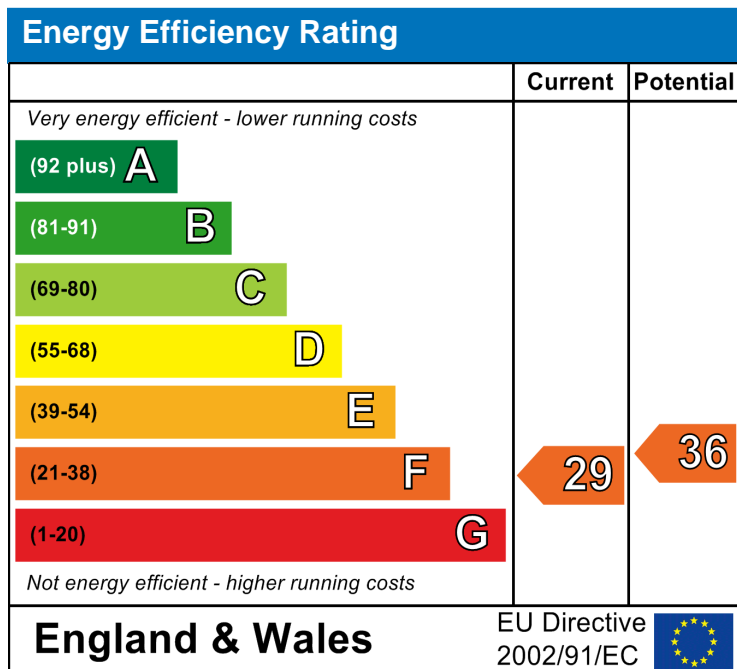


Spring House Cottage
Slaley
HEXHAM
NE47 0AW

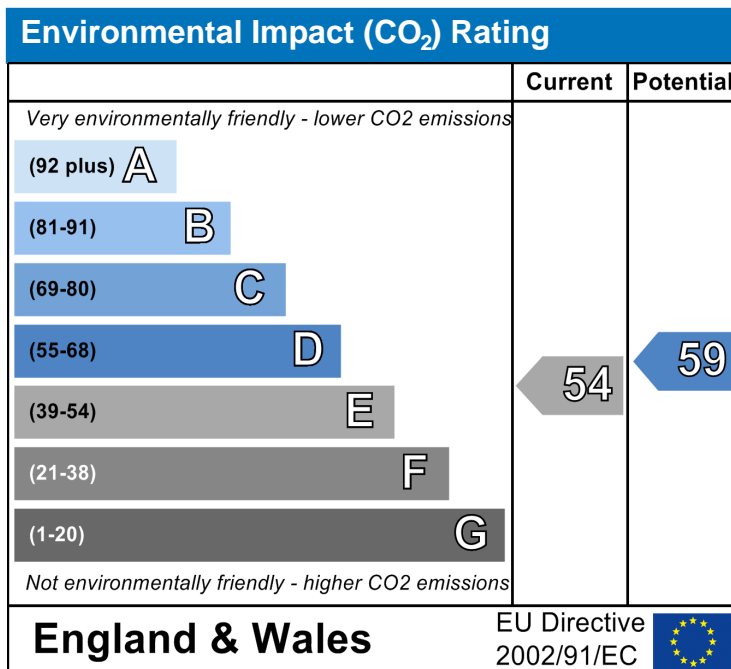
Dwelling type:
Date of assessment:
Date of certificate:
Reference number:
Type of assessment:
Total floor area:

Detached bungalow
28 June 2010
28 June 2010
0074-2848-6960-9220-6725
RdSAP, existing dwelling
134 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	251 kWh/m ² per year	219 kWh/m ² per year
Carbon dioxide emissions	6.2 tonnes per year	5.4 tonnes per year
Lighting	£102 per year	£70 per year
Heating	£1375 per year	£1204 per year
Hot water	£222 per year	£222 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

Certification mark

Energy Performance Certificate

Non-Domestic Building



The Office
Spring House Farm
Slaley
HEXHAM
NE47 0AW

Certificate Reference Number:
0260-5908-0340-6800-5070

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **141**

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	46
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	232.52

Benchmarks

Buildings similar to this one could have ratings as follows:

42 If newly built

58 If typical of the existing stock