



LITTLE EDEN COUNTRY PARK, CARNABY,
BRIDLINGTON, YO15 3QG

FOR SALE



SUMMARY

- Excellent tourist location
- Extending to approximately 13 acres (5.3 hectares)
- Developed with 31 twin lodge pitches
- Presently occupied with 17 lodges , a breakdown of which is provided below.

Guide Price - £925,000

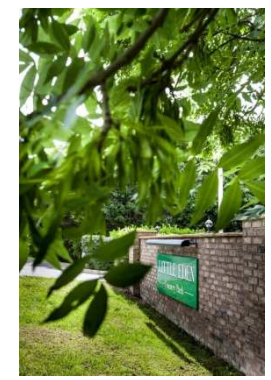
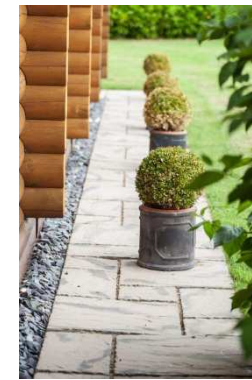
LOCATION

Little Eden country park is a unique luxury Scandinavian lodge development, set in 13 acres of lush landscaped grounds. The exceptional lodges have outstanding features such as luxurious outdoor hot tubs and some are provided with exclusive lakeside locations.

The park is located on the outskirts of the town of Bridlington, close to the village of Carnaby, situated just off one of the main tourist routes into Bridlington, the A165.

Bridlington is a popular tourist resort and almost 50% of its population (40,000) are employed in in the tourist sector. In 2011, Bridlington was prominent within the top 20 fastest growing tourist resorts in the UK as it continues to attract both short and long term holiday makers from the major conurbations of Yorkshire, Nottinghamshire and the midlands.

As a region, east Yorkshire's coastal resorts reported a 21% increase in visitor numbers in 2010 – testament to the increasing demand for UK holidays and holiday property. This increase in visitors is partly down to the foresight of east Yorkshire district council, who championed the importance of regeneration and redevelopment for some time.



Promap

LITTLE EDEN COUNTRY PARK, BRIDLINGTON BAY ROAD, CARNABY, BRIDLINGTON, YO15 3QG

THE PARK

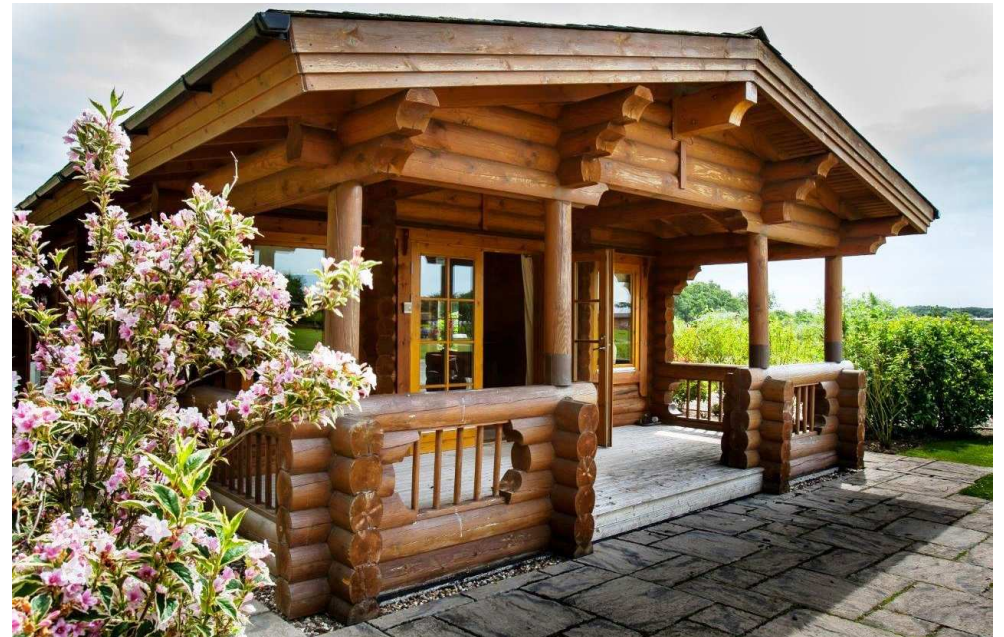
The park extends to around 13 acres (5.3 ha) of level land and is developed with 31 twin lodge pitches. Currently 17 are occupied as follows:

| Pitch Type | Number |
|--|--------|
| Privately owned holiday lodges | 12 |
| Hire fleet lodges / Stock (Included in sale) | 3 |
| Stock (not included in sale) | 2 |

All 3 hire fleet / stock lodges are provided with a hot-tub (included in the sale) and veranda. At present, the park manager occupies one of the hire fleet/stock lodges.

The lodges are of solid log construction but we are advised that they meet the legal definition of a caravan and therefore the park is regulated by a site licence. We are informed that the 14 vacant pitches are presently covered with turf for aesthetic purposes. We are informed that beneath the turf there are concrete bases with service connections.

The park is extremely well landscaped with a variety of planting features and includes a lovely fishing lake which provides an attractive centerpiece. The park is served by attractive curbed gravel roadways and by low level lighting and CCTV. Each lodge is provided with an area for parking and several have self-contained gardens.



The park includes a large storage building / compound used to store park equipment and machinery.

The owner has created a secure and tranquil environment at the park which is enhanced by an electronic security entrance gate and well maintained tarmacadam roadway which adjoins the public road.

LODGE LEASE AGREEMENTS

The private owners occupy on the basis of a 99 year lease. A sample copy lease can be provided by the selling agents.

PITCH FEES 2013

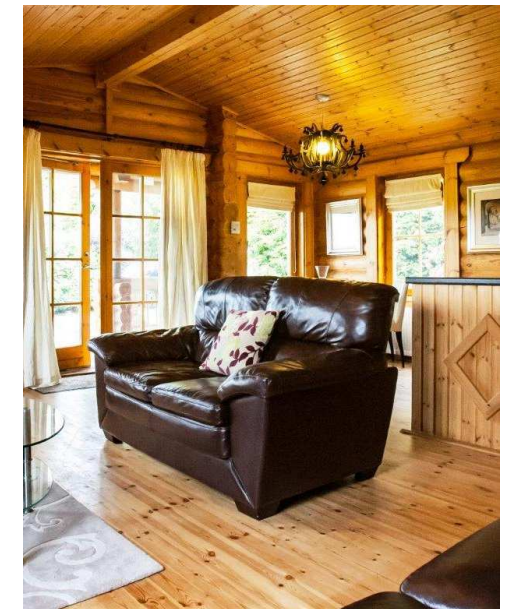
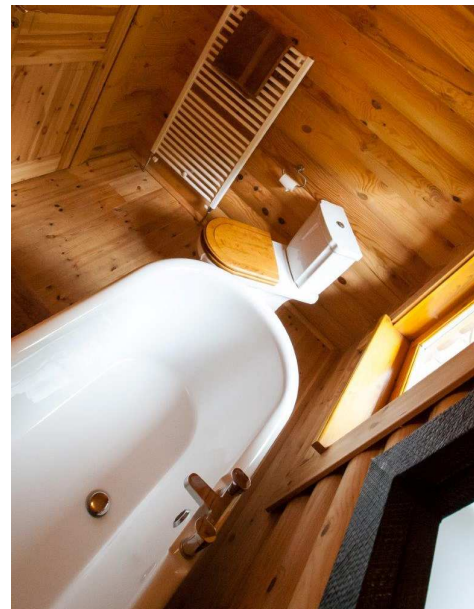
The pitch fees for private lodge owners are as follows:

£3,500 including vat and rates (divided as £500 "site fees" and £3,000 "maintenance").

SITE LICENCE AND PLANNING

The park is licensed for up to 31 holiday units for 11 months of the year.

We are advised that the lodges cannot be used as a primary residence and cannot be used for more than 6 months simultaneously.



SERVICES

The park is serviced by mains water, electricity and sewage.

The lodges are served by bottled gas.

THE BUSINESS

The park is only partially occupied, meaning a new owner can benefit from the sale of lodges on vacant pitches and / or to operate a lodge hire fleet.

The park commands good sales prices with the last lodge selling for £94,750.

In the previous 12 month trading period (Oct 2012 – Sept 2013 inclusive) the business Turnover was £218,141 with a Gross Profit of £123,447. Two lodges were sold to private owners during this period.

Further financial information can be provided to interested parties following viewing.

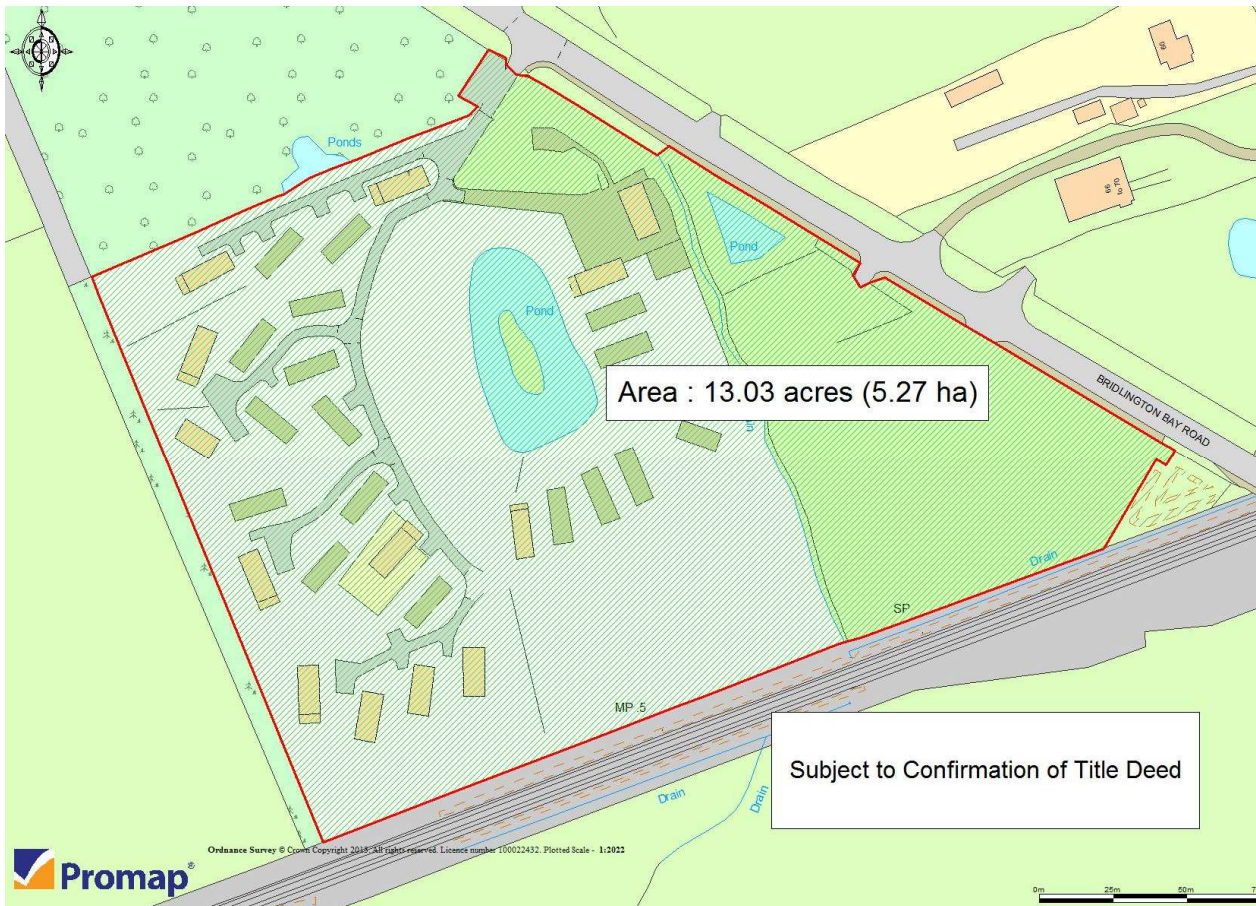
STOCK

The 3 hire fleet lodges are included in the sale price.

EQUIPMENT

The business is for sale as a going concern and therefore includes equipment required to operate the business on a day to day basis. An inventory can be provided by the selling agents.





Promap

PRICE

Guide Price - £925,000 for the property and business as a going concern.

FURTHER INFORMATION

For further information or to arrange an inspection of the property, please contact:

Richard Moss – Colliers International

0113 200 6910
07801 015195
Richard.moss@colliers.com

Peter Smith - GVA

08449 02 03 04
Peter.smith@gva.co.uk



SUBJECT TO CONTRACT

TENURE

Freehold

VIEWING

Viewing to be arranged through the joint sole selling agents only

Disclaimer

Colliers International & GVA gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International or GVA has any authority to make any representation or warranty whatsoever in relation to this property. October 2013

Colliers International is the licensed trading name of Colliers International Property Advisors LLP which is a limited liability partnership registered in England and Wales with registered number OC385143. Our registered address is at 50 George Street, London W1U 7GA..