

FOR SALE



Upper Carr Holiday Park Pickering, North Yorkshire, YO18 7JP

- Superbly well located holiday park business
- Developed with 43 static pitches, 46 touring pitches, 3 lodges, 3 pods
- Includes tea rooms (let) and residential accommodation
- Extending to approximately 5.4 acres

Guide Price – £1.625m

CONTACT US

Viewing is strictly by prior appointment with Colliers International through:

Richard Moss
Parks
0113 200 6911
richard.moss@colliers.com

Property Ref: 21704 Leeds

Colliers International
1 Broadgate
The Headrow
Leeds
LS1 8EQ

www.colliers.com/uk/parks

Upper Carr Holiday Park, Upper Carr Lane, Pickering, North Yorkshire, YO18 7JP



INTRODUCTION

Upper Carr Holiday Park is excellently positioned in one of the north's most popular touring caravanning and holiday destinations. The park is located 1.5 miles south of the historic market town of Pickering, North Yorkshire and is set just off the A169 Pickering to Malton tourist route.

The location offers holidaymakers an ideal base from which to visit the vast array of attractions in the area. The North York Moors National Park is just a 5-minute drive north, whilst to the east are the traditional seaside resort towns of Scarborough (18 miles), Whitby (22 miles) and Bridlington (36 miles).

To the west is Castle Howard, one of England's grandest Baroque mansions and most visited tourist attractions, as is Flamingo Land Theme Park which is just a few minutes' drive from the park. The city of York is located 25 miles to the southwest and offers a wide variety of shops, museums and a high quality racecourse.

Park customers also benefit from a popular restaurant and a 9 hole golf course being located adjacent to the park.

THE PARK

The park is set in a rural location and has been graded as a 4-star grading by the English Tourist Board. The current owner has invested heavily in upgrading services to the park with a fully redeveloped electricity supply and land drainage system.

Extending over approximately 5.4 acres the park is developed with a total of 95 pitches and has been skilfully developed by the vendor to provide static caravan pitches in addition to the well established touring trade on the park. Mature trees throughout the park give a wonderful character to the property, supplemented by mature planting and attractive landscaping.

The park is served with a combination of tarmac and gravel roadways, lighting and an electrically controlled barrier system. In addition the park has an extensive children's play area and a large picnic area for families.

Static Caravans The park is developed with 43 static caravan pitches which are all occupied with privately owned holiday homes. The static caravan pitches are fully serviced with electric, water, piped gas and sewerage connections.

The Vendor sub-lets to short stay holiday customers on behalf of 7 caravan owners. All caravan owners have a rolling annual pitch licence agreement.

Touring Caravans Currently there are 46 touring caravan/motorhome pitches developed on the site with 21 being occupied by seasonal touring caravans and 25 being for short stay customers.

All 46 pitches have electric hook up points (16 amp) and 28 are hardstanding.

Lodges The park is developed with 3 privately owned twin lodges (mobile units).

Camping Pods The sale includes 3 camping pods which have proved extremely popular and are let as short stay holiday accommodation.

PLANNING

The original planning permission granted consent for 80 touring caravan pitches and 20 chalets.

Planning permission was obtained in 2008 to allow 0.8 acres of the park to be developed with static caravans (now developed with 21 static pitches).

In addition, planning permission was granted to develop a further 26 static pitches on the land originally consented for 20 chalets. This area is currently developed with 25 static pitches (including the 3 lodges) and therefore permission is in place to develop a further static caravan pitch.

Planning permission to convert the primary building to a 24 bed hikers bunk house has been obtained but not implemented.

SITE LICENCE

The Site Licence permits an operating season between 1st March to 7th January.

PARK BUILDINGS

The park includes a substantial 2 storey building which has been well developed to include owner's accommodation (first floor) and a tea rooms, games room and shop/reception (all ground floor).

The licensed shop/reception is modern and well stocked, providing park customers with a wide range of goods and information.

The tea room was newly developed in 2011 and is let on a seasonal basis (1st March to mid November) for a rent of £6,000 (including occupation of the living accommodation). Superbly furnished, it offers approximately 30 covers inside with capacity for a further 20 or thereby on the decked sun terrace. The tea room is served by a new fully equipped commercial kitchen to the rear.

The games room and amusement arcade is situated within the converted garage and includes a range of games machines and a pool table.

The accommodation (occupied by the tea rooms tenant) is located on the first floor and comprises 4 double bedrooms, and two bathrooms.

Toilet and shower facilities are provided by a well presented, purpose built amenity block. The facility has undergone recent internal refurbishment and has a new boiler system. Facilities include a disabled toilet, family room, a laundrette and a Chemical Disposal Point. A block built vegetable preparation area is also located close to the amenity block

TARIFFS 2013

Annual Pitch Fees (including VAT and Rates):

Private Static Caravan - £2,450

Private Lodge - £3,150

Upper Carr Holiday Park, Upper Carr Lane, Pickering, North Yorkshire, YO18 7JP



Seasonal Touring Caravans - £1,875

Holiday Fees (Per night Including VAT):

Touring Caravan/Motorhome/Tent - £12.00 – £45.00

Camping Pod - £12.00 - £45.00

Prices range from low to high season and whether or not electricity is supplied in the case of the camping pods.

Additional charges are in place for awnings, pets, additional people/vehicles and children. A discount also applies for small tents not requiring electricity.

THE BUSINESS

The park has been skilfully developed since the vendor took ownership in early 2010 during which time there has been an ongoing transition of touring caravan pitches to static caravan.

Profit and loss accounts can be provided to seriously interested parties following viewing.

TENURE

Freehold

SERVICES

The park is served by mains electricity (with a generator providing a back up supply). The cost of upgrading the electricity supply whereby the generator will not be required has been confirmed by the supplier as c.£11,000.

All caravan hook up points are 16amp.

The park is served mains water and a private sewage treatment plant.

All static caravan pitches in the new development (25) are connected to piped gas.

PRICE

Guide Price £1.625m for the freehold property and business as a going concern.

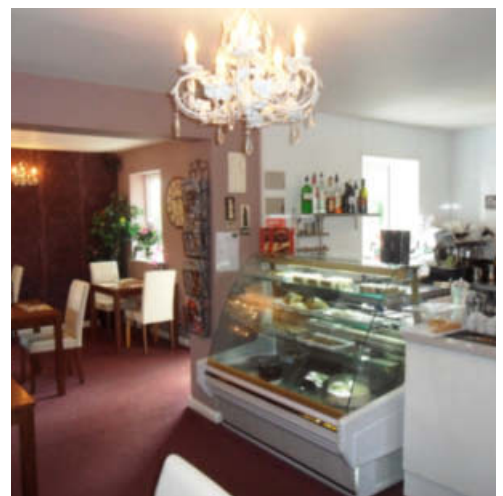
The business is operated as a limited company. Offers for the total issued share capital of the company will be considered.

FINANCE

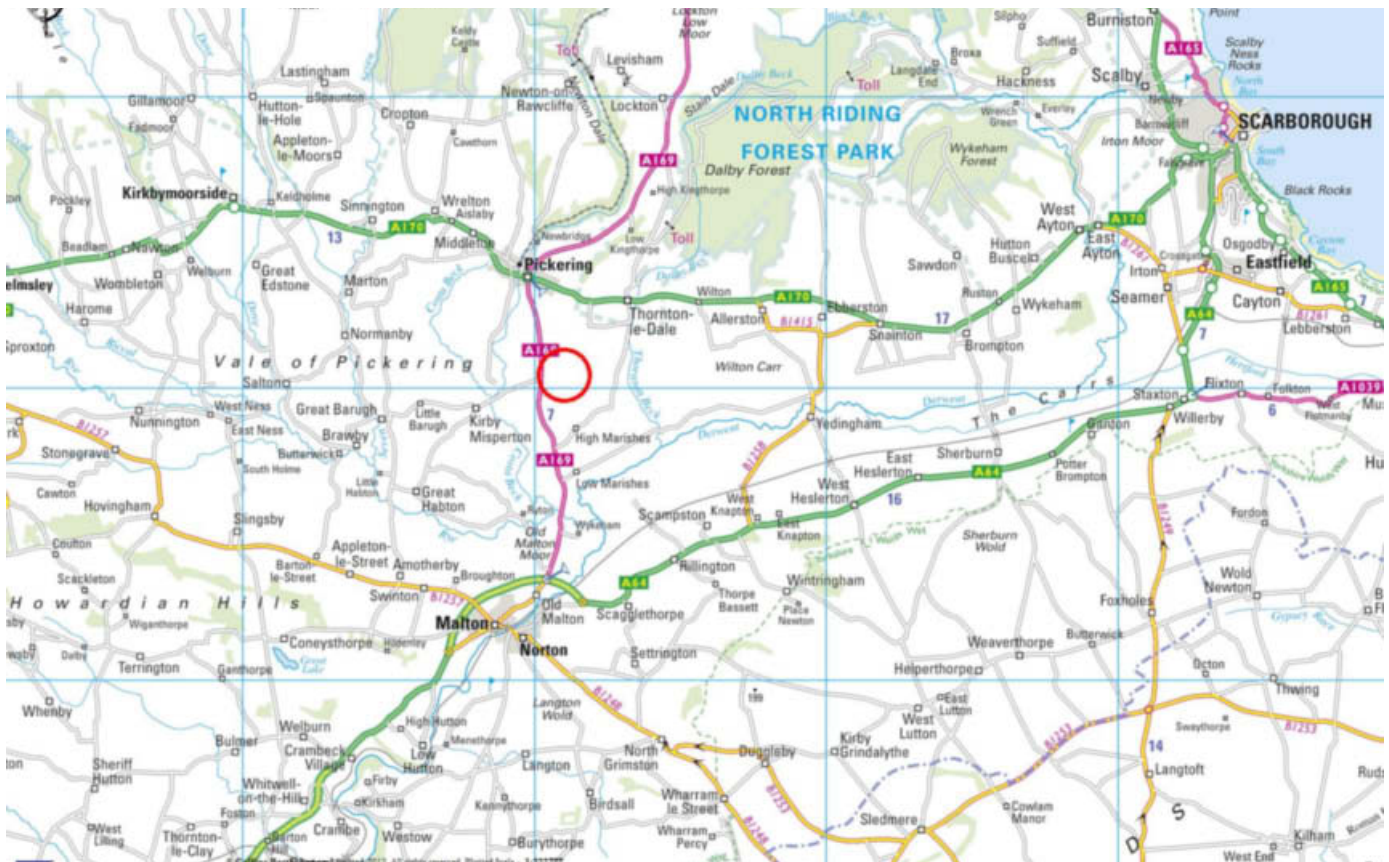
Colliers International is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

TO VIEW

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



Upper Carr Holiday Park, Upper Carr Lane, Pickering, North Yorkshire, YO18 7JP



Misrepresentation Act: Colliers International 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 has any authority to make any representation or warranty whatsoever in relation to this property. July 2013
 Colliers International is the licensed trading name of Colliers International Property Advisors UK LLP which is a limited liability partnership registered in England & Wales with registered number OC385143. Our registered office is at 50 George Street, London W1U 7GA.



Energy Performance Certificate

Non-Domestic Building



Upper Carr Caravan Park
Upper Carr Lane
PICKERING
YO18 7JP

Certificate Reference Number:
0290-0731-7770-8502-5092

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

A+

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

◀ 129

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: LPG
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 240
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

47 If newly built

66 If typical of the existing stock