

FOR SALE



Luce Bay Holiday Park
Glenluce, Newton Stewart, Dumfries & Galloway, DG8 0JT

- Extending to approximately 8 acres (3.2 ha)
- Superb shoreline setting with magnificent views across Luce Bay
- Top quality modern development with 105 occupied pitches (98 private, 7 hire) and licensed for 137 pitches
- Includes owner's bungalow (4 bedroom), warden's bungalow (3 bedroom) and 3 twin hire lodges

Guide Price £1.7m

CONTACT US

Viewing is strictly by prior appointment with Colliers International through:

Richard Moss
Parks
0131 240 7500
richard.moss@colliers.com

Property Ref: 19976 Edinburgh

Colliers International
1 Exchange Crescent
Conference Centre
Edinburgh
EH3 8AN

www.colliers.com/uk/parks



LOCATION

Luce Bay Holiday Park enjoys an idyllic south facing aspect adjacent to the beach below Sinniness Point with the most spectacular views across Luce Bay to the Mull of Galloway.

Access is off the A747 coast road that runs from the A75 trunk road (5 miles to the north) to the Isle of Whithorn.

This is a well established and popular holiday area renowned for its attractive coastline, sleepy villages and rolling countryside. There are numerous golf courses nearby (6 within 25 miles) and the Ryan Leisure Centre in the nearby town of Stranraer.

The A75 trunk road affords access to this area, connecting with the M6 at Gretna, about 90 miles away.

THE OWNER'S BUNGALOW

Conveniently situated towards the centre of the park and with uninterrupted south facing views across the Bay, this property is constructed of cavity walls, externally rendered under a pitched concrete tiled roof. With LPG fired central heating and uPVC double glazing, the accommodation briefly comprises:

Conservatory through to sitting room

Lounge/Diner

Main Bedroom with en-suite shower with wc and wash hand basin and fitted wardrobe

Double bedroom

French doors to garden suitable for conversion to an office

2 x Double bedrooms

Family bathroom with bath with shower over, w/c and wash hand basin

First Floor : Open plan with three store cupboards. This would make an ideal games room.

THE WARDEN'S BUNGALOW

Situated directly adjacent to the entrance of the park this is an excellent conversion of the original shop/reception building. Of cavity walls externally rendered under a concrete tiled roof, it has the benefit of LPG central heating and uPVC double glazing.

The accommodation briefly comprises:

Hallway, lounge/diner, double bedroom, family bathroom (bath with shower over, w/c and wash hand basin), master bedroom (en-suite shower, w/c and wash hand basin) and kitchen with utility room.

PLANNING PERMISSION AND SITE LICENCE

The park has the benefit of permanent planning permission and Site Licence granted by Dumfries and Galloway Council.

Site Licence number DG/S/CS/4 permits the use of the land



extending to 3.25 hectares at Luce Bay Holiday Park as a caravan park.

The licence states that during the period 1st March to 31st January following with both dates inclusive, not more than 137 units shall be sited, two of which may be used as a residence.

THE PARK

Access to the park is off the A747 via a splayed tarmac surfaced entrance drive. The site is serviced by a network of similarly surfaced roads, kerb edged with a street lighting system installed.

The park has been operated for more than 40 years and has been in its present ownership since about 2002, since which time it has been completely redeveloped to the very high standard that now exists.

The property is currently developed with 110 holiday units sited of which 98 are privately owned, seven form the site-owned letting fleet (included in the sale) and five vacant pitches.

Of the 98 private owners, 85 are static caravans and 13 are holiday lodges.

In the centre of the park is the amenity building constructed in about 2005. Measuring 50' x 24' overall, it is built of timber frame, timber clad under a Decra tiled roof. It comprises:

Shop/Reception/Games with kitchen and store
Room/Office

Laundry equipped with 2 commercial Speedqueen Tumble

dryers and 2 commercial Speedqueen washing machines (all coin operated)

Gents Facilities comprising 2 wc's 2 wash hand basins, shower, central area with cupboards for cleaning materials, Laundry Store with fitted shelving. There is also a substantial workshop/store building constructed of steel frame, steel profile clad, with 2 internal secure storerooms.

SITE OWNED HIRE FLEET

Included in the sale are the following site-owned units, all fully equipped for letting.

LODGES

2006 Reiver Elgin 32' x 22' 2 bed
2005 Reiver Solway 28' x 20' 2 bed
2004 Reiver Galloway 34' x 20 3 bed

STATICS (all with DG and CH)

2008 Willerby Salisbury 35' x 12' 2 bed
2007 Willerby Salisbury 38' x 12' 3 bed
2006 Willerby Salisbury 38' x 12' 3 bed
2006 Willerby Salisbury 35' x 12' 3 bed

SERVICES

We are informed that the park is connected to the following services :

Water – mains connection.

Glenluce, Newton Stewart, Dumfries & Galloway, DG8 0JT



Electricity – mains split two phase supply giving 32 amps to each unit.

Drainage – To three septic tanks for the site, separate septic tank for owners bungalow.

Gas – Four bulk LPG tanks.

THE BUSINESS

The business is registered for VAT purposes.

The site fee for 2013 for holiday lodges is £1,560 plus VAT totaling £1,872.

For the static holiday caravans, the site fee is £1,196 plus VAT totally £1,435.20.

The park also charges for rates and other services at a rate of £570 for lodges and £360 for caravans (including VAT).

The site-owned static holiday caravans and lodges are let through Hoseasons, at weekly prices ranging from between a minimum of £260 to a maximum of £669.

Interested applicants will be supplied with profit and loss accounts following viewing.

TENURE

Freehold (Feuhold)

JOINT SOLE SELLING AGENTS

Edwards and Partners

01347 822005

infonorth@edwardsandpartners.co.uk

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.

Energy Performance Certificate (EPC)

Wardens House, Luce Bay Holiday Park, Glenluce, Newton Stewart, DG8 0JT

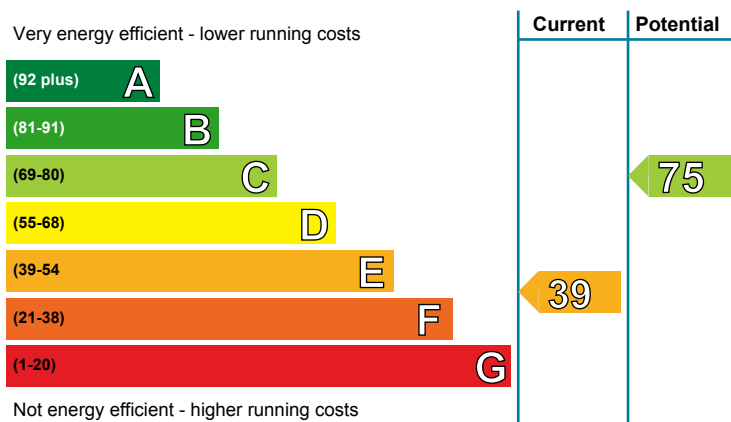
Dwelling type:	Detached bungalow	Reference number:	2702-4202-3829-7493-1173
Date of assessment:	10 September 2013	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	20 September 2013	Primary Energy Indicator:	279 kWh/m ² /year
Total floor area:	74 m ²	Main heating and fuel:	Boiler and radiators, LPG

You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO₂ emissions by improving your home

Estimated energy costs for your home for 3 years*	£4,755	See your recommendations report for more information
Over 3 years you could save*	£2,061	

* based upon the cost of energy for heating, hot water, lighting and ventilation, calculated using standard assumptions

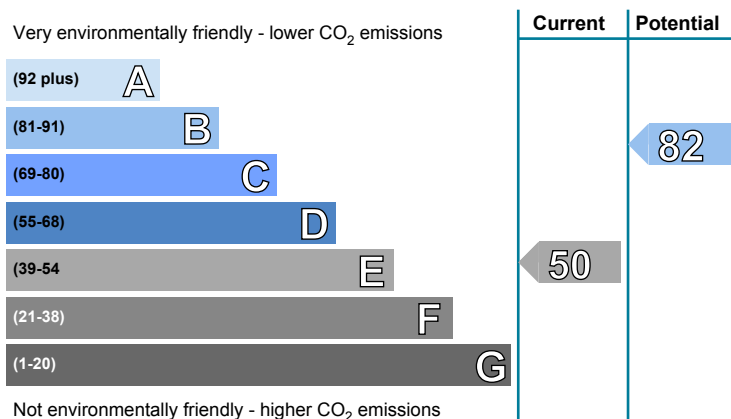


Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band E (39)**. The average rating for a home in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.



Environmental Impact (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band E (50)**. The average rating for a home in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£451.77	✓
2 Cavity wall insulation	£500 - £1,500	£763.14	✓
3 Floor insulation	£800 - £1,200	£500.16	✓

A full list of recommended improvement measures for your home, together with more information on potential cost and savings and advice to help you carry out improvements can be found in your recommendations report.



The Green Deal may allow you to make your home warmer and cheaper to run at no up-front capital cost. See your recommendations report for more details.

THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED CERTIFICATE

Energy Performance Certificate (EPC)

TIGH-NA-MARA, GLENLUCE, NEWTON STEWART, DG8 0JU

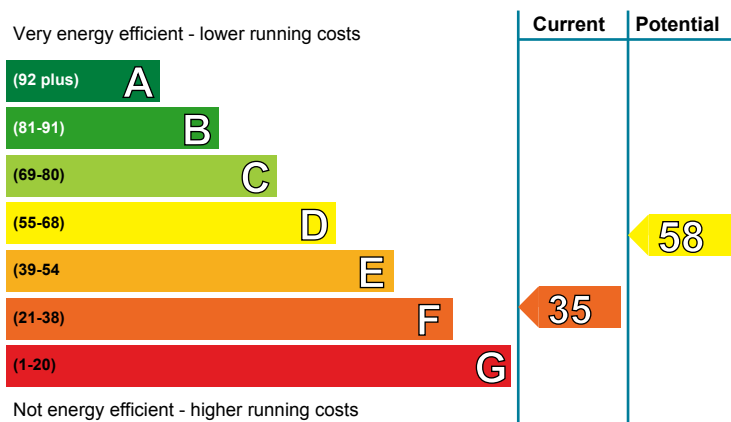
Dwelling type:	Detached bungalow	Reference number:	7617-5221-1430-2580-7992
Date of assessment:	10 September 2013	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	20 September 2013	Primary Energy Indicator:	255 kWh/m ² /year
Total floor area:	165 m ²	Main heating and fuel:	Boiler and radiators, LPG

You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO₂ emissions by improving your home

Estimated energy costs for your home for 3 years*	£8,856	See your recommendations report for more information
Over 3 years you could save*	£2,364	

* based upon the cost of energy for heating, hot water, lighting and ventilation, calculated using standard assumptions

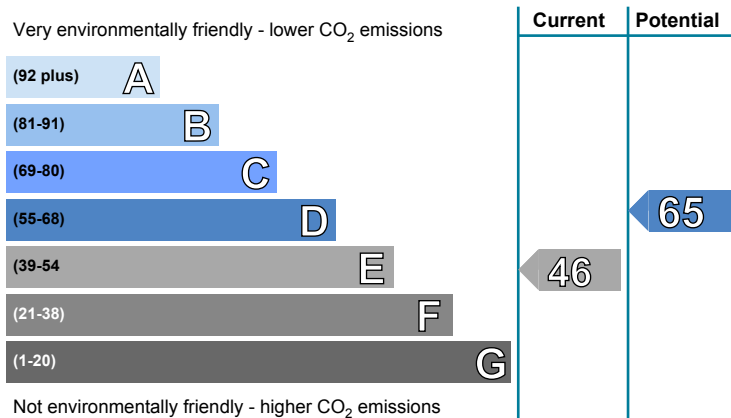


Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band F (35)**. The average rating for a home in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.



Environmental Impact (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band E (46)**. The average rating for a home in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£220.11	✓
2 Floor insulation	£800 - £1,200	£709.32	✓
3 Low energy lighting	£90	£129.84	

A full list of recommended improvement measures for your home, together with more information on potential cost and savings and advice to help you carry out improvements can be found in your recommendations report.



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