

RETIREMENT SALE



Beech Hedge Caravan Park Cargill, Perthshire

- Profitable caravan and lodge park extending to 4.6 acres (1.9 ha)
- Developed with 27 static pitches, 2 letting chalets and 2 superb letting log cabins
- Includes impressive detached 4 bedroom house and planning for 6 further log cabins
- Includes all hire fleet units (8 caravans, 2 chalets, 2 log cabins)

NEW PRICE £750,000

CONTACT US

Viewing is strictly by prior appointment with Colliers International through:

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INTRODUCTION

Beech Hedge Caravan Park is located in the ever popular region of Perthshire. Situated approximately 10 miles north of Perth, Beech Hedge Caravan Park lies on the A93, 4 miles south of the picturesque town of Blairgowrie. Dundee is within a 30 minute drive, and Edinburgh can be reached in 1 hour.

This area of rural Perthshire offers outstanding scenic beauty, particularly the beautiful views of the Grampian Mountains. An endless catalogue of entertainment and attractions exists in the area including over 20 golf courses, many walks and castle visits (including the well known Scone Palace), excellent fishing on the Tay and Isla Rivers and Perth Racecourse to name but a few.

The park has been owned and developed for the past 11 years by the vendors achieving 3* from Visit Scotland for the caravan park, a 4* rating for the log cabins, 3* rating for the chalets, and is offered for sale due to retirement.

The park also includes on site laundry facilities and laundry store.

The caravans and cabins are accessed via a mixture of tarmacadam and gravel roadways throughout and mature planting provides screening throughout

STATIC CARAVAN PITCHES

The Park benefits from an 11 month operating season. Currently the park is developed with 27 hard standing static caravan pitches, which are occupied by 15 privately owned caravans, 8 hire fleet caravans, 2 vacant pitch and 2 undeveloped pitch.

All the static caravan pitches are fully serviced with 16 amp electric hook ups.

A well landscaped area behind the static caravans provides a pleasant area to exercise dogs or enjoy a picnic.

All the hire fleet caravans are currently let via Hoseasons and are included in the sale. Details of which can be provided to seriously interested parties upon request.

CHALETS

The park currently has 2 chalets, achieving a 3* rating from Visit Scotland which are used for hire on a holiday basis and are open all year. Built in 1 unit, the chalets are semi-detached and are located, along with the static caravans, to the east of the owners accomodation.

The Chalets are timber clad and double glazed with heated lounges, bedrooms and bathrooms.

LOG CABINS

Currently, 2 attractive log cabins with turf roofs have been developed to the west of the owners accommodation. The cabins have been built to an excellent standard from Estonian pine and are of permanent construction.

Each log cabin has 2 bedrooms, benefit from double glazing and gas central heating and include a veranda with hot tub.

Both log cabins are let through Hoseasons and are Visit Scotland 4* Rated and are open all year.



OWNERS HOUSE

The sale includes an extensive, stone built owners property with accommodation arranged over 2 floors.

The property has 4 bedrooms on the ground floor, 2 of which have en suite shower rooms, and a large family bathroom. The first floor comprises a kitchen with a breakfasting area, utility, office, W/C cloakroom and open plan lounge/dining room leading through to a conservatory.

There is a workshop adjacent to the house and a large outbuilding to the rear of the property.

PLANNING PERMISSION

The site benefits from planning permission for a further 6 log cabins, bringing the total of log cabins to 8.

SERVICES

The park is serviced by mains water and electricity (3 phase).

Gas is provided via 2 bulk tanks. Septic tank drainage.

TARIFFS 2013

Private Caravan Pitch Fee: £1,520 including VAT & Rates per year.

HIRE FLEET (£ per week)

Static Caravan : £205 - £565

Chalet: £269 - £609

Log Cabins: £465 - £859

In addition to these weekly prices, short breaks and weekends are also offered.

TRADING

Income is generated from pitch fees of private caravans, income from hire of caravans/chalets/ log cabins and the sale of caravans.

The business has returned strong and consistent profits during the vendors ownership. Profit and Loss accounts can be provided to seriously interested parties following viewing.

PRICE

Guide Price - £750,000 for the freehold property and business as a going concern.

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.

Cargill, Perthshire, PH2 6DU



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Energy Performance Certificate


Address of dwelling and other details

Log Cabin 2	Dwelling type:	Detached house
Beech Hedge Caravan Park	Name of protocol organisation:	N/A
Cargill	Membership number:	N/A
Perth	Date of certificate:	11 May 2012
PH2 6DU	Total floor area:	52 m ²
	Main type of heating and fuel:	Boiler and radiators, mains gas

This dwelling's performance ratings

This dwelling has been assessed using the SAP 2005 methodology. Its 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. Carbon dioxide is a greenhouse gas that contributes to climate change.

Energy Efficiency Rating


	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	80	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	

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

Approximate current energy use per square metre of floor area: 185 kWh/m² per year

Approximate current CO₂ emissions: 31 kg/m² per year

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
Scotland	EU Directive 2002/91/EC	

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

Cost effective improvements

Below is a list of lower cost measures that will raise the energy performance of the dwelling to the potential indicated in the table above

1. Low energy lighting for all fixed outlets

N.B. THIS CERTIFICATE MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED VERSION

08700119/DEMERC

Energy Performance Certificate

Address of dwelling and other details

Chalet Type 2 **3 BED**
 Beach Hedge Caravan Park
 Cargill
 PH2 6DU

Dwelling type: Ground-floor flat
 Name of protocol organisation: N/A
 Membership number: N/A
 Date of certificate: 23 May 2008
 Total floor area: 79 m²
 Main type of heating and fuel: Boiler and radiators, mains gas

This dwelling's performance ratings

This dwelling has been assessed using the SAP 2005 methodology. Its 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. Carbon dioxide is a greenhouse gas that contributes to climate change.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	80	82
(55-68) D		
(39-54) E		
(21-38) F		
G		
Not energy efficient - higher running costs		
Scotland		
EU Directive 2002/91/EC		

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

Approximate current energy use per square metre of floor area: 148 kWh/m² per year

Approximate current CO₂ emissions: 24.53 kg/m² per year

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B	79	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		
EU Directive 2002/91/EC		

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

Cost effective improvements

Below is a list of lower cost measures that will raise the energy performance of the dwelling to the potential indicated in the table above

1. Low energy lighting for all fixed outlets

BUILDING WARRANT NO. 08700119/DEMERC
 PERTH & KINROSS COUNCIL HEREBY GRANT

DEVELOPMENT ACCORDING TO THE WARRANT
 PERFORMANCE OF THE DWELLING TO THE POTENTIAL
 29 OCT 2008

AS ATTACHED HERETO

N.B. THIS CERTIFICATE MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED VERSION

For PERTH & KINROSS COUNCIL

LOG CABINS
08/00119/DEMERC

Energy Performance Certificate

Address of dwelling and other details

Chalet Type 1 **2 BED**
Beech Hedge Caravan Park
Cargill
PH2 6DU

Dwelling type: Ground-floor flat
Name of protocol organisation: N/A
Membership number: N/A
Date of certificate: 23 May 2008
Total floor area: 52 m²
Main type of heating and fuel: Boiler and radiators, mains gas

This dwelling's performance ratings

This dwelling has been assessed using the SAP 2005 methodology. Its 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. Carbon dioxide is a greenhouse gas that contributes to climate change.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	81	82
(55-68) D		
(39-54) E		
(21-38) F		
G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

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

Approximate current energy use per square metre of floor area: 172 kWh/m² per year

Approximate current CO₂ emissions: 28.40 kg/m² per year

Cost effective improvements

Below is a list of lower cost measures that will raise the energy performance of the dwelling to the potential indicated in the table above

1. Low energy lighting for all fixed outlets

N.B. THIS CERTIFICATE MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED VERSION

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
C	80	80
D		
(39-54) E		
(21-38) F		
G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	

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

BUILDING WARRANT NO. 08/00119/DEMERC
PERTH & KINROSS COUNCIL HEREBY GRANT
PERMISSION UNDER SECTION 9 OF THE
BUILDING (SCOTLAND) ACT 2003 TO CARRY OUT
DEVELOPMENT ACCORDING TO THE WARRANT
DATED

29 OCT 2008

AS ATTACHED HERETO

For PERTH & KINROSS COUNCIL

Energy Performance Certificate

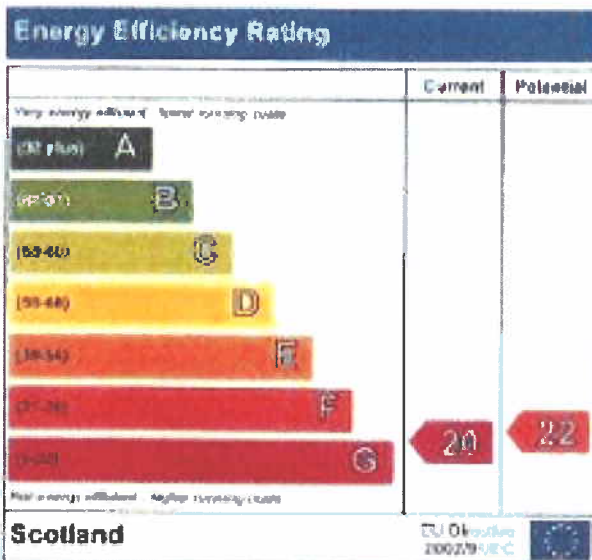
Address of dwelling and other details

Taylors Carpiit
Perth
PH2 6DU

Dwelling type: Detached house
Name of approved organisation: RICS
Membership number: RICS088462
Date of certificate: 09 April 2012
Reference number: 0100-2525-4240-9500-2585
Type of assessment: RdSAP, existing dwelling
Total floor area: 157 m²
Main type of heating and fuel: Boiler and radiators, LPG

This dwelling's performance ratings

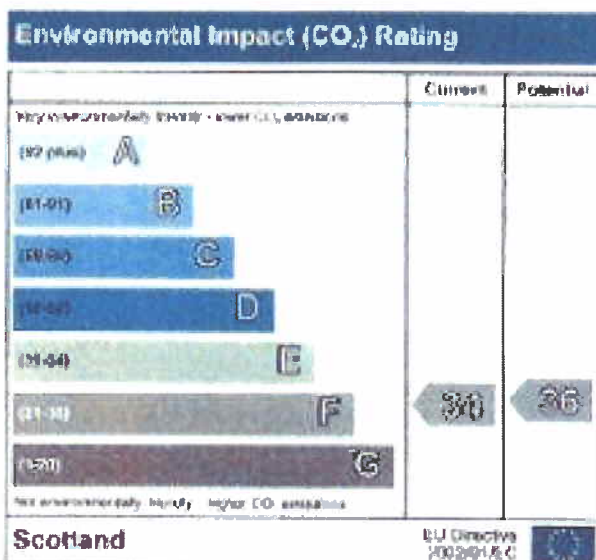
This dwelling has been assessed using the RdSAP[®] 2009 methodology. Its performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions. CO₂ is a greenhouse gas that contributes to climate change.



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.

Approximate current energy use per square metre of floor area: 317 kWh/m² per year

Approximate current CO₂ emissions: 72 kg/m² per year



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.

Cost effective Improvements

Below is a list of lower cost measures that will raise the energy performance of the dwelling to the potential indicated in the tables above. Higher cost measures could also be considered and these are recommended in the attached energy report.

- 1 Cavity wall insulation
- 2 Low energy lighting for all fixed outlets

A full energy report is appended in this certificate



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.

Information from this EPC may be given to the Energy Saving Trust to provide advice to householders on financial help available to improve home energy efficiency.

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