



Broadland Holiday Village Marsh Lane, Oulton Broad, Suffolk, NR33 9JY

- High quality, long-established holiday village and marina on the Norfolk Broads
- Busy tourist destination on the outskirts of Lowestoft
- Excellent range of well-presented, modernised letting accommodation in chalets, lodges and static caravans
- c. 100 berth marina, clubhouse and superb on-site leisure facilities

Guide Price £2.95m Freehold

CONTACT US

Viewing is strictly by prior appointment with Colliers International through:

Simon Bland
Hotels
020 7344 6742
simon.bland@colliers.com

Property Ref: 20589

Colliers International
9 Marylebone Lane
London
W1U 1HL

www.colliers.com/uk/parks

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INTRODUCTION

Broadland Holiday Village is located at Oulton Broad, which lies on the outskirts of Lowestoft in Suffolk. The most southerly of the Broads system, Oulton Broad is a busy tourist and sporting centre attracting devotees of a wide variety of water sports. The village, which is readily accessible from the site, offers a wide range of amenities for visitors including cafés, pubs, shops and hotels and has an established year round appeal. Lowestoft town centre and beach is approximately two miles distant.

The Broads is Britain's largest protected wetland and third largest inland waterway, with the status of a National Park. The area has a rich history with many visitor attractions, unique wildlife and of course a tremendous variety of outdoor activities including sailing and boating, fishing, bird watching, walking and cycling. The area attracts in excess of two million visitors a year.

Oulton Broad has good road and rail links from the rest of the country including the A12. The area is easily accessible for short stay holidaymakers and regular visitors alike and regional holiday centres such as Great Yarmouth to the north and Southwold and Aldeburgh to the south are within easy reach.

THE PROPERTY

Broadland Holiday Village is set in approximately eight acres of landscaped lawns and gardens fronting directly onto the Broad. The site therefore has a splendid outlook over the waters. The holiday letting accommodation is provided in 56 brick-built bungalows, five luxury lodges and 10 holiday static caravans.

Built in 1994, the main leisure complex is of high quality timber frame construction and has been periodically upgraded and extended, most recently in 2010. Facilities comprise indoor heated swimming pool, fitness centre, male and female changing rooms, therapy/treatment rooms, main reception and offices.

The marina is developed with a maximum 100 berths (six with electrical hook-ups), toilet/shower block and slipway.

Adjacent to the marina, a well-equipped and comfortable clubhouse comprises a bar/restaurant with additional function room and second bar, games room, commercial kitchen and male, female and disabled WCs.

Situated by the main entrance, a former railway station building is currently let on a commercial basis to a local beautician/hairdresser business, generating a secondary rental income.

A modern, detached, brick-built chalet bungalow provides two/three bedroom owners'/manager's/staff accommodation presently incorporating an office.

The business has main and overflow car parks adjacent to the main reception/leisure

centre building with further designated car parking areas at the clubhouse and marina, holiday caravans and at the station building.

There is a launderette and a maintenance/storage compound with workshop and portacabin.

THE BUSINESS

Broadland Holiday Village is a five star rated holiday letting business that has been in long term family ownership and offers family orientated accommodation on a year round basis.

Today the business is effectively run under management and is a highly profitable going concern with a high level of regular and repeat business and accommodation designed to appeal to all ages and budgets. The bungalows will accommodate from two to eight persons, while the Scandinavian pine lodges are either two or three bedrooms. The static caravans again sleep from two to eight persons.

The accommodation is let either on short breaks of three or four nights, or per week with discounts applicable on stays of a fortnight or longer. Bookings are made either direct and using the on-line booking service, or through Hoseasons. Both the bungalows and lodges are available all year round, while the static caravans are let from Easter until the end of October.

Please see Broadland Holiday Village's own website www.broadlandvillage.co.uk for further information.

The leisure club currently has in excess of 400 external memberships and has therefore, along with the clubhouse, proved very popular with local residents as well as holiday guests.

The marina presently charges £31.50 plus VAT per foot and makes additional charges for lifting and dry winter storage between November and April.

The clubhouse offers a lunch time and evening menu, bar snacks and regular entertainment. Open all day throughout the summer, with morning coffee and afternoon tea served and function bookings taken, the clubhouse has a small garden seating area and offers a very pleasant outlook across the marina and Oulton Broad.

FINANCIAL INFORMATION

Accounts for Broadland Holiday Village Ltd show a net turnover of £1,121,426 in the year ending 31st December 2009. Further financial information will be made available to genuinely interested parties as an attachment to these particulars.

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METHOD OF SALE

Broadland Holiday Village Ltd is to be sold as a going concern by way of a transfer of 100% of the shares in Broadland Holdings Ltd, the holding company.

TENURE

Freehold.

AGENT'S NOTE

Colliers International is also instructed to sell a neighbouring property, Broadview Caravans. Essentially a development opportunity and in totally unrelated ownership, we draw the attention of potentially interested parties to its availability given the site's existing planning permission and potential to provide a significant number of additional letting units and facilities. Further details are available upon request.

DATA PACK

A data pack to include copies of planning permissions, site plans, Site Licence, accounts and other relevant information will be made available to genuinely interested parties following a formal viewing of the business.

PRICE

Offers are invited in the region of £2.95m.

CONTACT

Simon Bland
simon.bland@colliers.com
07917 616534

WEBSITE

www.colliers.com/uk/parks

DATE

These sales particulars are correct as at March 2012.

FINANCE

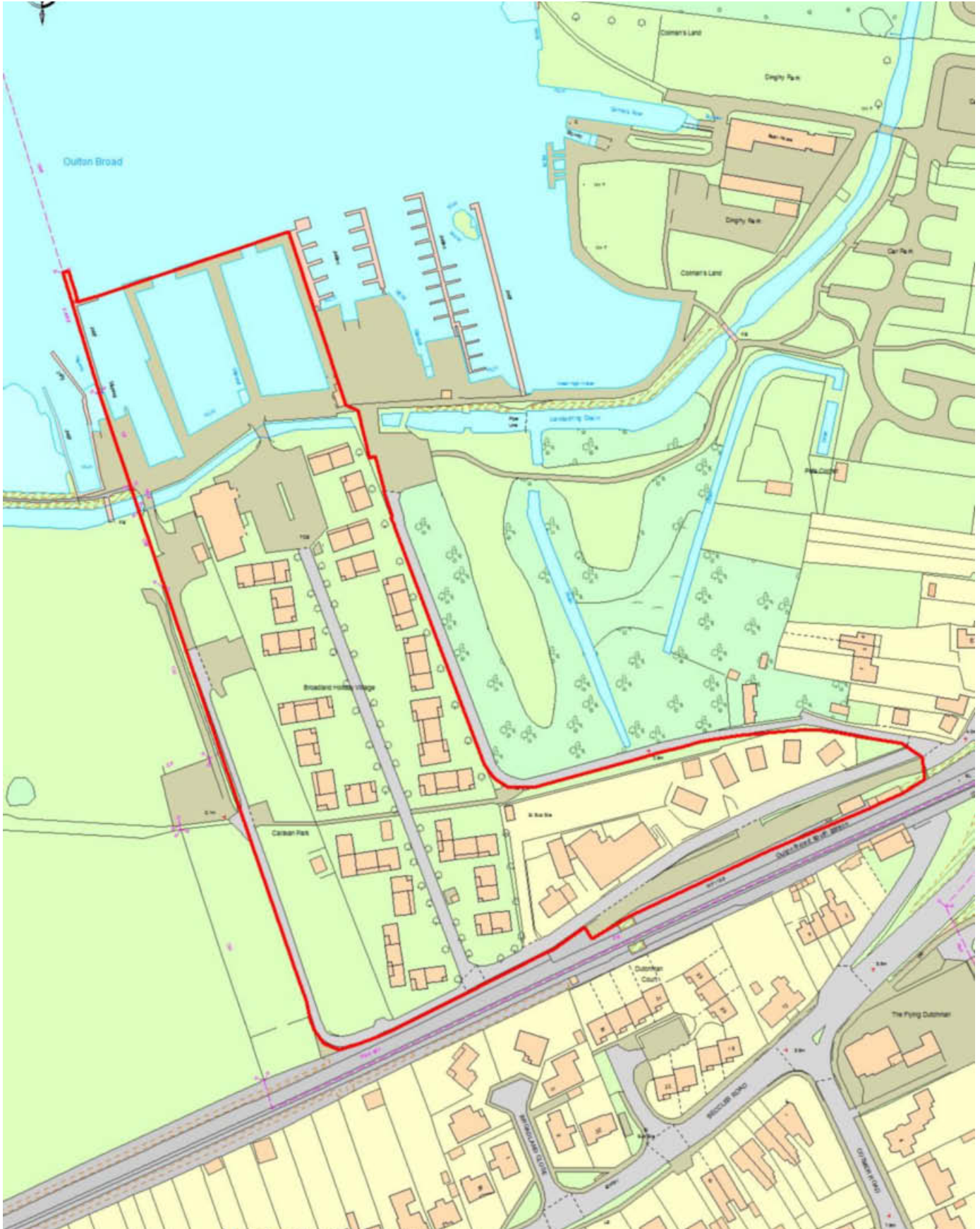
Colliers International is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

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

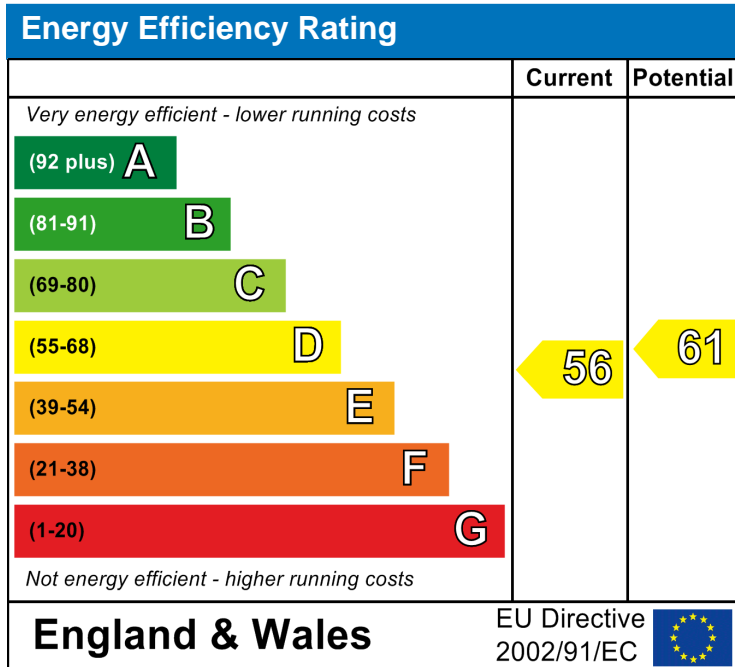


1 Broadland Holiday Village
Marsh Road
LOWESTOFT
NR33 9JY

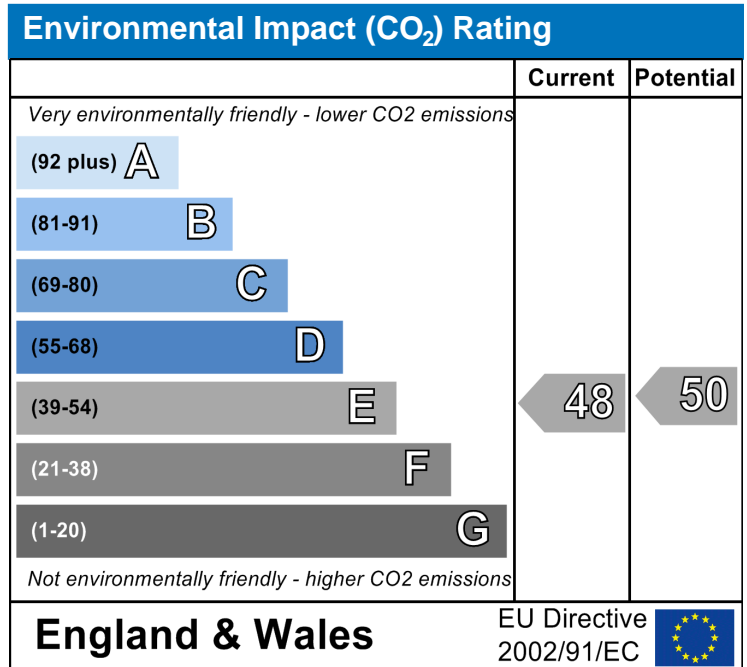
Dwelling type:
Date of assessment:
Date of certificate:
Reference number:
Type of assessment:
Total floor area:

Semi-detached bungalow
28 March 2011
05 April 2011
8859-6327-8140-9598-8926
RdSAP, existing dwelling
53 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	491 kWh/m ² per year	469 kWh/m ² per year
Carbon dioxide emissions	3.9 tonnes per year	3.8 tonnes per year
Lighting	£48 per year	£33 per year
Heating	£453 per year	£404 per year
Hot water	£129 per year	£129 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

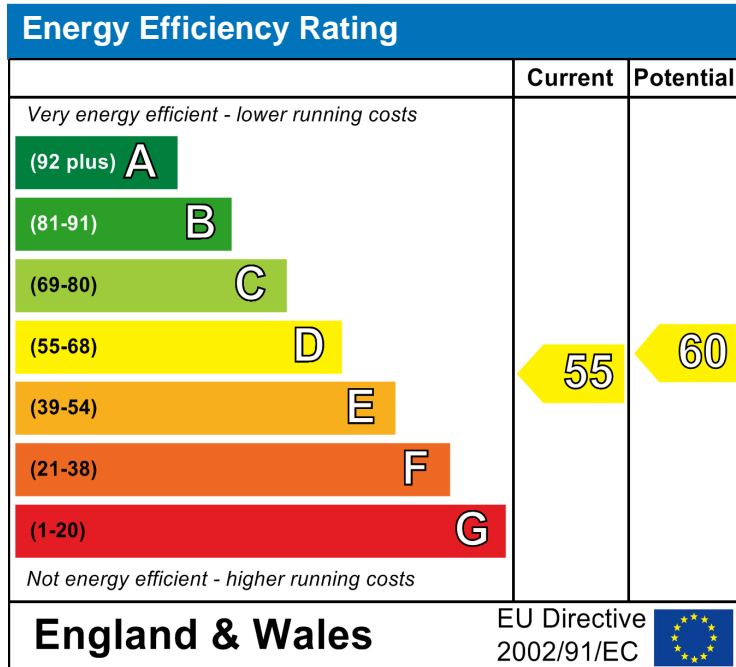
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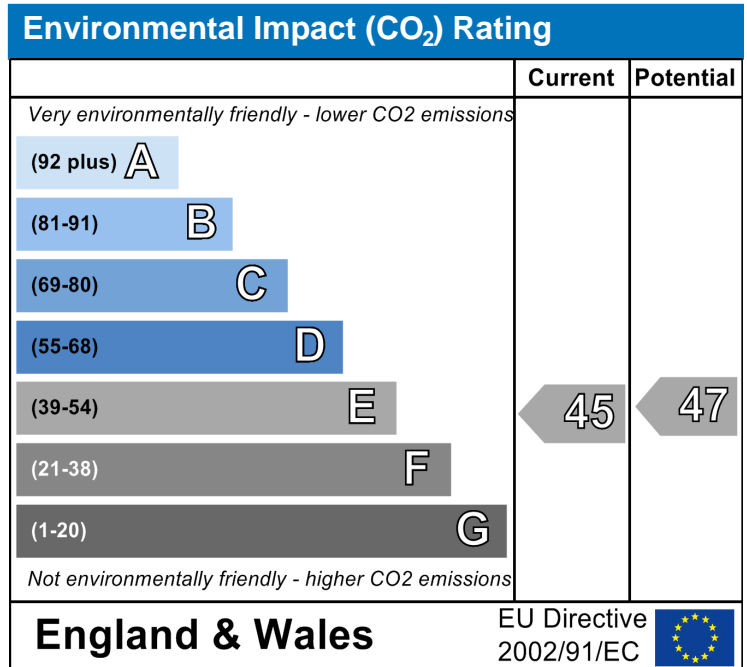
2 Broadland Holiday Village
Marsh Road
LOWESTOFT
NR33 9JY

Dwelling type: Semi-detached bungalow
Date of assessment: 28 March 2011
Date of certificate: 05 April 2011
Reference number: 8169-6327-8160-5538-8926
Type of assessment: RdSAP, existing dwelling
Total floor area: 32 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	672 kWh/m ² per year	639 kWh/m ² per year
Carbon dioxide emissions	3.3 tonnes per year	3.1 tonnes per year
Lighting	£32 per year	£20 per year
Heating	£387 per year	£344 per year
Hot water	£104 per year	£104 per year

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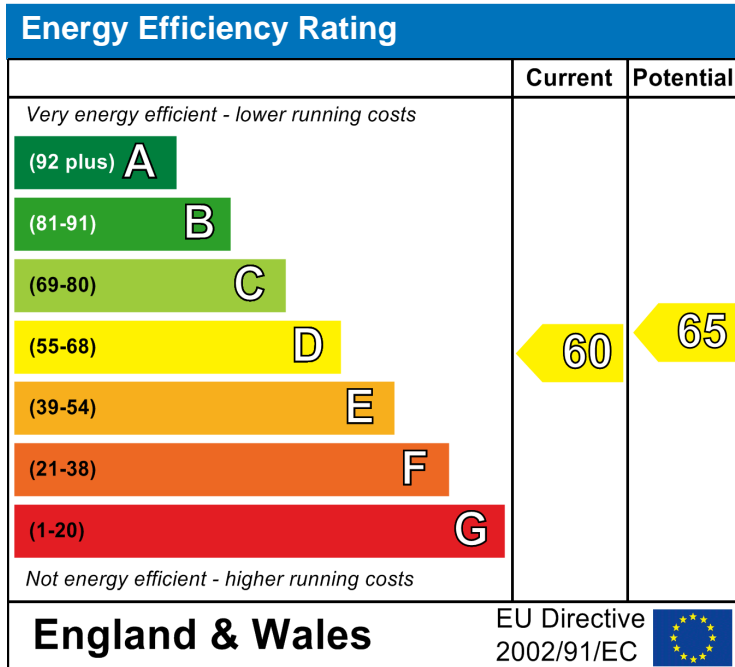


3 Broadland Holiday Village
Marsh Road
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NR33 9JY

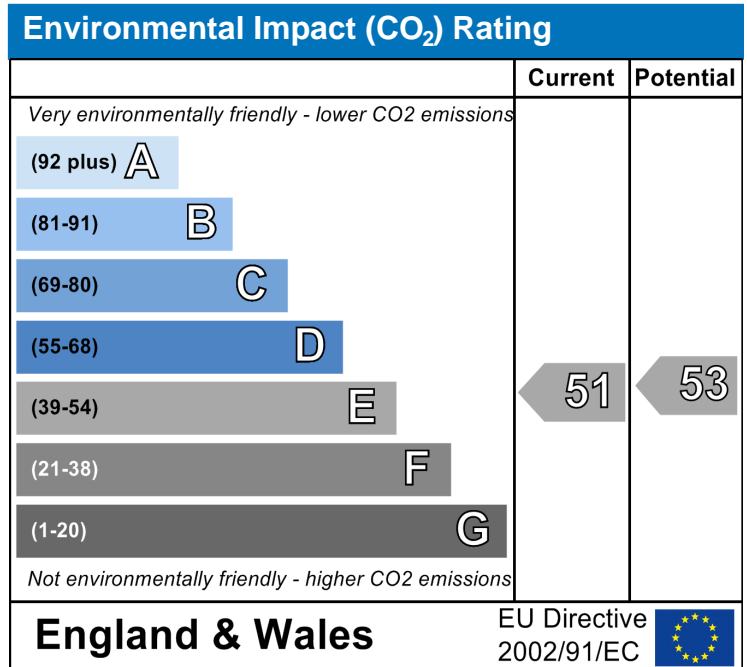
Dwelling type:
Date of assessment:
Date of certificate:
Reference number:
Type of assessment:
Total floor area:

Semi-detached bungalow
28 March 2011
05 April 2011
0185-2858-6175-9329-2875
RdSAP, existing dwelling
36 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	547 kWh/m ² per year	522 kWh/m ² per year
Carbon dioxide emissions	3 tonnes per year	2.9 tonnes per year
Lighting	£39 per year	£22 per year
Heating	£337 per year	£303 per year
Hot water	£109 per year	£109 per year

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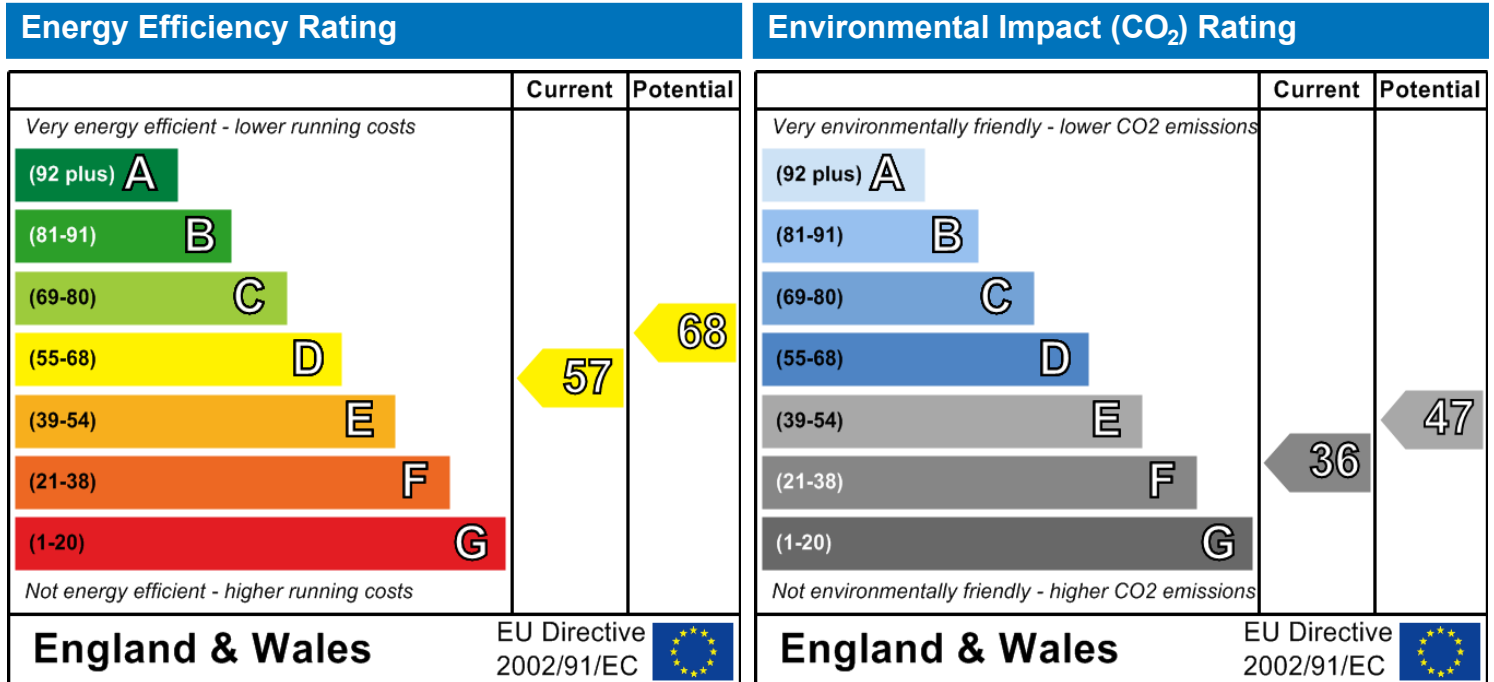
Energy Performance Certificate



4 Broadland Holiday Village
Marsh Road
LOWESTOFT
NR33 9JY

Dwelling type: Semi-detached bungalow
Date of assessment: 23 May 2011
Date of certificate: 25 May 2011
Reference number: 8959-6925-8080-6527-4926
Type of assessment: RdSAP, existing dwelling
Total floor area: 52 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	556 kWh/m ² per year	427 kWh/m ² per year
Carbon dioxide emissions	5.1 tonnes per year	3.9 tonnes per year
Lighting	£39 per year	£39 per year
Heating	£518 per year	£351 per year
Hot water	£99 per year	£99 per year

You could save up to £167 per year

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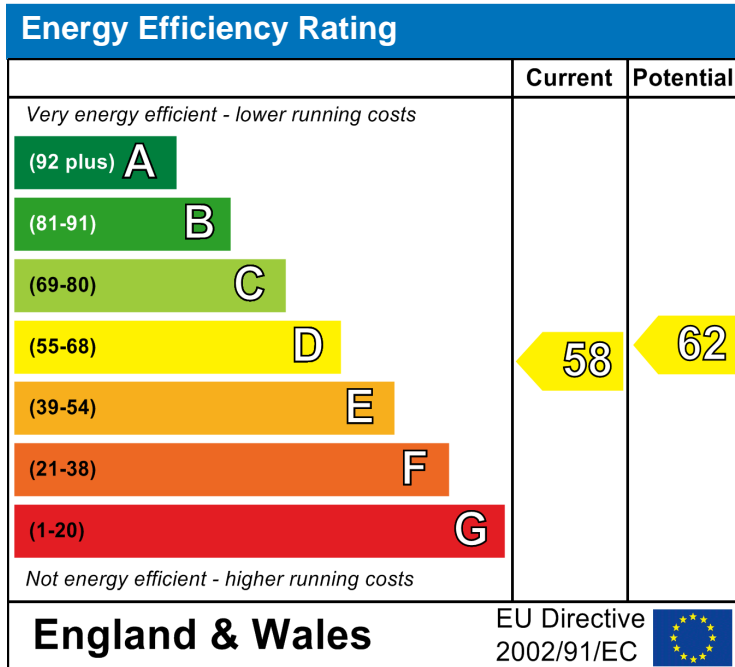


5 Broadland Holiday Village
Marsh Road
LOWESTOFT
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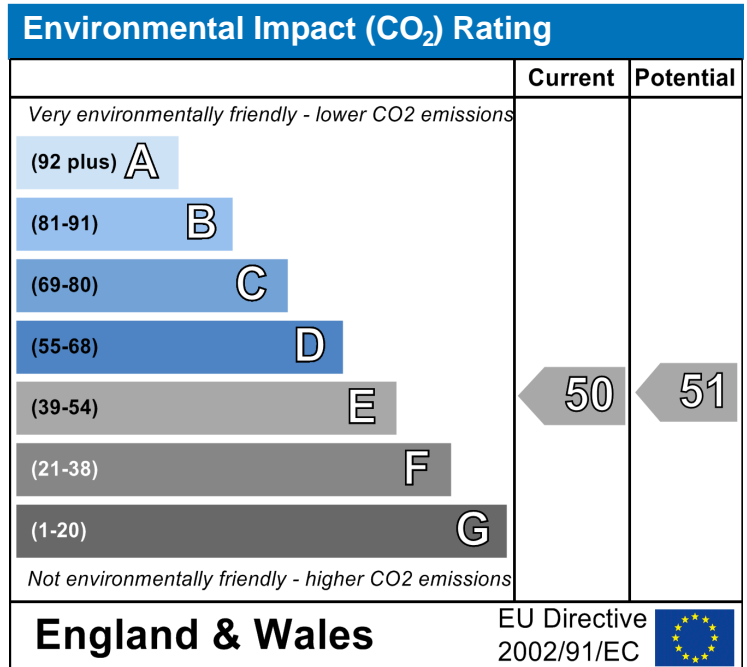
Dwelling type:
Date of assessment:
Date of certificate:
Reference number:
Type of assessment:
Total floor area:

End-Terrace bungalow
28 March 2011
05 April 2011
0389-2858-6175-9329-5881
RdSAP, existing dwelling
53 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	470 kWh/m ² per year	449 kWh/m ² per year
Carbon dioxide emissions	3.8 tonnes per year	3.6 tonnes per year
Lighting	£51 per year	£33 per year
Heating	£426 per year	£382 per year
Hot water	£129 per year	£129 per year

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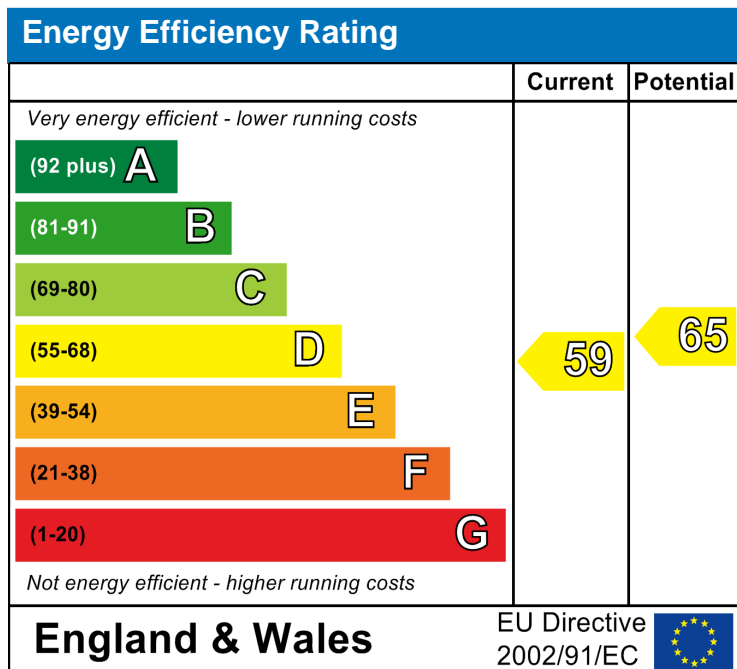
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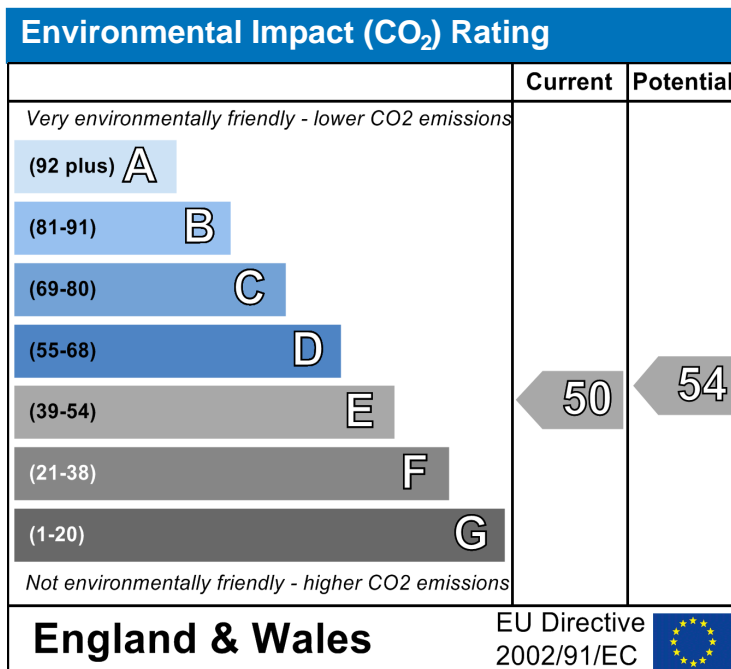
6 Broadland Holiday Village
Marsh Road
LOWESTOFT
NR33 9JY

Dwelling type: Mid-terrace bungalow
Date of assessment: 29 March 2011
Date of certificate: 05 April 2011
Reference number: 0489-2851-6375-9429-1065
Type of assessment: RdSAP, existing dwelling
Total floor area: 51 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.



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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	471 kWh/m ² per year	429 kWh/m ² per year
Carbon dioxide emissions	3.6 tonnes per year	3.3 tonnes per year
Lighting	£54 per year	£31 per year
Heating	£404 per year	£342 per year
Hot water	£126 per year	£126 per year

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