



FINEBURN CHALET & CARAVAN PARK
Hill End, Frosterley, County Durham



FINEBURN CHALET & CARAVAN PARK

HILL END, FROSTERLEY, COUNTY DURHAM, DL13 2SY

A LONG ESTABLISHED AND POPULAR HOLIDAY PARK IN WEARDALE
AND ON THE EDGE OF THE BOLLIHOPE MOOR

- 26 holiday static caravan pitches
- 8 chalets
- 7.25 acre site with potential for expansion
- 2-bedroom cottage

Guide Price: £850,000



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Summary Description

The park occupies a quiet and peaceful location on the edge of the Durham Dales close to the village of Hill End and within a mile of the market town of Frosterley.

The business generates income from holiday caravan, chalet and residential park home pitch fees and sales, as well as site service charges.

The property provides a unique opportunity to grow and maximise income from a popular holiday park, given the strong nature of the trading location and number of pitches already accommodated. The business sits on a 7.25-acre site and is currently developed to accommodate 26 holiday static caravan pitches, of which there are 22 current pitches, comprising of 4 under residential occupancy and 18 holiday pitches, occupied on either a 7 or 12 months occupancy. The site also has 8 chalets.

The park also benefits from having on-site living accommodation comprising an attractive, stone built, two storey house with kitchen/dining room, sitting room, two bedrooms and two bathrooms.

Site and Location

Fineburn Caravan Park extends to 7.25 acres and is situated in the heart of Weardale. Located on the edge of Bollilhope Moor, the site is quiet and secluded with fantastic views of the upland countryside and is an attractive place for a thriving caravan park business.

The site is located about 1 mile southwest of Frosterley in County Durham. The nearest main town is Bishop Auckland which is about 12 miles east and Durham City about 15 miles northeast.



Cottage

Fineburn Cottage is a well presented, good sized, traditional stone and slate house and consists of a good-sized kitchen/ breakfast room, sitting room with a log burner, two bedrooms, an ensuite bathroom and family bathroom. It has uPVC double glazing and includes a small area of private garden but otherwise is central to the caravan park.

Agricultural Shed

There is a modern general purpose agricultural shed, measuring 30' x 20'. In addition, an application has been made to build a larger shed in place of one of the chalet's sites.

Caravan Park

The park is licenced for 26 caravan pitches, of which 22 are currently occupied, generating an annual income of about £64,000 per annum. The site also comprises 8 chalets of which four were erected in 1960 and have no planning consent, one in 2004 with no planning and the remaining three chalet replacements dating from 2004.

Over the total site, there is potential to significantly increase value and develop the business portfolio, adding further caravan pitches to the site.

Further financial details are available from the selling agents.

The Opportunity

The park has been within the same family ownership for over 30 years.

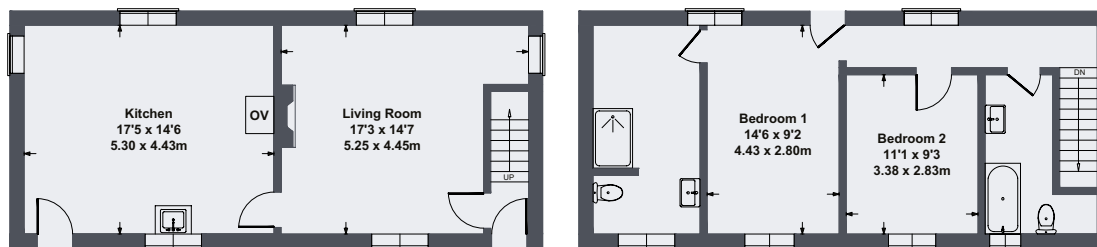
It has a diversified income stream generating static caravan pitch fees. The park trades in line with the site licence which runs from 1st January to 31st December in respect of the static caravans.

Five of the chalets are permitted to be occupied all year round for holiday use only. The remaining three are occupied on a 7 month basis from 1st April to 31st October.

Each lodge benefits from having its own private garden area as well as dedicated parking.

Fineburn Cottage

Approximate Gross Internal Area
1023 sq ft - 95 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Static Caravan Pitch Fees

The current pitch fees range from £2,167 to £2,400 per annum each, totaling £64,000 per annum in total, based upon the current occupancy of 84.6%. We consider there is scope to increase the pitch fee further subject to capital investment in the park.

Access

Fineburn Caravan Park is approached over a single track road, shared by three other users. It is partly maintained by the local authority and partly by the private user owners.

Property Titles

Property is owned Freehold under title DU276027.

Mineral rights are not owned and therefore excluded from the sale.

Financial

A copy of the business accounts is available from the Selling Agents.

Staff

There are no current employees on the site and has been managed by the owners.

Planning History

Durham County Council have granted a licence for the mobile homes site under reference DCC/CAR/025552 for the business, allowing up to 26 static mobile homes between 1st January and 31st December each year.

Planning consent granted for 3 chalet replacements and engineering operations to provide services to the caravan park:

DM/3/2013/0244
DM/3/2009/0489
DM/16/00066/FPA
DM/3/2013/0392

All other chalets were erected in 1960 and have no written planning consent.

Services

The site benefits from a sewage treatment plant and a second septic tank, both under the necessary environmental permits and serviced annually.

There is also mains water and electricity supply across the whole site, metered to each pitch and the cottage. Each caravan pitch has LPG points, and the cottage operates with oil fired central heating.

Energy Performance Certificates (EPCs)

Fineburn cottage has an EPC rating of 'E' valid until 14th August 2034.

Viewing

Strictly by prior appointment.



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