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FOR SALE

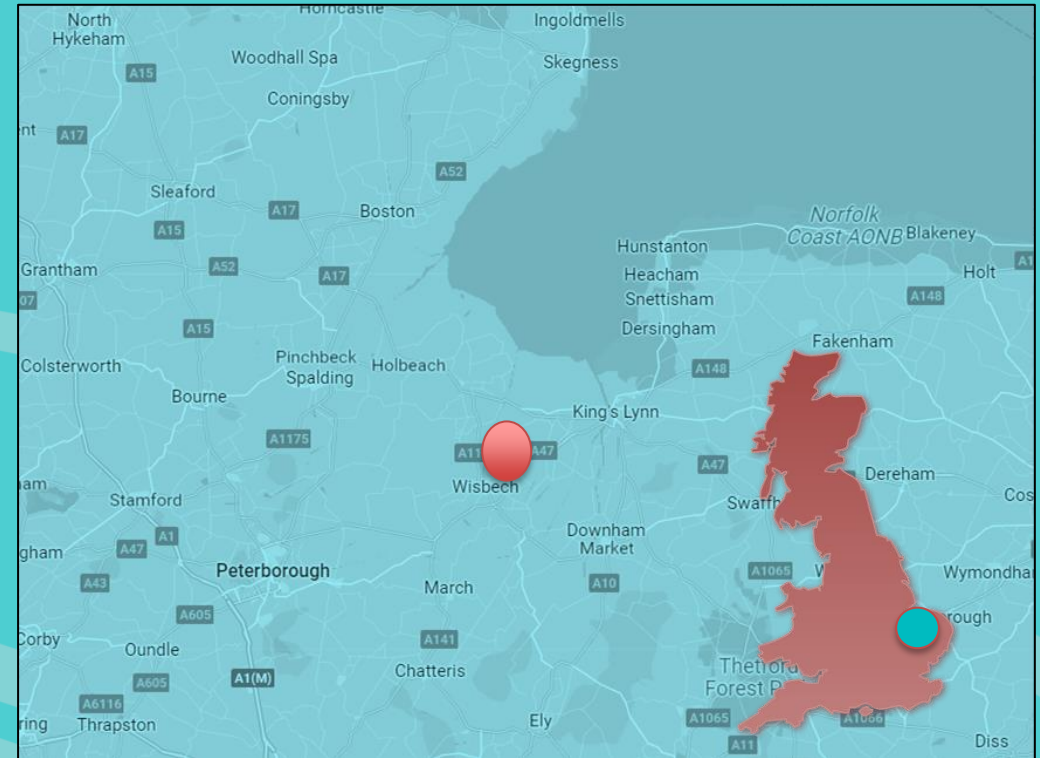


Strattons Farm Campsite

Available for offers in excess
of £1.15m - Freehold

We are pleased to offer for sale this Leisure Business with:

- Large 4/5 Bedroom Bungalow
- 2 Annexes that could be used as holiday lets
- Swimming Pool
- Fishing Lake
- Over 6.5 Acres of Land
- 4.5 Acres of Touring land
- 1 Static Caravan
- Permission for 40 Tourers
- Potential Re-development STPP



OVERVIEW

The property presents a wonderful opportunity for an entry level lifestyle business or development bolt on subject to the necessary consents.

The property would suit a purchaser keen to expand the space already developed and offers further capital and rental returns with the touring business being relatively under maximized with a lot of return customers.

LOCATION

The property is situated within the Fens, in rural North Cambridgeshire, close to the Norfolk Border.

The property is just over 4 miles north east of the popular town of Wisbech and 10 mile south west of King's Lynn.

The property is in close proximity to major road networks including the A47 and the A17.



PROPERTY

The property extends across 6.5 acres of land, with 2 acres made up of fishing lakes and residential property with a bungalow, annex and swimming pool.

There are 4.5 acres of usable area, which has been developed and landscaped to create a private touring area, storage area, a single hire static caravan and space for 40 touring caravans.

The bungalow is a large residence with a conservatory, living room, snug, kitchen/diner, 4 double bedrooms and en-suites with a master bathroom. There are a further 2 stand alone annexes and a granny flat within the main bungalow providing a bedroom, kitchen/living room and bathroom. The annexes could be utilised as worker or holiday accommodation.

The swimming pool is currently available for guests to book, but could be easily sectioned off to the bungalow.

1 – Site Access

2 – Access to Touring Field

3 – Bungalow and Annex

4 – Swimming Pool

5 – Fishing Lake

6 – Private Long Term Tourers Area

7 – Touring Field

8 – Tourer Storage



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BUSINESS

The touring park is quietly run offering storage and holiday lets in the static caravan in addition. There is huge scope to develop and expand the static caravan provision or even lodges subject to the necessary consents. Furthermore the 2 annex in the bungalow could be sub let to produce further income.

PLANNING

The site has quite a complex planning history. Of most relevance is application ref: 18/01468/F, which was approved in 2018 by King's Lynn Council.

This application was for an additional pitch for static caravan (caravan to be 8 months of the year), and retrospective approval of touring caravans' pitches and tent pitches for seasonal use (both for use with existing caravan/camping site).

LEGAL

The planning permission is subject to a planning legal agreement, which limits the use of the holiday units for maximum occupation of 8 months of the year.

The site is owned by the sole trader proprietor and the purchaser will purchase the land, business, house and all related assets.



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Strattons Farm



SERVICES

The property is connected to mains water and electricity services.

ACCOUNTS

A copy of trading accounts can be provided to interested parties following viewing.

GUIDE PRICE

Guide Price £1.15m for the freehold asset and business as a going concern.

FINANCE

Michael Paul Consultancy 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.

INFORMATION/DATA PACK

A data pack of property information including financial can be made available to seriously interested parties.

IDENTITY CHECKS

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.

ENERGY PERFORMANCE CERTIFICATE

Currently being prepared.

TO VIEW

All viewings must be made through the Sole Selling Agents, we would ask at our clients request that no direct approaches to the business directly please.

FURTHER INFORMATION

For further information or to arrange an inspection of the property, please contact:

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Disclaimer

Michael Paul Consultancy 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,

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