



michael paul
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FOR SALE

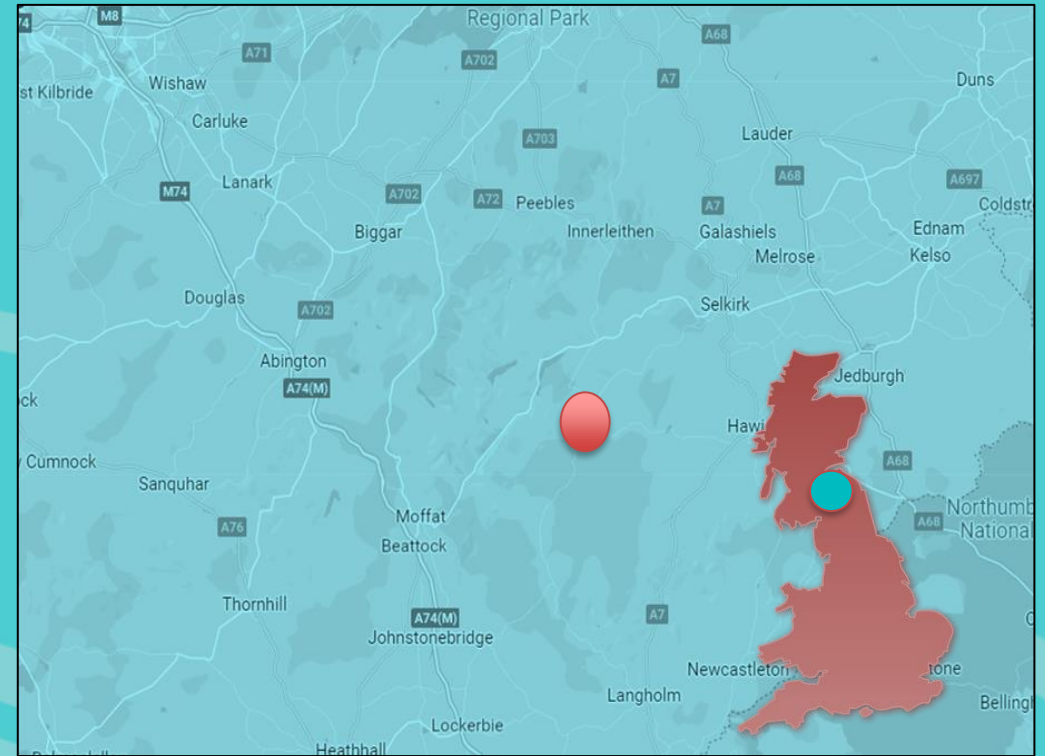


Angecroft Park

**Available for offers in excess
of £1.25m - Freehold**

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

- 3 Bedroom House,
- 7 rental static caravans,
- 7 rental timber lodges,
- Permission for 49 units,
- Potential for further units STPP,
- Approximately 4 Acres,
- 2 Vacant bases, currently with tourers in situ



OVERVIEW

The property presents a wonderful opportunity for an entry level lifestyle business or bolt on.

The property would suit a purchaser keen to expand upon the current offering, with further lodges. The current business is underpinned by a strong holiday letting income, with some vacant bases.

Last year the property undertook 434 holiday bookings across its 14 unit fleet.



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LOCATION

The property is situated within the Scottish Border's in the Ettrick Valley.

The property is just under 1 mile south of Ettrick and 18 miles south west of Selkirk 20 miles north east of Moffat.

The property is equidistant to the A74 and the A7 main roads.



PROPERTY

The property extends across 4 acres of land, with just under 50 units, there are 7 holiday static caravans and 7 lodges within the holiday fleet.

There are currently 2 vacant bases and scope for further expansion.

In addition to the holiday business there is a 3 bedroom house.

1 – Site Access

2 – House

3 – River Etrick

4 – Holiday Lodges

5 – Static Caravans



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BUSINESS

The park uses Hoseasons as a third party booking platform and has its own website providing booking information.

The park currently produces circa £136,000 per annum across 434 bookings after third party booking commission.

PLANNING

The planning application of the most relevance is application ref: 94/00465/FUL which was approved in 1994 by Scottish Borders Council.

LEGAL

The site is owned by the limited company Angecroft Caravan Park Limited and the purchaser will purchase the shares of the limited company which in turn owns the land, business, house and all related assets.



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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 £1.25m 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:

David Broadhead

01275 374 001 / 07585 603 604

First Floor, 23A Market Street, Wellington, Shropshire, TF1 1DT

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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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Key Contact:



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Director

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