

FOR SALE



## Beech Hedge Caravan Park Cargill, Perthshire

- For Sale in 2 Lots
- Lot 1: Well developed static Caravan Park with 27 static pitches and 2 letting chalets
- Lot 2: 2 impressive letting log cabins, an impressive 4 bedroom house and planning permission for 5 further cabins.
- Both located within site of the beautiful Grampian Mountains

**Guide Prices - Lot 1: £395,000**  
**Lot 2: £585,000**

### CONTACT US

Viewing is strictly by prior appointment with Colliers International through:

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0131 240 7575  
[richard.moss@colliers.com](mailto:richard.moss@colliers.com)

Property Ref: 20926

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39 George Street  
Edinburgh  
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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 9 years by the vendors achieving 3\* from Visit Scotland, and is offered for sale due to retirement.

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

## LOT 1: STATIC CARAVAN PARK

Lot 1 extends to approximately 2.56 acres and is offered for sale Feuhold.

The Park benefits from an 11 month operating season.

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

Lot 1 also includes planning permission for 2 log cabins in the style of those for sale in Lot 2.

**STATIC CARAVAN PITCHES** Currently the park is developed with 27 hard standing static caravan pitches, which are occupied by 17 privately owned caravans, 8 hire fleet caravans, 1 vacant pitch and 1 undeveloped pitch.

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

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 used for hire on a holiday basis. Built in 1 unit, the chalets are semi-detached and are located, along with the static caravans, to the east of the owners accommodation.

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

## LOT 2: LOG CABINS, HOUSE AND PLANNING PERMISSION

Lot 2 extends to approximately 1.98 acres and is offered for sale Feuhold.

In addition Lot 2 also includes a timber laundry/maintenance and storage building.

**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 and a veranda with a hot tub.

Both log cabins are let through Hoseasons and are Visit Scotland 4\* Rated.

**OWNERS ACCOMMODATION** Lot 2 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.

**PLANNING PERMISSION** The site benefits from planning permission for a further 5 log cabins, bringing the total of log cabins to 7.

## SERVICES

The park is serviced by mains water and electricity (3 phase). Gas is provided via a bulk tank. Sewerage is by a septic tank which discharges into a nearby watercourse

## TARIFFS

Private Caravan Pitch Fee: £1,450 including VAT & Rates per year.

Static Caravan Hire Fleet: £192 - £540.

Chalet: £225 - £570

Log Cabins: £440 - £825

All tariffs are per week unless otherwise stated and vary dependant on time of season. 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.

Further financial information can be provided to seriously interested parties on request by the sole selling agents

## PRICE

Guide Prices:

Lot 1: £395,000

Lot 2: £585,000

## FINANCE

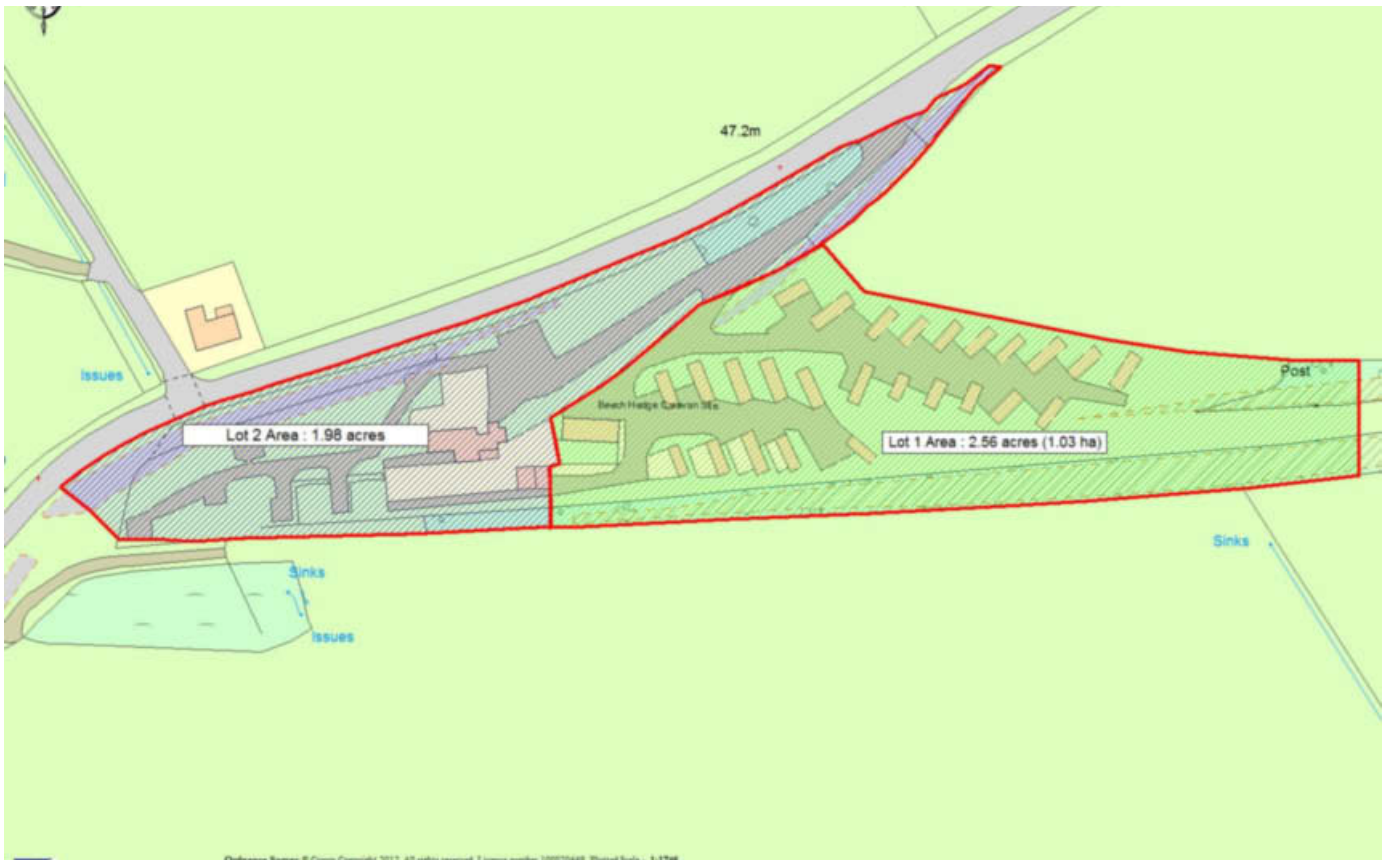
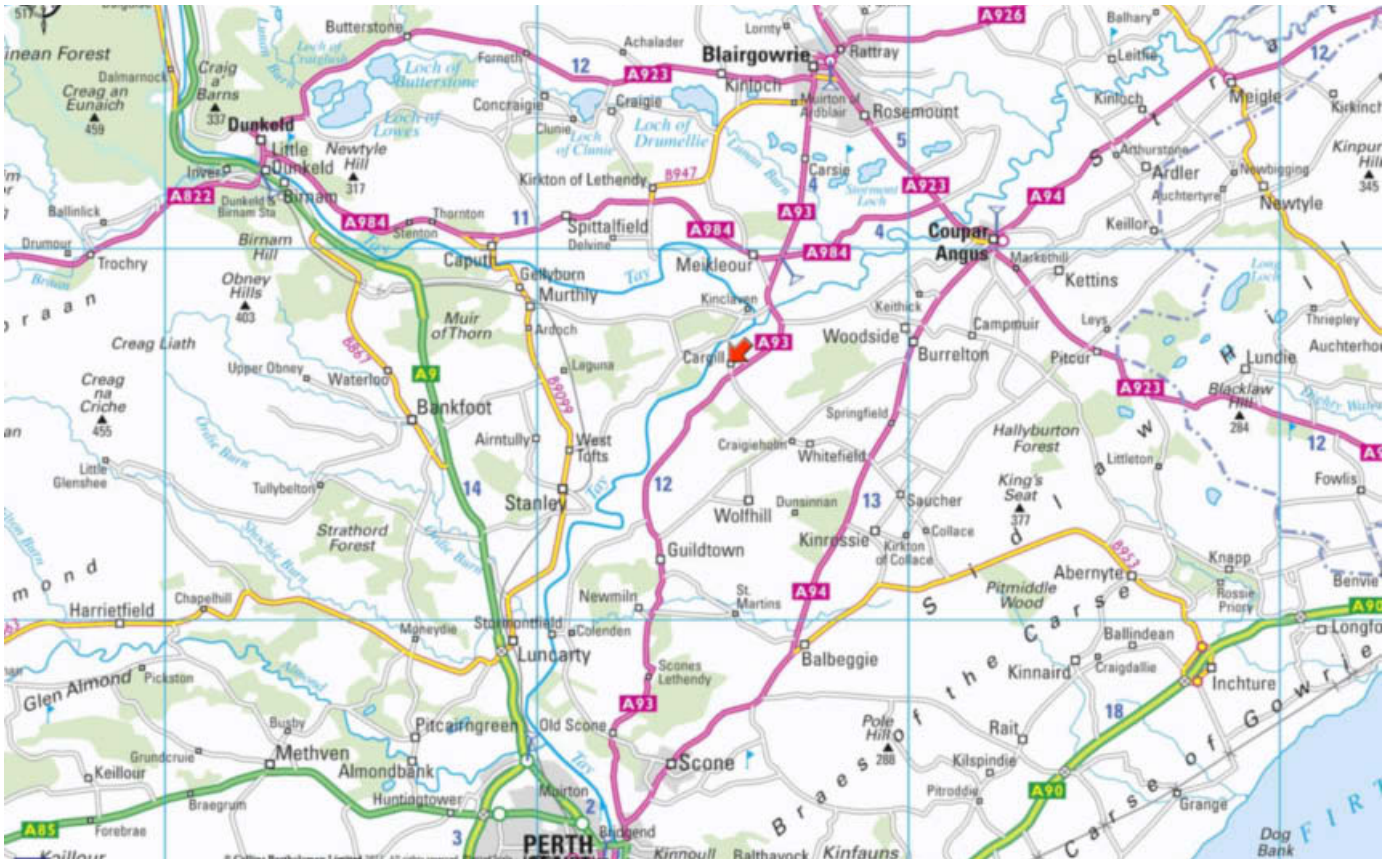
Colliers International is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

## 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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08700119/DEMERC

# Energy Performance Certificate

## Address of dwelling and other details

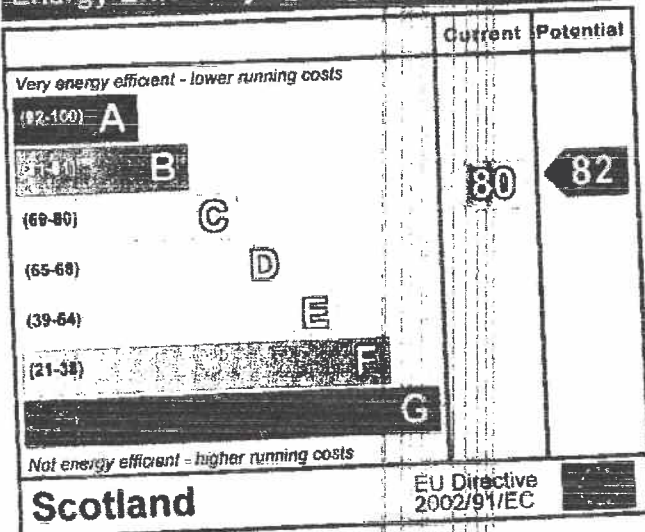
Chalet Type 2 **3 BED**  
 Beach Hedge Caravan Park  
 Cargill  
 PH2 6DU

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 m<sup>2</sup>  
 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 (CO<sub>2</sub>) emissions. Carbon dioxide is a greenhouse gas that contributes to climate change.

### Energy Efficiency Rating

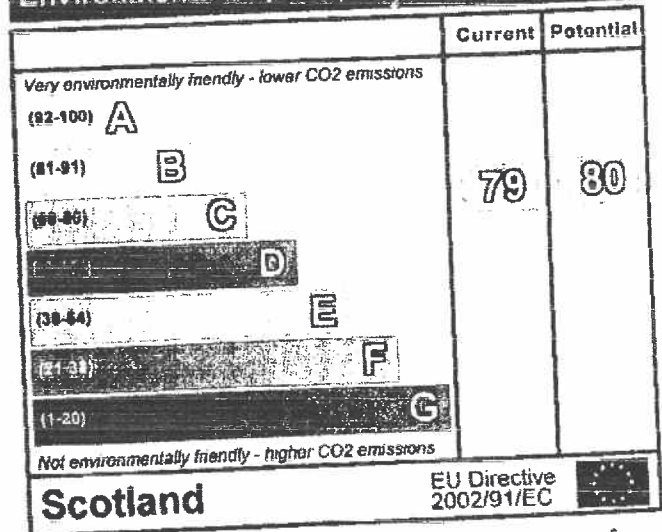


The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more efficient the home is, and the lower the fuel bills are likely to be

Approximate current energy use per square metre of floor area: 148 kWh/m<sup>2</sup> per year

Approximate current CO<sub>2</sub> emissions: 24.53 kg/m<sup>2</sup> per year

### Environmental Impact (CO<sub>2</sub>) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) 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

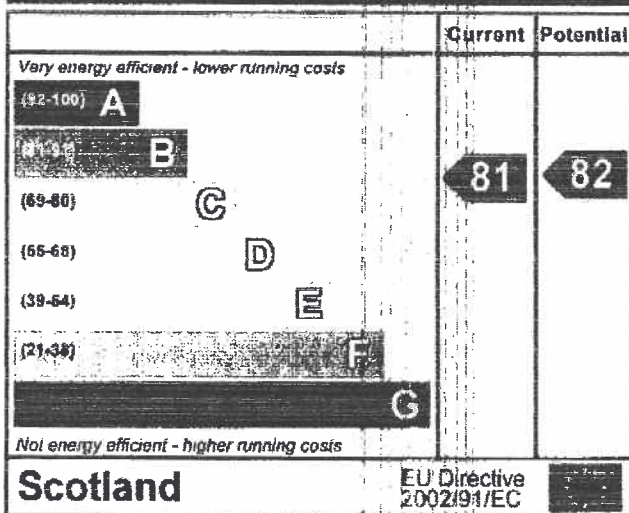
Chalet Type 1 **2 BED**  
Beech Hedge Caravan Park  
Cargill  
PH2 6DU

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 m<sup>2</sup>  
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 (CO<sub>2</sub>) emissions. Carbon dioxide is a greenhouse gas that contributes to climate change.

#### Energy Efficiency Rating



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/m<sup>2</sup> per year

Approximate current CO<sub>2</sub> emissions: 28.40 kg/m<sup>2</sup> per year

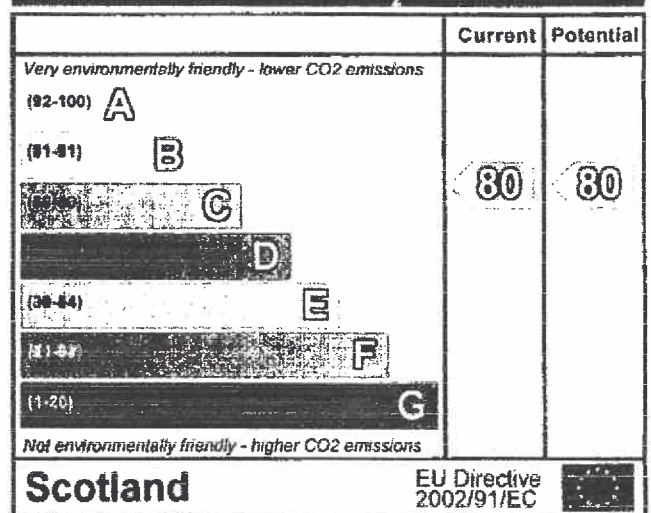
#### Cost effective improvements

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 (CO<sub>2</sub>) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) 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

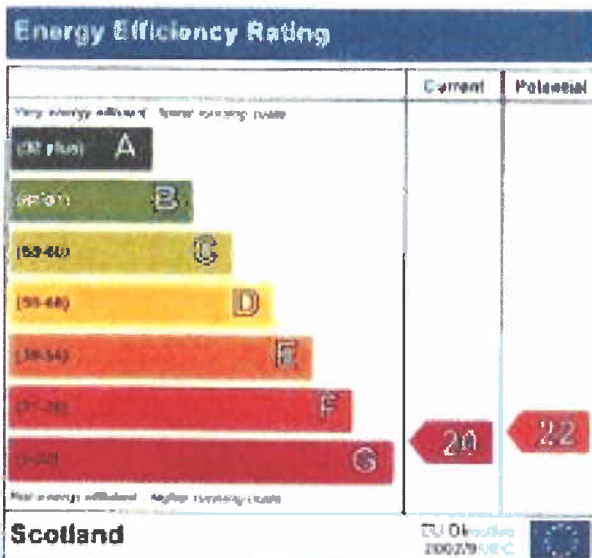
## Address of dwelling and other details

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 m<sup>2</sup>  
Main type of heating and fuel: Boiler and radiators, LPG

## This dwelling's performance ratings

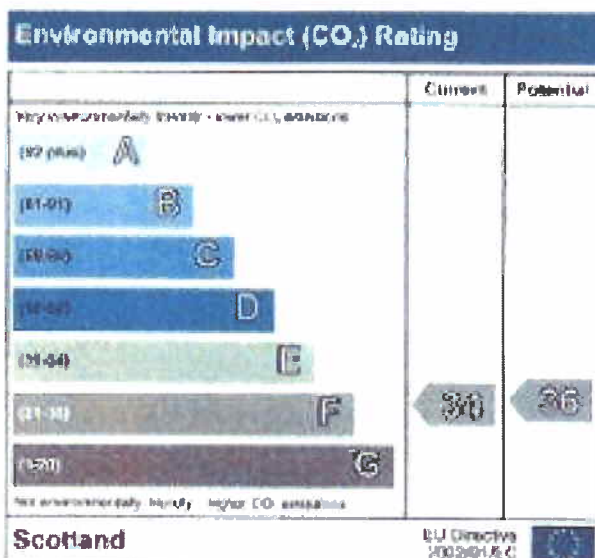
This dwelling has been assessed using the RdSAP<sup>®</sup> 2009 methodology. Its performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions. CO<sub>2</sub> is a greenhouse 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/m<sup>2</sup> per year

Approximate current CO<sub>2</sub> emissions: 72 kg/m<sup>2</sup> per year



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) 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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