

South Shore Holiday Village | Bridlington



- Prime Coastal Real Estate
- Annual Income (2011) c.£716,000
- Guide Price £5.3m



AN EXCITING INVESTMENT OPPORTUNITY ON YORKSHIRE'S BEAUTIFUL EAST COAST



Bridlington

South Shore Holiday Village (SSHV) is a long established holiday business is located within the popular seaside resort town of Bridlington, East Yorkshire.

Bridlington is a popular tourist resort and almost 50% of its population (40,000) are employed in in the tourist sector. In 2011, Bridlington was prominent within the top 20 fastest growing tourist resorts* in the UK as it continues to attract both short and long term holiday makers from the major conurbations of Yorkshire, Nottinghamshire and the Midlands.

As a region, East Yorkshire's coastal resorts reported a 21% increase in visitor numbers in 2010 – testament to the increasing demand for UK holidays and holiday property.

This increase in visitors is partly down to the foresight of East Yorkshire District Council, who championed the importance of regeneration and redevelopment for some time.

Significant projects include the recent £10m refurbishment of Bridlington Spa Royal Boardroom and Theatre and the creation of the Park & Ride scheme which has been developed adjacent to SSHV. The Park & Ride has capacity for c. 1000 vehicles, thus providing direct access to a high volume of visitors to the area.

**Source: CSMA Club*





[Click here to see a larger view of the image.](#)

The Park and Leisure Complex

South Shore Holiday Village extends to approximately 16.7 acres and is developed with 244 holiday chalet pitches over about 12 acres. The chalets are a mix of detached and semi-detached and currently, there are 238 chalets, 228 are privately owned holiday chalets, six are stock/hire fleet, one is occupied by the park manager and one is used for the park reception.

The 228 private chalets are occupied on the following bases:

- 149 x annual licenses
- 51 x 2–5 year leases (expiring December 2015 or before)
- 28 x 6–25 year leases (expiring after 2016)

A full chalet rental schedule can be provided on request.

Continued >





The Park and Leisure Complex



[Click here to see a larger view of the plan.](#)

The chalets are mostly of timber construction and a number have been recently re-clad adding to the aesthetic appeal of the park. The property includes a tennis court, children's play area, secure storage compound and a reception/office chalet.

The remaining area of the park (c. 4.7 acres) is developed with a substantial leisure complex covering almost 30,000 sq ft and marked with a **BLUE** boundary on the site plan. The leisure complex is mainly within one primary building located to the north east of the park with three detached smaller units located in close proximity.

In summary, the primary leisure complex comprises two bars, a restaurant, a nightclub, amusement arcade with hall, two retail units and a café. The 3 detached units provide a mini market, fish and chip shop and a further retail unit.

At time of these particulars, the following units had tenants in situ:

Unit	Area in ft ² approx.
Beach café	925
Fish & chip shop	600
Mini market	600
Bar ('Shirley's Bar')	3,250
Restaurant ('Dolce Vita II' Italian Restaurant)	2,500
Arcade	8,000
Nightclub/Family Entertainment Centre	7,000
Warehouse	6,000

A full rental schedule can be provided to seriously interested parties.



The Business



Principle sources of income are derived from chalet pitch fees/rent on leases and licences, short term rental income, commission sales and profit on chalet sales:

CHALET PITCH FEES

Annual pitch fees range between £2,600 and £3,186 (inc VAT). Net pitch fee income for 2011 was in the region of £358,000.

CHALET GROUND RENT

Annual ground rents range between £1,054 and £2,200 (VAT not applicable). Net ground rent income for 2011 was in the region of £144,000.

COMMERCIAL RENT

Rent collected for 2011 of c.£56,000. The total leisure building and additional detached retail units have a combined ERV of c.£109,000 p/a.

Negotiations are at an advanced stage with a number of potential new tenants. Full details can be provided upon request.

CHALET SALES

42 chalet sales were conducted in 2011 representing a churn rate of around 17%, and producing a further £81,000 of income. Of these, 36 were private sales conducted through a third party estate agent whereby the Vendor receives a 15% commission (equated to c. £47,000) and 6 sales of existing stock. The most recent sale achieved a price of £34,000 for a refurbished chalet on an annual licence.

Further income of £100 p/a is collected from the tenants of a boat yard extending to 0.5 acres, located in the south east corner of the property which is let under a 999 year lease.

TRADING

Adjusted EBITDA for 2011 is c.£453,000 allowing for add backs for Directors wages and travelling expenses.



Planning

The park has planning consent for 292 holiday chalets which may be used for 12 months of the year (extended from an 11 month season in 2009).

In addition, outline planning permission has been granted to redevelop the entire property with leisure and commercial uses summarised as follows:

- 279 holiday apartments
- A covered swimming pool
- 300m² of class A1 use
- 600m² of class A3/A4/A5 use
- 430m² of nightclub use
- 430m² of gymnasium D2 use
- 70m² of administrative office use

The application deadline for reserved matters has expired which we understand may be extended on application to the local planning authority.





Further Information



TENURE

The property is held Freehold.

HIRE FLEET/STOCK

At the time of these particulars, there were seven stock units on the park, which are included in the price. These units include two new twin Omar lodges and three completely refurbished chalets.

SERVICES

The property is connected to mains water and electricity. Sewerage is provided via a holding tank which is pumped to the mains. Gas is provided via three large bulk holding tanks.

PRICE

Guide Price £5.3m for the freehold property and business as a going concern.

DATA PACK

A Data Pack containing rental, trading and property information can be provided to seriously interested parties on request.

VIEWING

All appointments to view MUST be made through the vendors' agents who are acting with sole selling rights.

ENERGY PERFORMANCE CERTIFICATES

EPC's are attached to the end of these sales details.

CONTACT

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www.colliers.com/uk/parks



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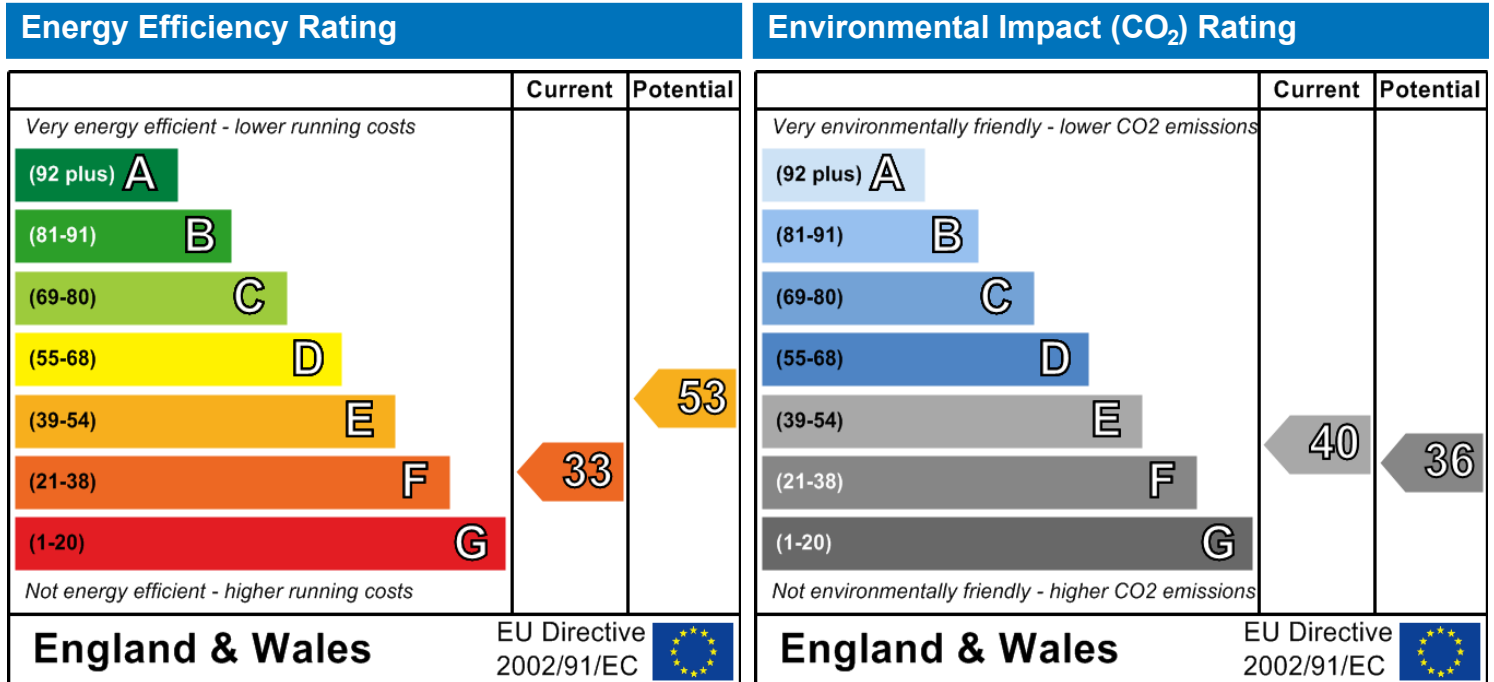
Energy Performance Certificate



161a Fifth Avenue
South Shore Holiday Village
Wilsthorpe
BRIDLINGTON
YO15 3QN

Dwelling type: Semi-detached bungalow
Date of assessment: 10 January 2012
Date of certificate: 13 January 2012
Reference number: 0590-2840-6191-9592-7871
Type of assessment: RdSAP, existing dwelling
Total floor area: 27 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	720 kWh/m ² per year	804 kWh/m ² per year
Carbon dioxide emissions	3.5 tonnes per year	3.9 tonnes per year
Lighting	£25 per year	£28 per year
Heating	£715 per year	£430 per year
Hot water	£109 per year	£118 per year

You could save up to £274 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.



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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.

Energy Performance Certificate

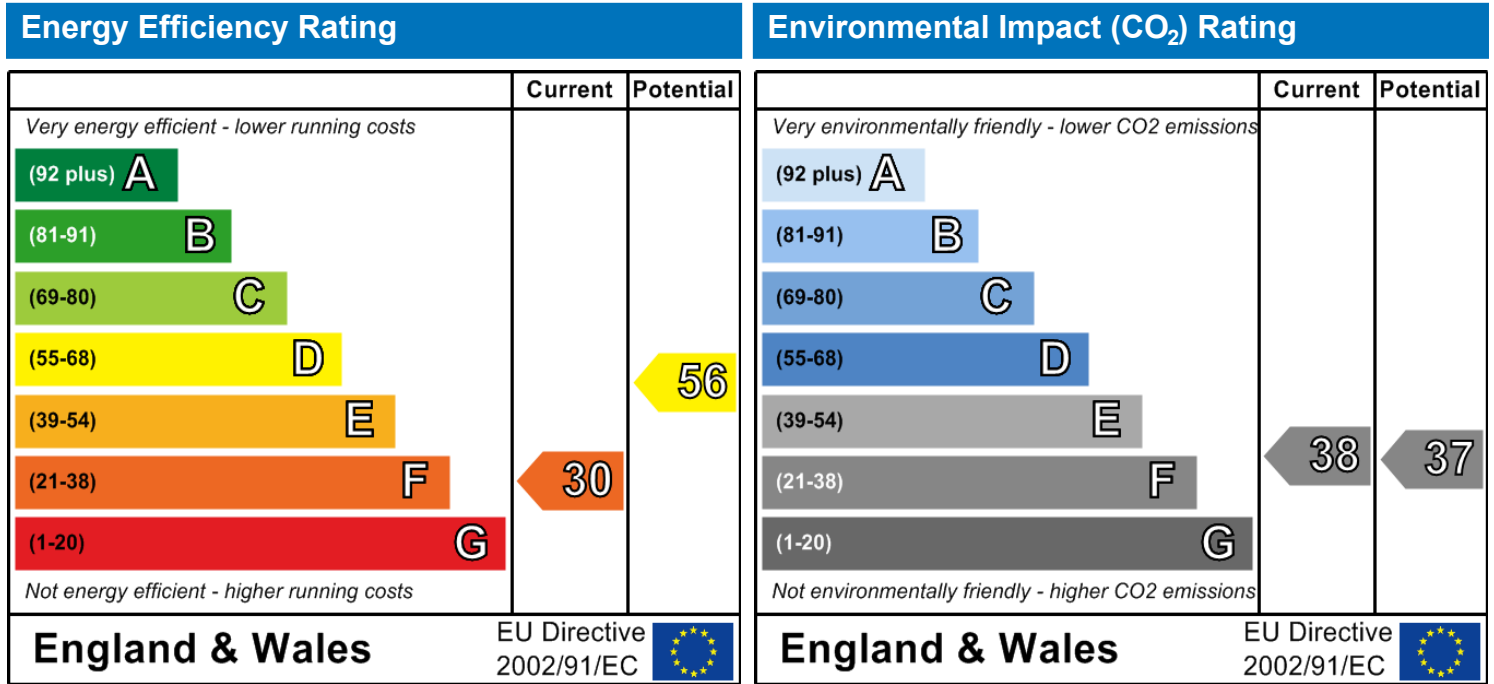


223 Third Avenue
South Shore Holiday Village
Wilsthorpe
BRIDLINGTON
YO15 3QN

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

Detached bungalow
10 January 2012
13 January 2012
8402-6529-9110-4420-8996
RdSAP, existing dwelling
43 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	583 kWh/m ² per year	599 kWh/m ² per year
Carbon dioxide emissions	4.5 tonnes per year	4.6 tonnes per year
Lighting	£52 per year	£28 per year
Heating	£921 per year	£510 per year
Hot water	£125 per year	£135 per year

You could save up to £425 per year

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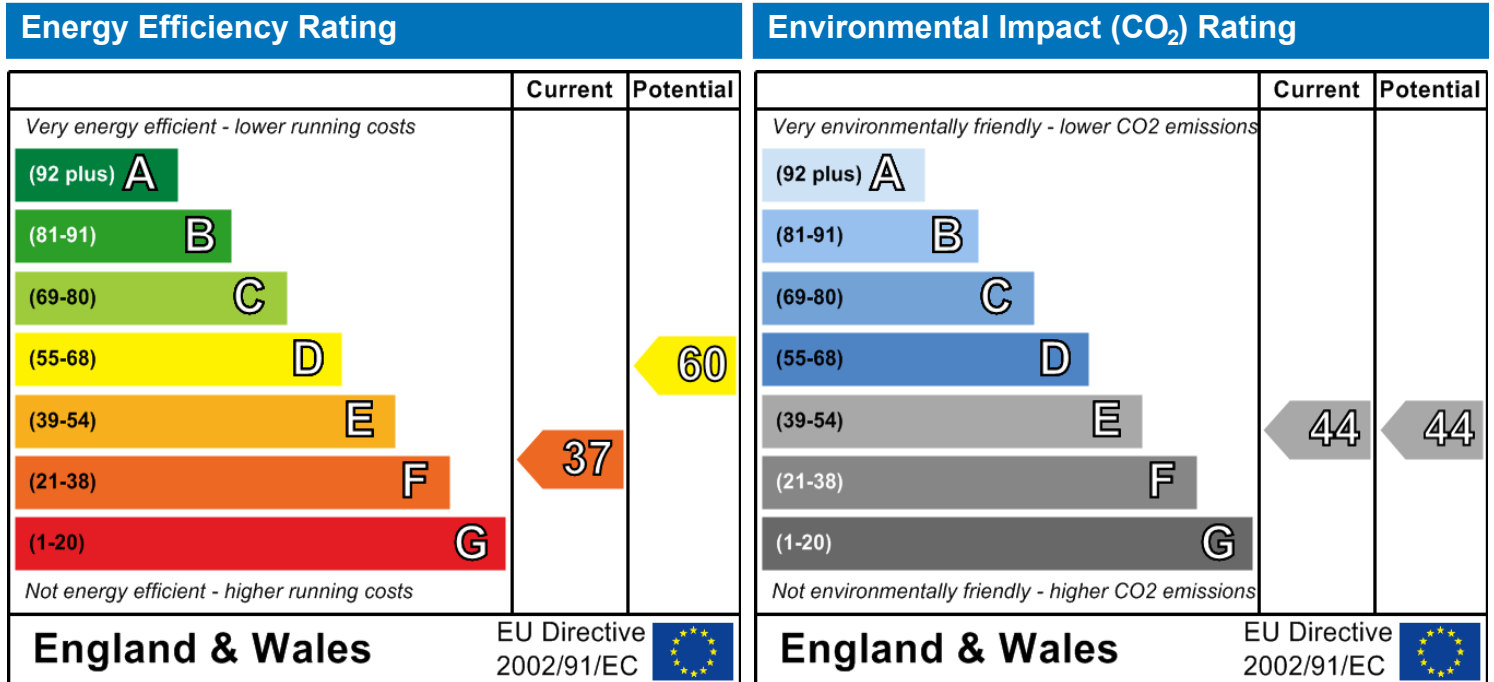
Energy Performance Certificate



232b Eighth Avenue
South Shore holiday Village
Wilsthorpe
BRIDLINGTON
YO15 3QN

Dwelling type: Semi-detached bungalow
Date of assessment: 10 January 2012
Date of certificate: 13 January 2012
Reference number: 0998-2840-6191-9592-8811
Type of assessment: RdSAP, existing dwelling
Total floor area: 31 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	613 kWh/m ² per year	613 kWh/m ² per year
Carbon dioxide emissions	3.4 tonnes per year	3.4 tonnes per year
Lighting	£30 per year	£33 per year
Heating	£690 per year	£368 per year
Hot water	£112 per year	£122 per year

You could save up to £310 per year

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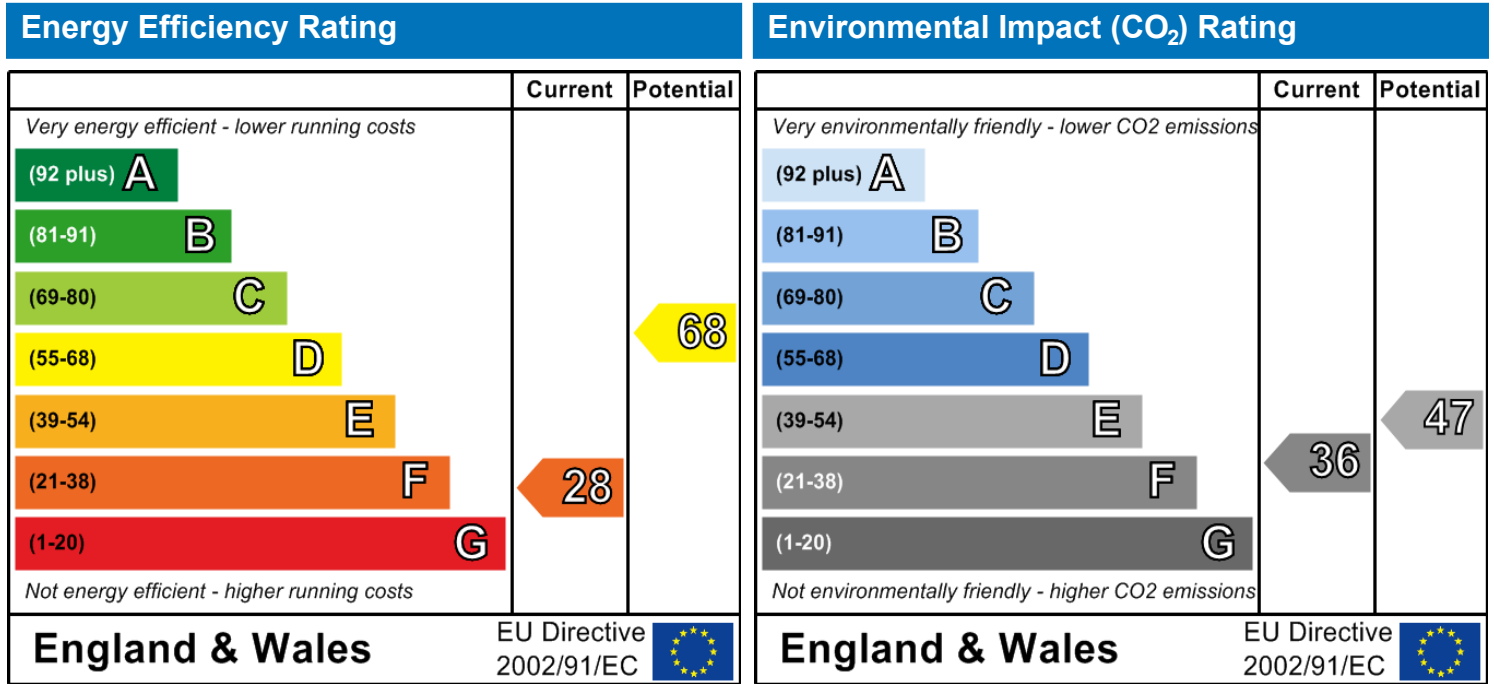
Energy Performance Certificate



239A
South Shore Holiday Village
Wilsthorpe
BRIDLINGTON
YO15 3QE

Dwelling type: Semi-detached bungalow
Date of assessment: 21 January 2012
Date of certificate: 24 January 2012
Reference number: 0399-2859-6092-9022-1021
Type of assessment: RdSAP, existing dwelling
Total floor area: 24 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	844 kWh/m ² per year	661 kWh/m ² per year
Carbon dioxide emissions	3.7 tonnes per year	2.9 tonnes per year
Lighting	£34 per year	£18 per year
Heating	£501 per year	£270 per year
Hot water	£366 per year	£85 per year

You could save up to £528 per year

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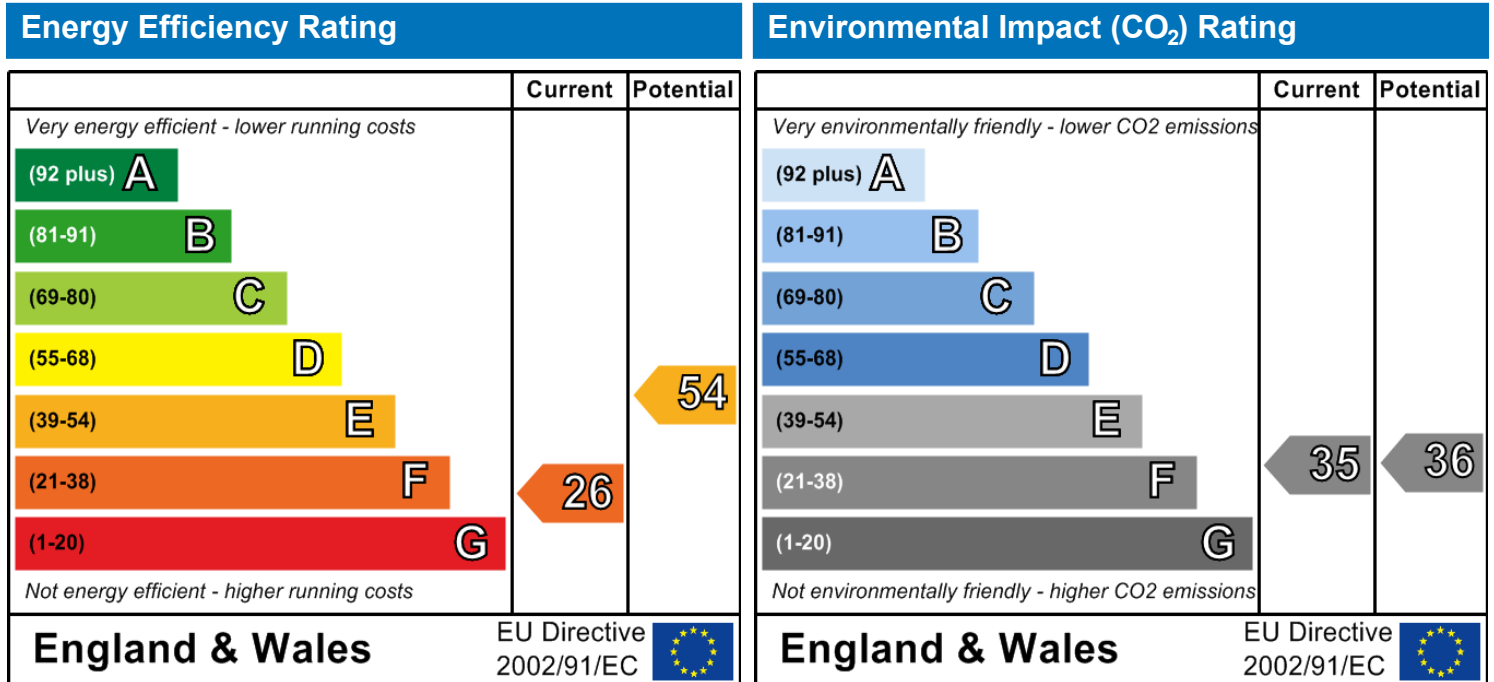


240 South Shore Holiday Village
Wilsthorpe
BRIDLINGTON
YO15 3QD

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

Detached bungalow
01 February 2012
01 February 2012
8972-6222-9170-8599-2906
RdSAP, existing dwelling
41 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	638 kWh/m ² per year	629 kWh/m ² per year
Carbon dioxide emissions	4.7 tonnes per year	4.6 tonnes per year
Lighting	£41 per year	£27 per year
Heating	£988 per year	£515 per year
Hot water	£123 per year	£133 per year

You could save up to £477 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.



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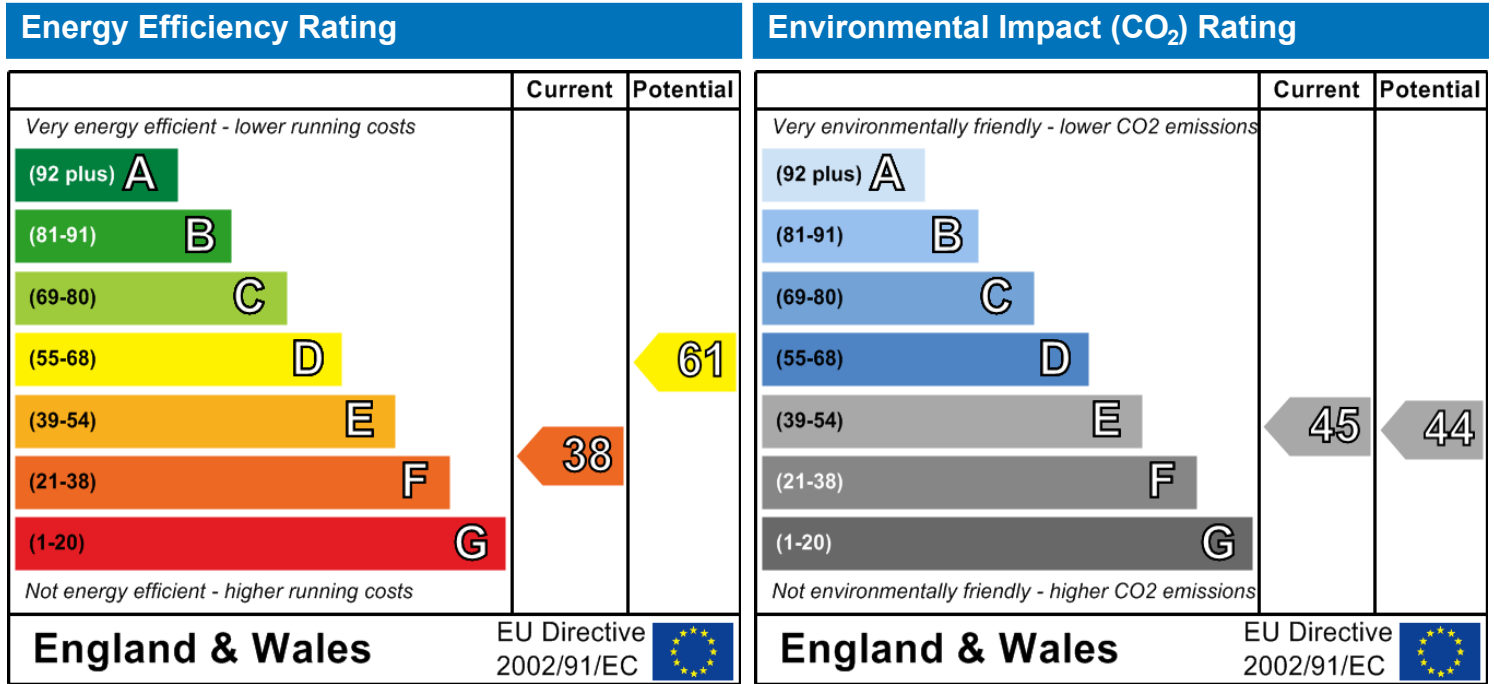
Energy Performance Certificate



277 Eighth Avenue
South Shore Holiday Village
Wilsthorpe
BRIDLINGTON
YO15 3QN

Dwelling type: Semi-detached bungalow
Date of assessment: 10 January 2012
Date of certificate: 13 January 2012
Reference number: 8482-6529-9140-4450-8996
Type of assessment: RdSAP, existing dwelling
Total floor area: 42 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	506 kWh/m ² per year	515 kWh/m ² per year
Carbon dioxide emissions	3.7 tonnes per year	3.8 tonnes per year
Lighting	£29 per year	£31 per year
Heating	£770 per year	£416 per year
Hot water	£123 per year	£134 per year

You could save up to £341 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.



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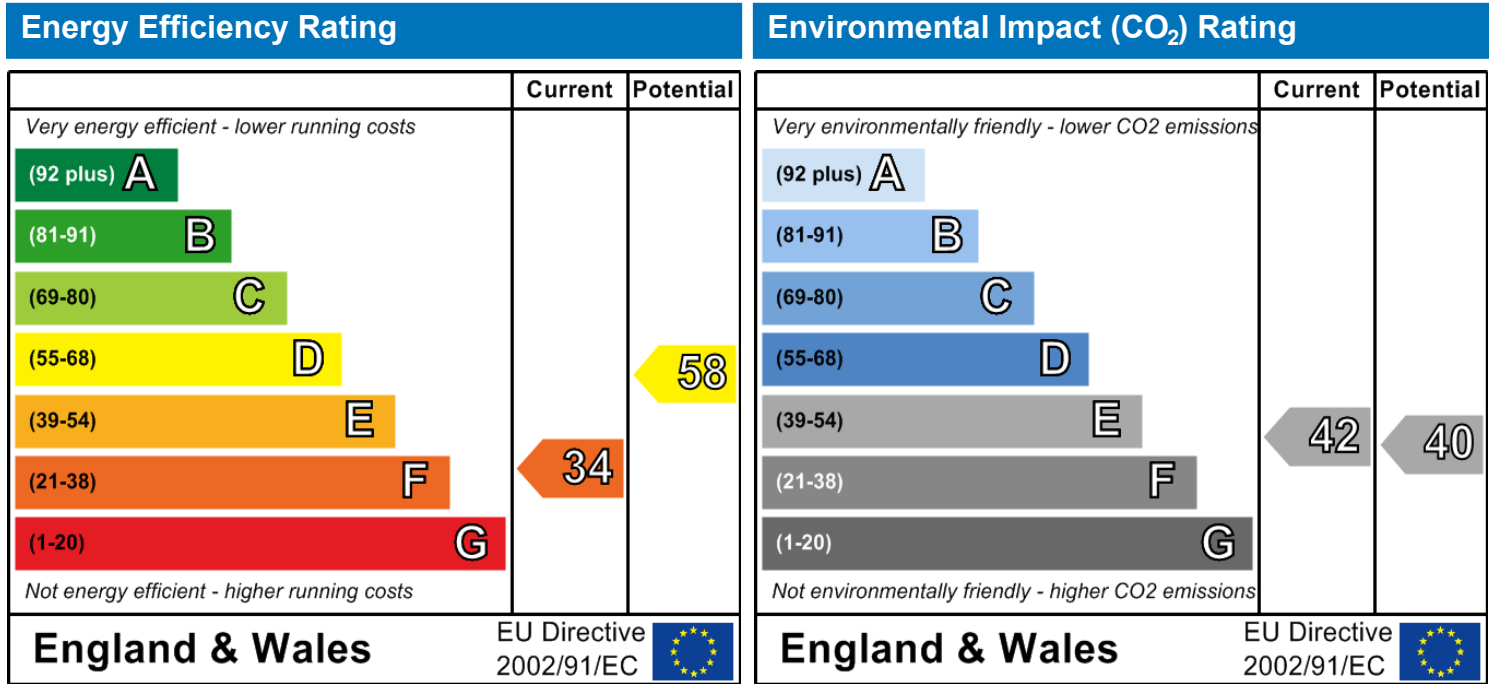


37 South Shore Holiday Village
 Wilsthorpe
 BRIDLINGTON
 YO15 3QE

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

Detached bungalow
 10 January 2012
 16 January 2012
 8452-6729-9820-5410-3992
 RdSAP, existing dwelling
 47 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	516 kWh/m ² per year	536 kWh/m ² per year
Carbon dioxide emissions	4.3 tonnes per year	4.4 tonnes per year
Lighting	£55 per year	£30 per year
Heating	£863 per year	£487 per year
Hot water	£129 per year	£140 per year

You could save up to £392 per year

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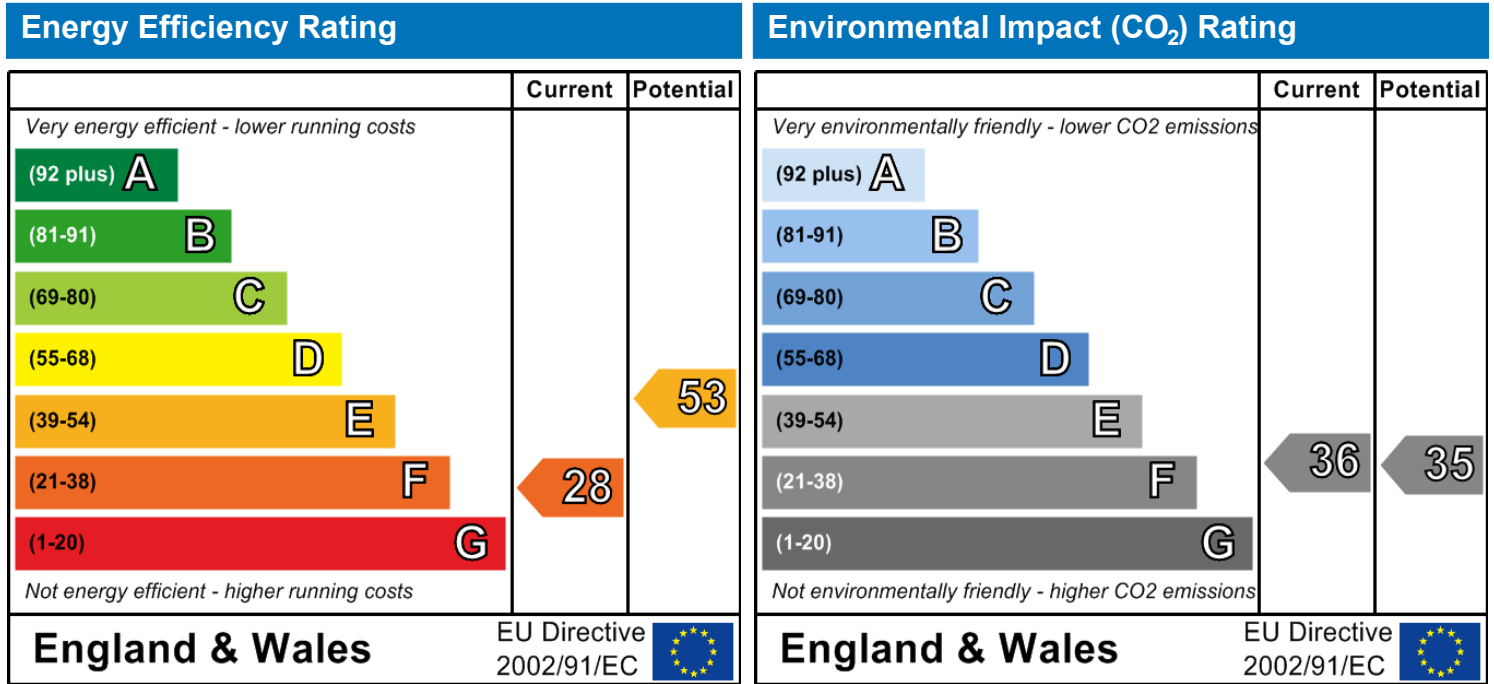


47 Second Avenue
South Shore Holiday Village
Wilsthorpe
BRIDLINGTON
YO15 3QN

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

Detached bungalow
24 January 2012
24 January 2012
8309-4049-2529-7426-9923
RdSAP, existing dwelling
48 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	575 kWh/m ² per year	600 kWh/m ² per year
Carbon dioxide emissions	4.9 tonnes per year	5.1 tonnes per year
Lighting	£38 per year	£41 per year
Heating	£1,038 per year	£565 per year
Hot water	£131 per year	£142 per year

You could save up to £459 per year

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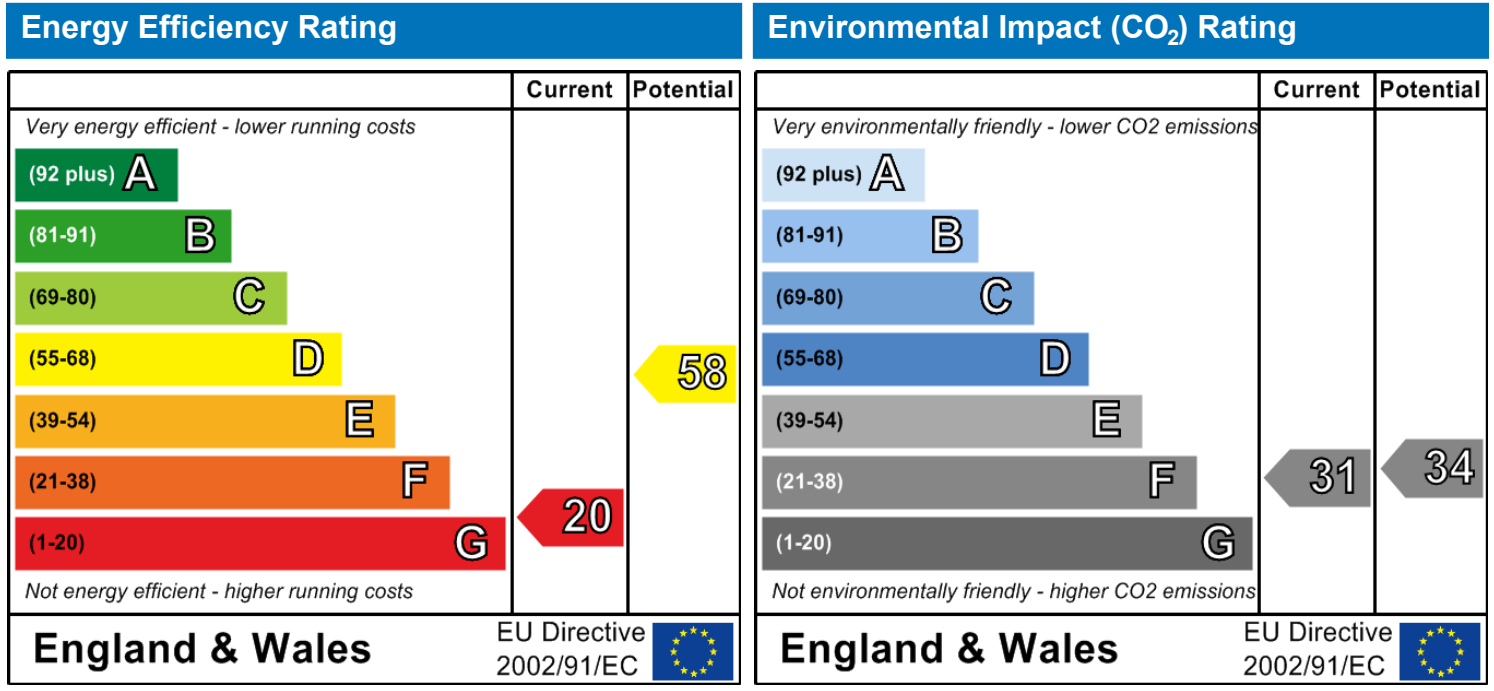


61, South Shore Holiday Village
 Wilsthorpe
 BRIDLINGTON
 YO15 3QE

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

Detached bungalow
 24 January 2012
 24 January 2012
 2748-4016-6289-9142-7920
 RdSAP, existing dwelling
 40 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	720 kWh/m ² per year	668 kWh/m ² per year
Carbon dioxide emissions	5.1 tonnes per year	4.8 tonnes per year
Lighting	£40 per year	£43 per year
Heating	£919 per year	£479 per year
Hot water	£306 per year	£93 per year

You could save up to £650 per year

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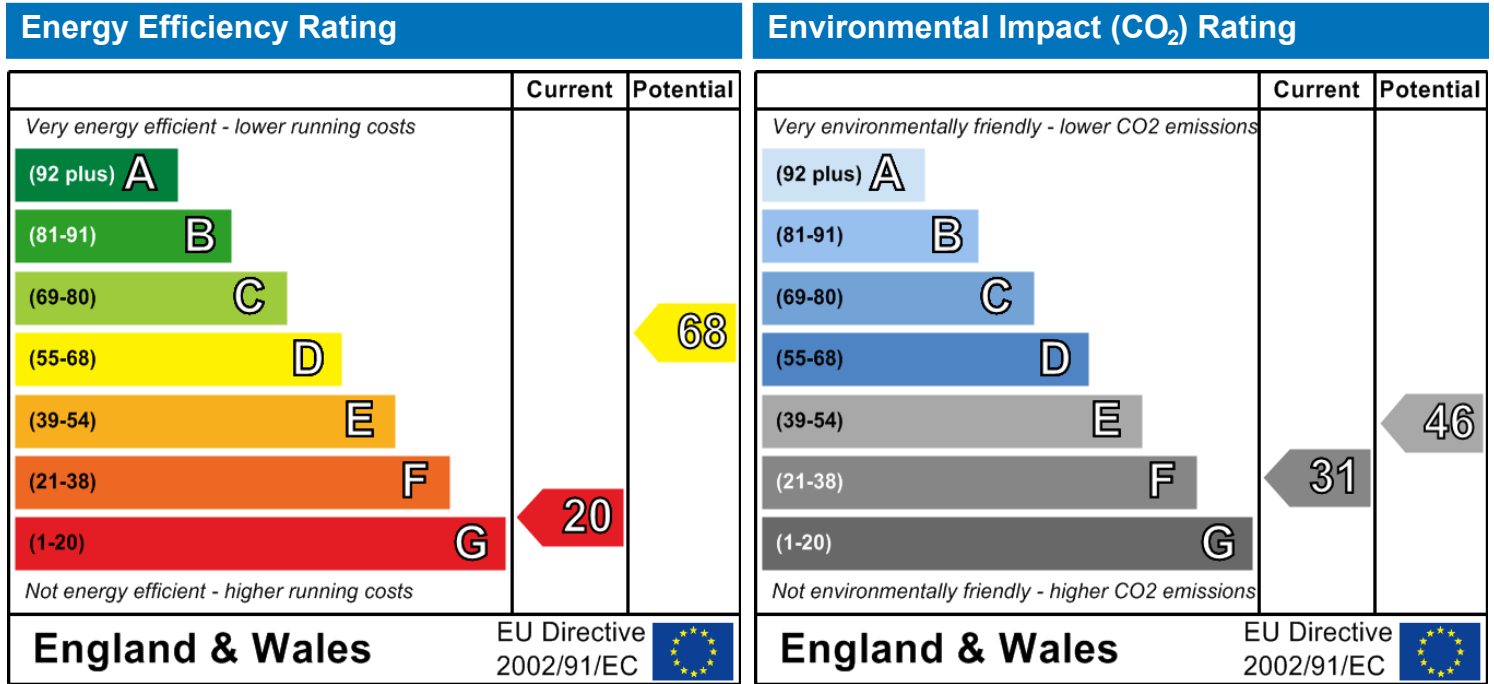
Energy Performance Certificate



84b Fifth Avenue
South Shore Holiday Village
Wilsthorpe
BRIDLINGTON
YO15 3QN

Dwelling type: Semi-detached bungalow
Date of assessment: 21 January 2012
Date of certificate: 24 January 2012
Reference number: 8352-6029-9130-1599-0926
Type of assessment: RdSAP, existing dwelling
Total floor area: 30 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.

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Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	852 kWh/m ² per year	592 kWh/m ² per year
Carbon dioxide emissions	4.5 tonnes per year	3.1 tonnes per year
Lighting	£20 per year	£21 per year
Heating	£724 per year	£300 per year
Hot water	£371 per year	£87 per year

You could save up to £706 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.



Remember to look for the Energy Saving Trust 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.

Energy Performance Certificate

Non-Domestic Building



BEACH BAR
South Cliff Caravan Park
Wilsthorpe
BRIDLINGTON
YO15 3QN

Certificate Reference Number:
9212-3090-0093-0993-7391

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 60

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Other
Building environment:	Unconditioned
Total useful floor area (m ²):	51
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	30.41

Benchmarks

Buildings similar to this one could have ratings as follows:

23 If newly built

61 If typical of the existing stock

Energy Performance Certificate

Non-Domestic Building



GIFT SHOP

South Cliff Caravan Park

Wilsthorpe

BRIDLINGTON

YO15 3QN

Certificate Reference Number:

0721-0939-1039-2990-3096

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 178

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	39
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	151.04

Benchmarks

Buildings similar to this one could have ratings as follows:

33 If newly built

88 If typical of the existing stock

Energy Performance Certificate

Non-Domestic Building



KITE SHACK
South Cliff Caravan Park
Wilsthorpe
BRIDLINGTON
YO15 3QN

Certificate Reference Number:
9900-2903-0339-1792-9020

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 90

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical information

Main heating fuel:	Other
Building environment:	Unconditioned
Total useful floor area (m ²):	80
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	29.88

Benchmarks

Buildings similar to this one could have ratings as follows:

27 If newly built

72 If typical of the existing stock

Energy Performance Certificate

Non-Domestic Building



MARKET SQUARE
South Cliff Caravan Park
Wilsthorpe
BRIDLINGTON
YO15 3QN

Certificate Reference Number:
0724-0939-1039-2990-3092

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 53

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	705
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	35.51

Benchmarks

Buildings similar to this one could have ratings as follows:

25 If newly built

66 If typical of the existing stock

Energy Performance Certificate

Non-Domestic Building



NIGHT CLUB
South Cliff Caravan Park
Wilsthorpe
BRIDLINGTON
YO15 3QN

Certificate Reference Number:
0392-9901-3930-7090-2953

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **46**

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Air Conditioning
Total useful floor area (m ²):	663
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	149.75

Benchmarks

Buildings similar to this one could have ratings as follows:

34 If newly built

90 If typical of the existing stock