

FOR SALE - NEW PRICE



Twenty Shilling Wood Caravan Park Perthshire, PH6 2JY

- Site Licence for 90 caravans.
- Developed with 50 touring pitches and 40 static pitches.
- Extending in total to approximately 15.4 acres (6.25 ha).
- Includes a letting log cabin and timber owner's house.

Guide Price £999,950

CONTACT US

Viewing is strictly by prior appointment with Colliers International through:

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Twenty Shilling Wood Caravan Park, Comrie, Perthshire PH6 2JY



INTRODUCTION

Twenty Shilling Wood Caravan Park is a well located mixed touring and static caravan park within the popular tourist region of Perthshire, overlooking the River Earn.

The park is situated just under a mile west of the picturesque village of Comrie and is accessed from the A85 main tourist route which connects Perth in the east and Oban in the west, with popular destinations situated all along it including Crieff (7 miles), St Fillans (2 miles) and Crainlarich (15 miles). This route gives excellent access to the range of magnificent mountains, forests and lochs in this area including Loch Lomond and The Trossachs, Loch Awe, Loch Taye and the various beautiful islands surrounding the Firth of Clyde.

The local village of Comrie offers a wide range of restaurants, small shops and pubs but for those wishing to use the park as a base to explore the larger cities, the Scottish "Central Belt" is only a 90 minute drive. A garden centre and farm shop are located immediately opposite the park and provide an excellent and convenient facility for visitors.

THE PARK

Twenty Shilling Wood Caravan Park extends to approximately 15.4 acres on a magnificent south facing hillside surrounded by spectacular scenery and includes 5.3 acres of woodland which provides scope for future expansion. The park has been in the same family ownership for 24 years and is offered for sale due to relocation.

The park is developed with a total of 90 fully serviced pitches. Of those 90 pitches, 40 are used for holiday static caravans and 50 are used for touring caravans. Currently there are 32 privately owned static caravans and 8 vacant static pitches (currently used for tourers). All the caravan pitches are spaciouly laid out and the terraced layout of the static pitches helps to accentuate the stunning views of the surrounding landscape.

The park also includes a substantial timber lodge which has previously been let on a short term holiday basis. The lodge briefly comprises 2 bedrooms (1 en suite), bathroom, kitchen and lounge with log burning stove which fuels the hot water and heating system.

The park is served by two amenity blocks which also offer chemical disposal points. These provide ample facilities for the amount of pitches developed. There is also a timber recreation building upon entrance to the park which contains the park reception, a private office and games room. A garage and store adjoins the reception area and a further detached equipment store is provided.

OWNER'S ACCOMMODATION

Owner's accommodation is provided by a further timber constructed Norwegian lodge situated centrally to the park. The impressively spacious lodge offers 3 bedrooms, family bathroom, lounge and kitchen and also offers a garden and private veranda with breath-taking views over the surrounding mountains.

PLANNING

Layout plans have been drawn up illustrating a further 31 static caravan pitches within the woodland area cross hatched in BLUE on the site plan. No planning permission is in place for this expansion although we understand that the planning authority would view such a proposal in a positive light.

SITE LICENCE

The Site Licence permits a maximum of 90 caravan pitches for use between 16th March to 31st October each year (1 caravan may be occupied all year round).

THE BUSINESS

The park is operated through 3 separate businesses (none of which are registered for VAT) and benefits from a range of income streams including:

- Static caravan pitch fees.
- Static caravan sales.
- Seasonal tourer pitch fees.
- Casual touring caravan pitch fees.
- Ancillary sales (gas, insurance, repairs).

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The park achieved a combined turnover of c. £102,000 for 2011.

Further trading information can be provided by the sole selling agents to seriously interested parties upon request.

TARIFFS 2012

Static caravan pitch fee: £1,132 + rates (approx. £480).

Seasonal tourer: £1,055 (with awning) including 40 nights electricity.

Casual tourer: £19 per night including electricity.

The businesses are not registered for VAT.

SERVICES

The park is served with mains water and electricity.

The park is served by a private sewage treatment system which discharges into the river.

TENURE

Freehold (Feuhold).

PRICE

The property is offered for sale at a Guide Price of £999,950 as a going concern.

FINANCE

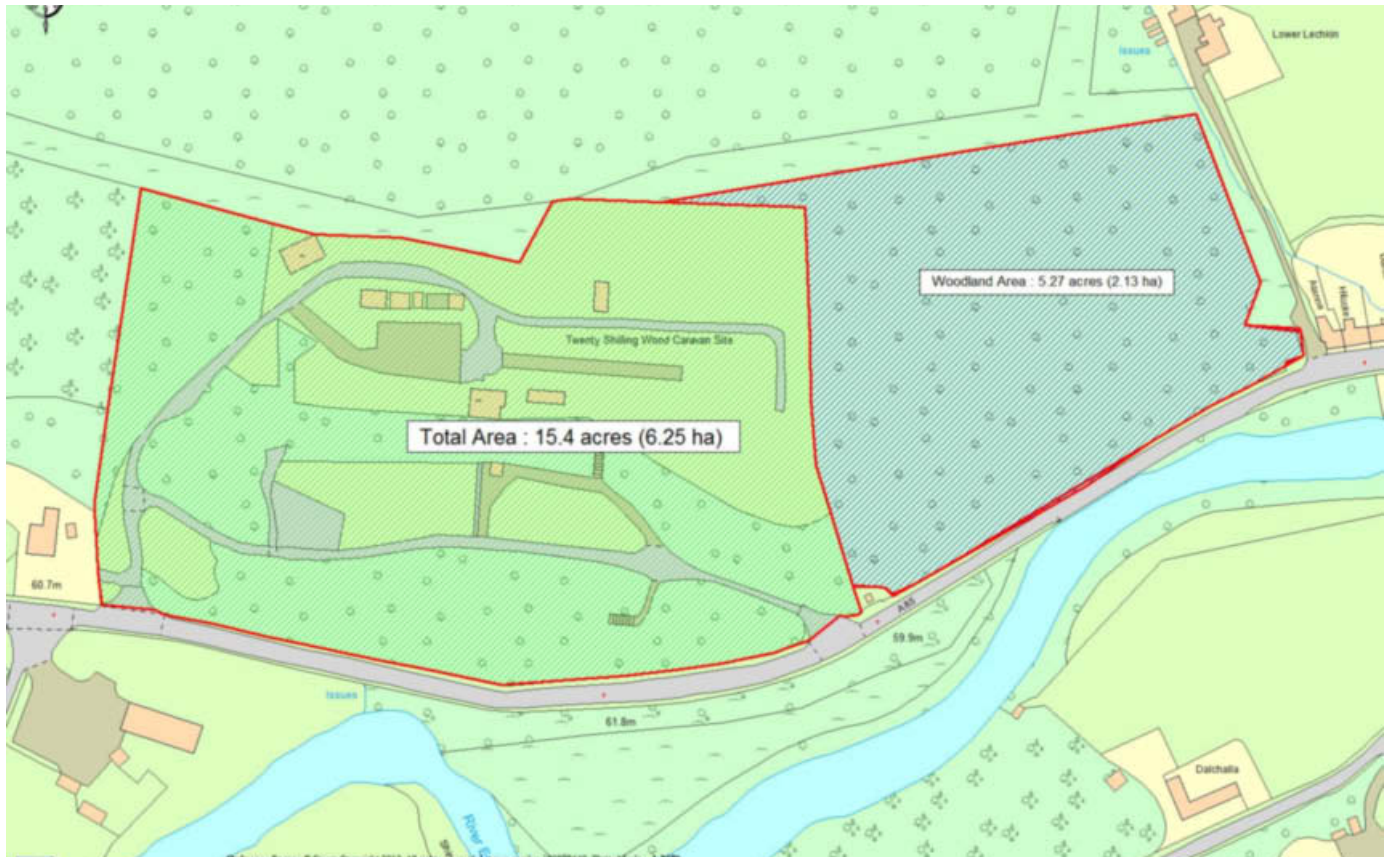
Colliers International is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

TO VIEW











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



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Building Energy Performance		Scotland
Energy Performance Certificate	Calculated asset rating using iSBEM v3.5.a [SBEM]	Building type Sports centre/leisure centre
	Current rating	
	Excellent	
	Carbon Neutral	
		A (0 to 15)
		B (16 to 30)
		C (31 to 45)
		D (46 to 60)
		E (61 to 80)
	F (81 to 100)	
	G (100+)	
		 G Very Poor
Carbon Dioxide Emissions The number refers to the calculated carbon dioxide emissions in terms of kg per m ² of floor area per year	989	
Approximate current energy use per m ² of floor area:	2344 kWh/m²	
Main heating fuel: Grid Supplied Electricity	Building Services: Heating with Nat. Vent.	
Renewable energy source:	Electricity: Grid supplied	
Carbon Dioxide is a greenhouse gas which contributes to climate change. Less Carbon Dioxide emissions from buildings helps the environment.		
Benchmarks		
A building of this type built to building regulations standards current at the date of issue of this certificate would have a rating:	668	 G
Where the accompanying recommendations for the cost effective improvement of energy performance are applied, this building would have a rating:	595	 G
Recommendations for the cost-effective improvement (lower cost measures) of the energy performance		
1. Install more efficient water heater.	4. Consider replacing T8 lamps with retrofit T5 conversion kit.	
2. Consider replacing HWS with point of use system.	5. Some windows have high U-values - consider installing secondary glazing.	
3. Some spaces have a significant risk of overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	6. Add weather compensation controls to heating system.	

Address:

COMRIE, PH6 2JY

Conditioned area (m²):

150

Name of protocol organisation: Stroma Accreditation Ltd, [000002274]**Date of issue of certificate:** 24 Jul 2010 (Valid for a period not exceeding 10 years)

This certificate is a requirement of EU Directive 2002/91/EC on the energy performance of buildings.

NB THIS CERTIFICATE MUST BE AFFIXED TO THE BUILDING AND NOT REMOVED UNLESS REPLACED WITH AN UPDATED VERSION AND FOR PUBLIC BUILDINGS DISPLAYED IN A PROMINENT PLACE