

SUNNY LYN HOLIDAY PARK

LYNBRIDGE, LYNTON
EXMOOR NATIONAL PARK
NORTH DEVON



A mixed holiday park in a delightful valley setting within
the Exmoor National Park and close to the coast

Freehold for sale as a going concern

HL HUMBERTS LEISURE

CHARTERED SURVEYORS
PROPERTY SPECIALISTS TO THE HOLIDAY PARK AND PARK HOME INDUSTRIES

SUNNY LYN HOLIDAY PARK



- 13 serviced lodges - 8 private owners, 5 hire fleet - all year round use.
- Planning consent for one further lodge.
- 7 hire fleet caravans.
- 9 touring pitches with hook-ups and 28 tenting pitches with 5 electric hook-ups.
- 2 two bedroom holiday flats – one occupied by wardens.
- Owner's / manager's four bedroom penthouse flat.
- Licensed bistro / takeaway / cafe.
- Shop / reception, launderette and shower / WC facilities.
- In all about 1.324 ha / 3.272 acres of mature grounds beside a fishing stream.

BACKGROUND AND THE OPPORTUNITY

Sunny Lyn Holiday Park is a well established holiday business which has been subject to considerable inward investment over the last three years with the successful development of a group of holiday lodges at the top end of the park which have been part sold individually with the remainder forming a successful hire fleet. There is planning consent for the development of one further lodge unit.

The lower half of the site currently forms a mixed holiday static, touring and tenting area and may represent an opportunity, subject to planning, to replicate the existing lodge development over the whole site or indeed to continue to operate the park as a mixed site.

The vendors have owned the property for over 10 years and are seeking to retire to help look after their disabled grandson.

LOCATION

Sunny Lyn Holiday Park is well located on the southern outskirts of Lynbridge and close to the small towns of Lynton and Lynmouth, all of which lie on the North Devon coast within Exmoor National Park. The area has long been associated with tourism, lying on one of the most beautiful coastlines in England and with the benefit of Exmoor surrounding the property with its excellent rambling and outdoor leisure opportunities. Lynton is a traditional coastal town which expanded in the late Victorian and Edwardian eras with fine architecture and there are a large number of small convenience and tourist shops in the town. Lynton is within easy walking distance from the park. The fishing port of Lynmouth lies at the bottom of the valley with frontage over Lynmouth Bay. The nearest large towns are within approximately 20 miles of the property: to the south-west Barnstaple; and Minehead on the coast to the east. Both towns have supermarkets and a wide selection of retail and service outlets.

Lynton itself includes a Museum and the Cliff Railway which links the centres of Lynton and Lynmouth by way of a mountain railway powered by water. A short distance from the town is Watersmeet which comprises a gorge walk with tea room and shop which is owned by the National Trust. The North Devon coast provides a dramatic backdrop with its cliffs and hills together with small inlets and a number of villages. Other tourist facilities in the area include the Exmoor Zoological Park, Watermouth Castle, the historic centre of Dunster with Dunster Castle and the Lynton and Barnstaple Railway which the owners are trying to extend from the existing site in Killington back towards Lynton.

Communications to Lynton are reasonably good with access to the North Devon relief road (A361) close to South Molton which is some 20 miles to the south or via the A39 coast route to Minehead and beyond to either Taunton or Bridgwater to the east, both of which provide access to the M5 motorway.



DESCRIPTION

The property stands in approximately 1.324ha / 3.272 acres and is situated in a sheltered wooded valley beside the West Lyn River (stream) which forms the eastern boundary of the property. Sunny Lyn Holiday Park is approached off the B3234, (suitable for light traffic only), and provides one of the access routes into Lynton and Lynmouth from the A39. The property lies well below the level of the B3234, Lynbridge Road and yet is also elevated well above the West Lyn River.

The access driveway is in part supported by a steel frame and the driveway leads down into the property to a central complex of buildings which includes the reception office and shop, holiday flats, bistro / takeaway / cafe, amenity area and owner's / manager's flat. From here, driveways radiate down to the main static caravan and touring / tenting field and up the valley to the timber clad lodges, the majority of which have been recently developed with 3 built units being refurbished. In more detail, the accommodation may be described as follows:

Timber Clad Lodges

There are 13 timber clad lodges, 3 of which are older style units which have been thoroughly refurbished and 10 new units which are all manufactured units by Tingdene. The lodges are well laid out in two tiers up the valley with many of the units having timber decks overlooking the stream. Eight of the lodges have been sold on terms of between 25-50 years and subject to an annual pitch fee. Five new lodges are currently held in hand and are let on a weekly and short break basis. One of these units has been designed for disabled use. The letting lodges comprise as follows:

2	38 x 20	1 sleeping four and the other sleeping 5 – with the smaller unit being adapted for wheelchair use
1	40 x 18	Sleeps 6
1	41 x 14	Sleeps 4
1	34 x 14	Sleeps 3

In addition the Vendors let out on behalf of a private owner a further lodge for which they are paid a commission of 21% and a change-over charge. The remaining lodges have been sold to individuals over the last 2½ years and have achieved prices in the range of approximately £99,000 to £127,000 each.

The Gatehouse Apartments

This comprises a purpose built two storey building which lies beside the reception / shop. The ground floor, Garden Apartment includes a small terrace and sleeps four people with a living room / dining room / kitchen and a doorway through to an inner hall leading to a double bedroom, twin bedroom and a bathroom. The upper apartment, Meadow View, sleeps 5 and includes an outdoor stairway leading up to a balcony with doorway through to a living room / dining room / kitchen with door through to an inner hall with doorways to a double bedroom, twin bedroom (which may be converted to take a bunk-bed and a single bed) and a bathroom. This unit is currently occupied by the wardens.

The Static Caravan Hire Fleet

There is a neat line of 7 static caravans lying below the central complex and overlooking the touring field. The caravans are all held in hand and comprise units which have been refurbished over the years and date from 1995 to 2003 with 6 two bedroom units sleeping 6 each and a one bedroom unit sleeping 4.

Touring and Camping Ground

The touring and camping ground occupies relatively level ground below the main reception and is formed on well tended grass with the nine touring pitches, all with electric hook-ups and hard standings, together with a well tended grassland area which has a consent for up to 28 tents with 5 electric hook-ups.

Reception / Shop, Toilet Block, Restaurant / Café and Owner's Apartment

This building is laid out on three storeys and comprises at lower ground level the **Reception/Shop** with storage, and a telephone box and car parking to the outside.

At first floor level and approached via an outdoor terrace with 16 covers and frontage area there is the **Bistro / Takeaway / Café** unit with 26 covers and a commercial kitchen. Approached from both ends and located to the rear of the building, there are **Ladies and Gentlemen's WCs and Shower Facilities** for use in connection with the camping and touring park. The area includes an undercover wash-up area with two sinks and a separate **Launderette** with two coin operated washing machines, tumble dryer, spin dryer, sink and an iron. The ladies facilities incorporate two shower units, six WCs and four wash hand basins. The gents area has two showers, a urinal, three wash hand basins and three WCs.



The Owner's Accommodation at second floor level is approached by way of a private area with outside staircase to the rear of the building which opens out onto a private garden area. The flat itself comprises a four bedroom unit with:

Hallway/utility area - 2.73m x 2.59m (8'11 x 8'6) with door through to an inner hall with doors to:

Master bedroom 1 - 4.39 x 4.26m (14'4 x 14') with en suite fully fitted bathroom with shower unit over bath.

Kitchen / dining room - 4.34m x 4.25m (14'3 x 14') – fully fitted with timber wall and base units with worktops incorporating double gas stove, washing and dishwashing machines, 1½ bowl sink unit and space for upright fridge and freezer units. An archway leads through to:

Living room - 4.48m x 4.47m (14'8 x 14'7).

Bedroom 2 - 3.84m x 3.42m (12'7 x 11'3) with wash hand basin and en-suite shower and WC.

Bedroom 3 / office - 3.43m x 2.45m (11'3 x 8') with wash hand basin and en-suite shower and WC.

Bedroom 4 - 3.43m x 2.45m (11'3 x 8') with wash hand basin and en-suite shower and WC.

The accommodation has been used in the past for B&B.

General Maintenance and Storage Areas

There are a number of maintenance / storage areas located around the property to include by way of a separate access off the B3234 road a **Garage Storage Block** with a gross internal area of 67.46m² / 726 sq ft which includes a large water storage tank for use in connection with the site. This building might convert to living accommodation, subject to planning. In addition there is a modern timber framed and clad **Linen Store** which has been recently developed, a **Greenhouse and Garden Maintenance Shed / Area**, together with other storage areas. A former linen storage caravan is shortly to be scrapped and forms the site for a further holiday lodge unit.



SERVICES

The following services are connected to the property:

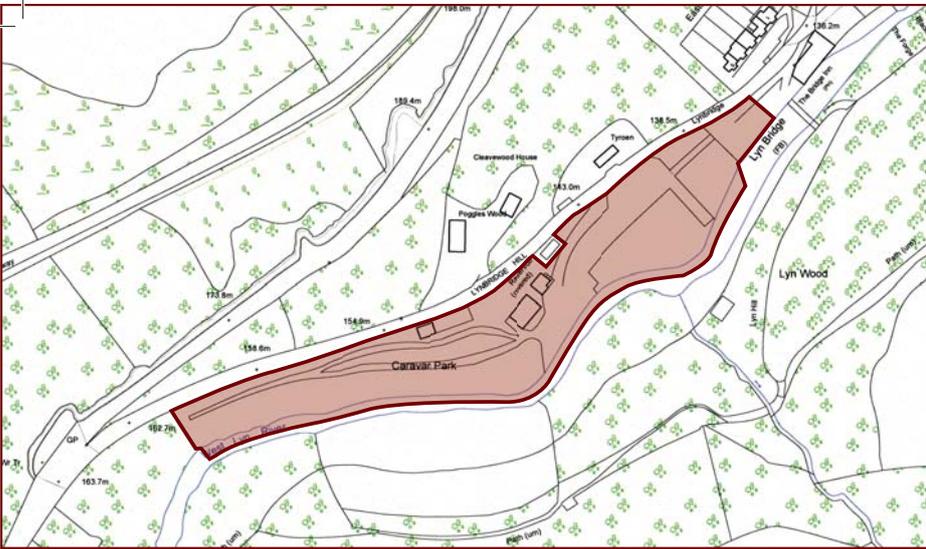
Mains Water – metered at the entrance to the park.

Mains Electricity – metered at the entrance to the property and to each individual lodge which has a full residential supply (64 amps). There is a 32 amp supply to the hire fleet caravans and 10 amps to the touring and tenting pitches.

Mains Drainage – part gravity fed and part pumped to the main from the lower part of the park.

Central heating and hot water within the apartments, the Vendor's home and lodges is supplied by a combination of either oil or LPG gas, some of which derives from bulk tanks which are metered and the other areas have the benefit of individual portable LPG tanks. The central heating boiler for the apartment block is shared between the two units.





THE BUSINESS

The property and business is operated fully in hand by the Vendors together with a full compliment of loyal staff comprising a manager / foreman and a pair of wardens who reside on site together with a further two seasonal staff who are employed in July and August and share a 40 hour shift per week. Cleaning staff as required are employed on a part-time basis for the hire fleet.

The Lodges are currently let directly by the vendors at prices which lie in the range of £400 to £750 per week and for the Gatehouse Apartments the rate varies from £425 to £700 per week. Occupancy in these units has been approximately 26 weeks per annum over the last two years. The pitch fees for the private lodges are revised in line with RPI and are currently £2,300 - £3,120 per annum exclusive of VAT, commercial rates (£418.25 for 2011) and metered utilities.

Additionally, **the Hire Fleet of Caravans** are available from mid March to the end of October at prices in the range of £300 to £550 per week. They achieve occupancy of approximately 23 weeks per annum per unit.

The Touring and Tenting pitches are let on a nightly basis per person in the range of £7.25 to £7.75 per adult for tourers, with camping in the range of £6.25 to £6.75 per person per night. Small hiker tents without vehicles are charged at £5.75 per night and there is an additional charge for children and awnings at £3.25 each.

Trading turnover to exclude lodge sales for the last two years to 30th April 2009 and 2010 has been in the region of £137,500. The number of lodges available to let has doubled from 2 - 3 in 2009 to 5 in the 2010 season and turnover will have grown accordingly in the current financial year.

The Vendors currently operate the park fully in the main season from the beginning of March to end of October and over the Christmas period but they have not advertised the park fully in the remaining Winter/shoulder months and they anticipate that the park could perform to a higher occupancy level and turnover as a result. The level of staffing has been retained at a high level due to the vendors being absent from the business for long periods to look after their disabled grandson.

PLANNING CONSENTS AND SITE LICENCE

Planning consent for the existing use of the property is fully in place and there is planning consent for one further lodge unit. The lodges have a 12 month holiday use whereas the static caravans and touring/tenting site are restricted to a 7½ month season from 15th March to the end of October. There maybe potential to convert the storage garage, which has its own parking and entrance off the B3234, to a dwelling, subject to planning.

The vendors have a current site licence which follows the planning consents.

COMMERCIAL RATES AND COUNCIL TAX

The property is entered into the valuation list with a rateable value of £20,000 and the rates payable for 2010/11 are £8,280 at 41.4p in the £.



TENURE AND TERMS OF SALE

The freehold interest in the property is offered for sale as a going concern subject to the individual lodge licences and any bookings / lettings. Stock is to be taken over at valuation on completion. The carpets, curtains and furnishings in the owner's penthouse flat are excluded from the sale but certain items may be available to purchase by separate negotiation.

The owners of the Cliff Railway in Lynton have a right of access onto the site to repair / renew their water supply system which includes a large reservoir tank adjoining the site. The property has the benefit of a short right of way over land belonging to the Bridge Public House for access purposes. Meadow View is currently occupied by the site wardens under a service contract and they pay a rent of £200 per month, plus £10 per month for heating and hot water.

VIEWING, DIRECTIONS AND FURTHER INFORMATION

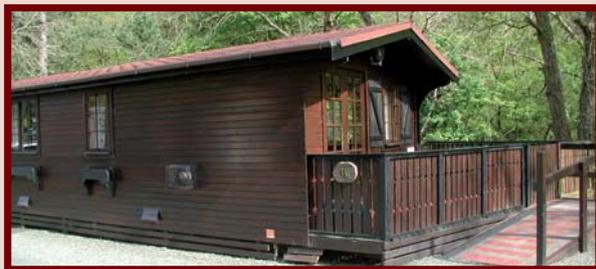
Viewing of the property is strictly by appointment through HLL Humberts Leisure. To book an appointment please contact, John Mitchell BSc MRICS, Charlie Mason BA (Hons) MSc MRICS or Sonia Marchant on 020 7629 6700. Prior to making an appointment to inspect the property, it is firmly recommended that interested parties satisfy themselves with regard to the particulars of sale set out above and the status of the sale in order that they do not make a wasted journey to the property.

Directions: From Minehead follow the A39 through Porlock and on towards Lynton. At Lynmouth follow the sign towards Lynton (B3234) and on going up the hill from Lynmouth turn left at the 'T' junction towards Barbrook (Lynbridge Road / B3234) and the park will be found within a short distance on your left just beyond the Bridge Public House.

From the A361 North Devon Relief Road, turn right onto the A399 towards Combe Martin just to the west of South Molton. Follow this road for approximately 12 miles, turning right onto the A39 signed to Lynton. Follow the A39 for approximately 6 miles to Barbrook and in Barbrook turn left signed for light traffic towards Lynton on the B3234. Follow this road for about half a mile bearing right, signed to Lynmouth and Sunny Lyn Holiday Park will be found down this road within approximately ¼ mile on the right hand side before the Bridge Public House.

The postcode for the property is EX35 6NS

A further information pack to include planning consents, site licence, accounts and other information is available on application to HLL Humberts Leisure.



IMPORTANT NOTICE

HLL Humberts Leisure for themselves and for the vendors of this property for whom they act give notice that:-

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract.
2. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. It should not be assumed that any contents, furnishings, furniture or equipment are included in the sale, nor that the property remains as displayed in the photographs. No assumption should be made with regard to parts of the property that have not been photographed.
5. Any areas, measurements or distances referred to herein are approximate only.
6. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser.
7. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
8. HLL Humberts Leisure will not be liable, in negligence or otherwise for any injury or loss arising from the use of these particulars.
9. These particulars were first produced in November 2010 and the photographs were taken previously.



CHARTERED SURVEYORS
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