

For Sale

Crowtrees Park

Crowtrees Park
Tosside, Nr Skipton
North Yorkshire
BD23 4SD

A major holiday park on the edge of the Yorkshire Dales, confidentially for sale

October 2011



- Total site area 53.6 ha (132 acres)
- Planning consent for 298 unrestricted pitches for either residential or holiday use pitches (only 20 with 11 months occupancy), with 211 static and 23 lodge pitches developed. Significant opportunities available for either holiday or residential development.
- Currently 186 owner-occupied holiday homes, (including 21 lodge pitches) plus 2 hire fleet and 16 occupied residential park homes
- Substantially extended licensed public house/restaurant, reception/office, indoor swimming pool (with plans passed for new facility), 4 letting apartments and detached house.
- Retirement sale. Freehold, for sale as an operational entity

Guide price £6.75 million

For further information or an appointment to view please contact:

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Holiday caravan park

The holiday park is made up of an original development as well as an area for extension, offering both an increase in the number of available pitches, as well as additional space for transfer of units from the original area.

At the entrance to the main holiday park area there is a card-operated barrier system, CCTV and a strategically-placed warden's twin unit. In addition there is a substantial children's area which is essentially placed within the park with a good range of modern play equipment.

The majority being on gravel hardstandings with areas between caravans mostly laid to grass. There is a network of one way site roads which are mainly tarmacadamed but with some gravelled sections and there is a modern streetlighting system. The majority of the caravans sited are modern 12ft wide units, and on the whole there is generous space in between each unit which should allow wider units to be introduced, as well as additional spacing once the transfer of units to the new area have been completed.

We are informed that there are a total of 186 owner-occupied units, of which there are 21 twin and single lodges. In addition, there is a company-owned lodge available for hire and there are a further two staff units on the Park.

Developed pitch summary

	Owners	Hire	Staff	Vacant	Total
Holiday static	165	1		45	211
Holiday Lodge	21	1	1		23
Residential Park Home	16		1	5	22
Total	202	2	2	50	256

Currently there are 45 developed vacant pitches within the original site area, as well as 6 concrete twin unit bases on the new transfer section (1 recently with a deposit taken). This should allow a further 65 pitches to be developed within the consent of 71 pitches. These are considered to be suitable for development for either residential or holiday use.



The holiday lodges

On an area formerly utilised for touring caravans there is a development of mainly twin and some single timber lodges, located close to the central facilities. There are 21 twin and single lodges with 11 months occupancy together with a further single letting lodge, all with connections to individual mains services and connection to a bulk gas supply.



The residential park ('The Spinney')

Adjoining the main access road to the Park and the main facilities there is a small development of 15 park homes with 13 twin and two single units, all fully serviced and owner-occupied. The Estate has a tarmacadamed and curbed site road, streetlighting and well-tended gardens.



Crowtrees Inn

The Crowtrees Inn Public House is a traditional two-storey Grade II listed building of stone construction, circa 1678 with a stone slate roof to the older section, and with stone cavity wall and slate roof construction to the more recent extension. The property has a high degree of character and charm with extensive bar and seating facilities, together with a manager's/ staff flat above and a refurbished and enlarged function area.

The accommodation briefly comprises:-

Ground floor: two main bar lounges, children's room, cellar, kitchen, large restaurant/ bar with seating for up to 120 persons. Separate ladies and gents WCs, plus a minstrel's gallery over the restaurant/ bar area.

First floor: provides private accommodation including: lounge, kitchen, two bedrooms, bathroom, separate WC.

Outside: there is a stone-flagged terrace to the front of the public house with picnic tables, together with a further patio area to the rear with seating and grassed lawn.

The stone barn apartments

Close to the public house there is a substantial and attractive stone barn with a pitched stone slate roof, which has recently been converted to form four self-contained letting apartments (2 x two bedroom and 2 x three bedroom), all offering spacious and well furnished holiday letting accommodation.

The reception and amenity buildings

The main reception and leisure facilities are well located close to the entrance to the main holiday caravan park and opposite the Crowtrees Inn Public House, with a tarmacadamed parking and loading area to the front. The single storey reception building is of Scandinavian-style log construction with a felted tile roof, and comprises the following accommodation:-

- Reception foyer, reception office, private office, store room, retail sales area, kitchen area and separate WC.
- Indoor swimming pool (pool dimensions approximately 4.57m x 9m) 15ft x 30ft, separate ladies and gents changing and shower facilities, pool plant room, toilets and a storage area.
- Located behind the main amenity building, there are two further timber-clad buildings which accommodates the games room and laundry facilities respectively and with a small telephone kiosk adjoining.





Owner/manager's dwelling

Adjacent to the Park entrance road, there is a modern, detached, two storey dwelling constructed of part stone with part rendered finish and with a slate roof. The property is attractively designed in its own private gardens and has the benefit of gas fired central heating (from a bulk gas supply) and sealed unit double glazing. The accommodation briefly comprises:

Ground Floor: Hallway, lounge with stone fire place, kitchen/ dining room with range of fitted kitchen units, WC, utility room. Access to single garage.

First Floor: Master bedroom with ensuite bath/ shower room, double bedroom 2, double bedroom 3, single bedroom 4, bathroom/ WC.

Outside: Single garage with up and over door, gardens to three sides with patio area to east elevation.

Additional land and facilities

There are substantial areas for recreation alongside the existing park, as well as land available for further extension and transfer from the original developed site. Included in the current proposals is consent for the provision of a new swimming pool, along with shop and function room (Ref. 72/2004/4467).

Adjoining the central facilities area is a large storage building which currently houses park maintenance equipment.

The additional land to the east of the caravan park was granted permission as a nine hole pitch and putt golf course, along with other recreational facilities. A renewed consent will be required for these uses.

Services

It is understood that the property has access to the following services:-

Electricity: Mains 200kVA dual phase supply. Park Homes and chalets are supplied with 16 amps, with the holiday static pitches with a mixture of 5, 10 and 16 amp supplies.

Water: Private bore hole water supply with individual connections to pitches.

Drainage: Mainly gravity-fed drainage system with some

pumped areas to a filtration plant serving the existing buildings and the current caravan park development.

Heating: Bulk gas is available for the residential park homes, the lodge development area and the owner's house, together with the main reception, amenity buildings and separate bulk gas tanks for the letting apartments. The public house is supplied partly by gas and partly by oil-fired central heating.

Agents Note: *The services have not been tested or investigated, and prospective purchasers should satisfy themselves as to the nature and adequacy of the services prior to commitment to purchase.*

Rateable value and council tax

According to the Valuation Office Agency website the current valuation list entry is as follows:

Description	Rateable Value	Effective Date
Caravan Park and Premises	£80,000	1 April 2010

We are informed that the following are current entries on the Council tax valuation list:

Address	Council tax Band
Warden's caravan	A
Nos 2-15 The Spinney (separate assessments)	A
New House adjoining Crowtrees Caravan Park	Deleted

Planning permission and site licence

The park has been established for many years and benefits from a series of planning permissions giving considerable scope for either holiday or residential development and sales.

Planning Consent ref. 5/72/28 (which covers the whole of the developed site including the 'lapsed' 51 pitch static area, Ref. 72/2004/4468) appears to be unrestricted in terms of occupancy and season.

Planning consent 72/2009/10186 granted in 2009 consolidates the consents to provide a total of 298 static caravans. Condition 2 states that 'no more than 71 of the 298 static caravans are allowed on the land to the east of the area permitted for

caravans under planning consent 72/16/B' (one of the original consents).

Planning consent 5/72/16/U relates to the timber clad caravans and restricts 20 of the 298 caravans to holiday use only between 1 March and 31 January. The rest of the caravans appear to be unrestricted in terms of season and caravan occupation.

The leisure facilities benefit from planning consent 72/2004/4467 for the 'refurbishment of barn to form letting accommodation, extensions to barn to form swimming pool and shop, and extension to Crowtrees Public House to form Function Room and Café Area'. Now that the public house has been extended, we consider that the whole consent is extant.

An additional 51 static caravans were permitted on the southern field under planning consent 72/2004/4468. Whilst this consent has now lapsed, the area that it relates to is understood to be included in planning consent 5/72/28.

The most up-to-date Site Licence, issued in 2007, entitles no more than 347 caravans to be stationed on the site and 'may be used for residential use'.

Copies of the relevant planning consents and Site Licence for the property are included in our Information Pack.

Trading information

Crowtrees Park is an established holiday and residential park, trading under a Limited Company but run as a family business.

Pitch fees for the holiday park for 2012 are as follows:

Type of pitch	Pitch fee (pa)	
	2011	2012
Premium Holiday Static	£2,033	£2,150
Standard Holiday Static	£1,875	£1,980
'Long Season' Holiday Static (11 month)	£2,352	£2,500
Small Holiday Lodge Pitches	£1,909	£2,020
Large Holiday Lodge Pitches	£2,472	£2,675
Residential Pitch Fee	£1,365	£1,435

N.B. holiday pitch fees are charged exclusive of water and general rates, however they are inclusive of VAT (20%). Residential pitch fees exclusive of water.

Pitch fees are an average as there are slight variations in fee

There are 4 fully-furnished holiday letting apartments, Croft House and the Lodge. The 2011 tariffs are as follows:

Unit	Low season	High season
1 (Eldroth)	£339	£559
2 (Rathmel)	£329	£549
3 (Austwick)	£399	£659
4 (Malham)	£389	£649
The Croft House	£499	£989
Ribblesdale Lodge	£249	£449

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The 4 apartments are currently let via Hoseasons and are achieving impressive rental income and occupancy.

Caravan sales for the last 2 years have been a mix of new, secondhand and commission sales. Recently a deposit was taken for a twin park home unit Lissett Linden Cottage 42' x 20', agreed at £130,000 on the basis of a residential Written Agreement.

In addition to the above, Crowtrees Inn offers a substantial income from bar and food sales, with a strong reputation in the local area for Sunday/weekend lunches and functions.

Trading accounts are available to seriously interested parties upon request.

Tenure

The property is freehold and is to be sold as an operational entity, subject to the individual licence agreements held by occupiers on the Park.

There is a right in way in favour of the property over part of the entrance road.

Guide price

Offers in the region of £6.75 million invited.

Terms of sale and viewing

The property is offered for sale on a strictly confidential basis, subject to the signing of confidentiality terms. A further information pack is available to interested parties upon request.

As staff and visitors are unaware of the sale, under no account should interested parties visit the site without a prior appointment via the joint sole selling agents, GVA Humberts Leisure and Barrs & Co. Failure to comply with the confidentiality terms may mean that the interested party's approach may be disregarded. For further information and to discuss the opportunity please contact one of the following:

For further information or an appointment to view please contact:

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