

# FOR SALE

Two coastal holiday parks in South West Cumbria which, combined, offer a major business opportunity for over 500 holiday units



PORT HAVERIGG  
HOLIDAY VILLAGE



THE COMMODORE  
PUBLIC HOUSE



BUTTERFLOWERS  
HOLIDAY PARK

PORT HAVERIGG, NR MILLOM, CUMBRIA, LA18 4HB

JOINT SOLE SELLING AGENTS



# SUMMARY

- Picturesque beach-side location for both parks by attractive fishing village
- Combined consent for 345 holiday pitches (including lodges/touring), plus new permission for 100 holiday homes, 70 motorhome/ touring pitches and camping (total: 515)
- Currently 236 owners and 10 hire fleet in total
- Facilities include: 2 bar/ restaurants, large indoor swimming pool, 3 bed house, reception/office and workshops stores, watersports centre with boat storage and private, sheltered lagoon
- Available as a whole or separately

# LOCATION

Port Haverigg Holiday Village and Butterflowers Holiday Park are located on the outskirts of the village of Haverigg on the southern peninsular of Copeland, approximately 2.5km (1.6 miles) south of the attractive coastal town of Millom.

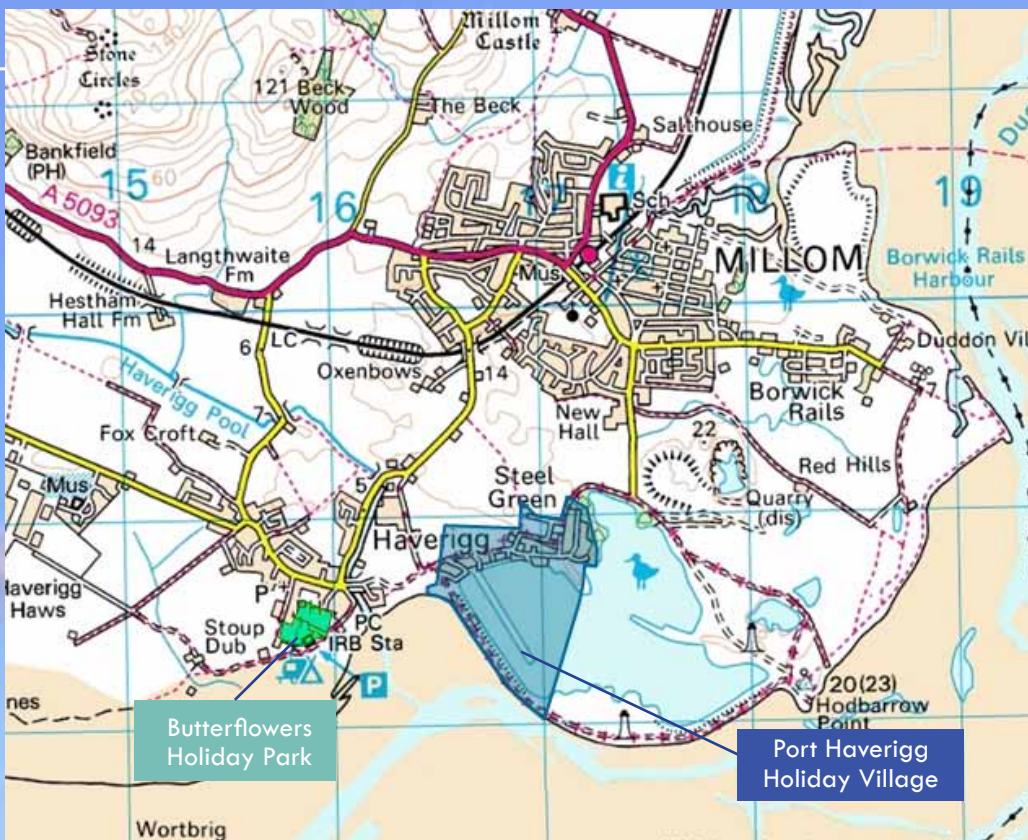
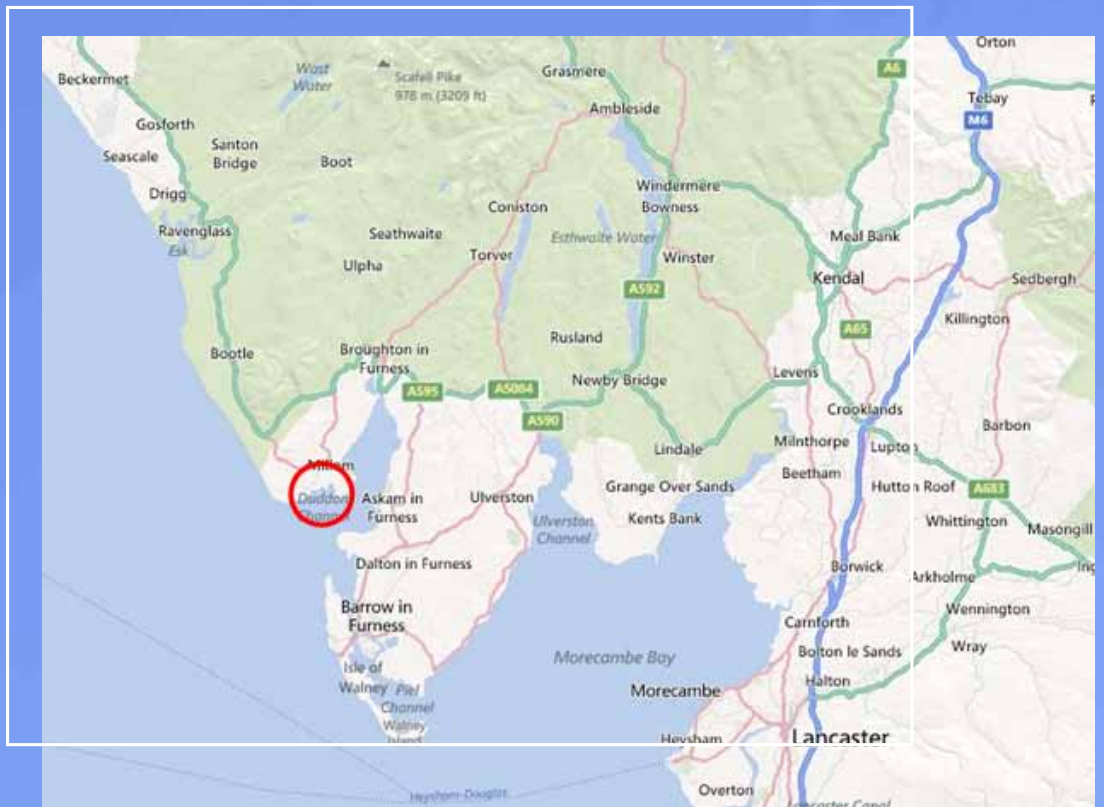
Millom is a small coastal town situated on the fringe of the Lake District National Park, in the southerly part of Copeland District. It is separated from the Furness Peninsular by the Duddon Estuary and bounded to the west by the Irish Sea.

The two parks are accessible from the M6 motorway (junction 36) via the main dual carriageway/trunk road (A590) to Newby Bridge. From there visitors follow the signs for the Western Lakes via the A5092 and A595 towards Millom. Both properties lie to the south of Millom, Butterflowers being to the west side of the village of Haverigg and Port Haverigg being to the eastern side in an area known as Steele Green, overlooking a lagoon protected by a sea wall.

Rail communications are available from Millom via the West Cumbria Coast line which runs from Barrow in Furness to Carlisle.

The West Coast of Cumbria offers a unique and relatively undiscovered range of attractions including Muncaster Castle and the Ravenglass and Eskdale Railway, as well as Sellafield Visitors Centre. Inland are the delights of the Lake District National Park including Coniston Water and Windermere, as well as a number of nature reserves and bird sanctuaries along the coastal fringe. Other local places of interest include the South Conishead Priory, Holker Hall and Cartmel Racecourse.





Both parks are on the coast south of Millom, being approximately 0.8km (quarter of a mile) or a short level walk from Port Haverigg village centre and marina facilities. The Landranger plan to the left shows the respective locations of both parks.



# PORT HAVERIGG HOLIDAY VILLAGE

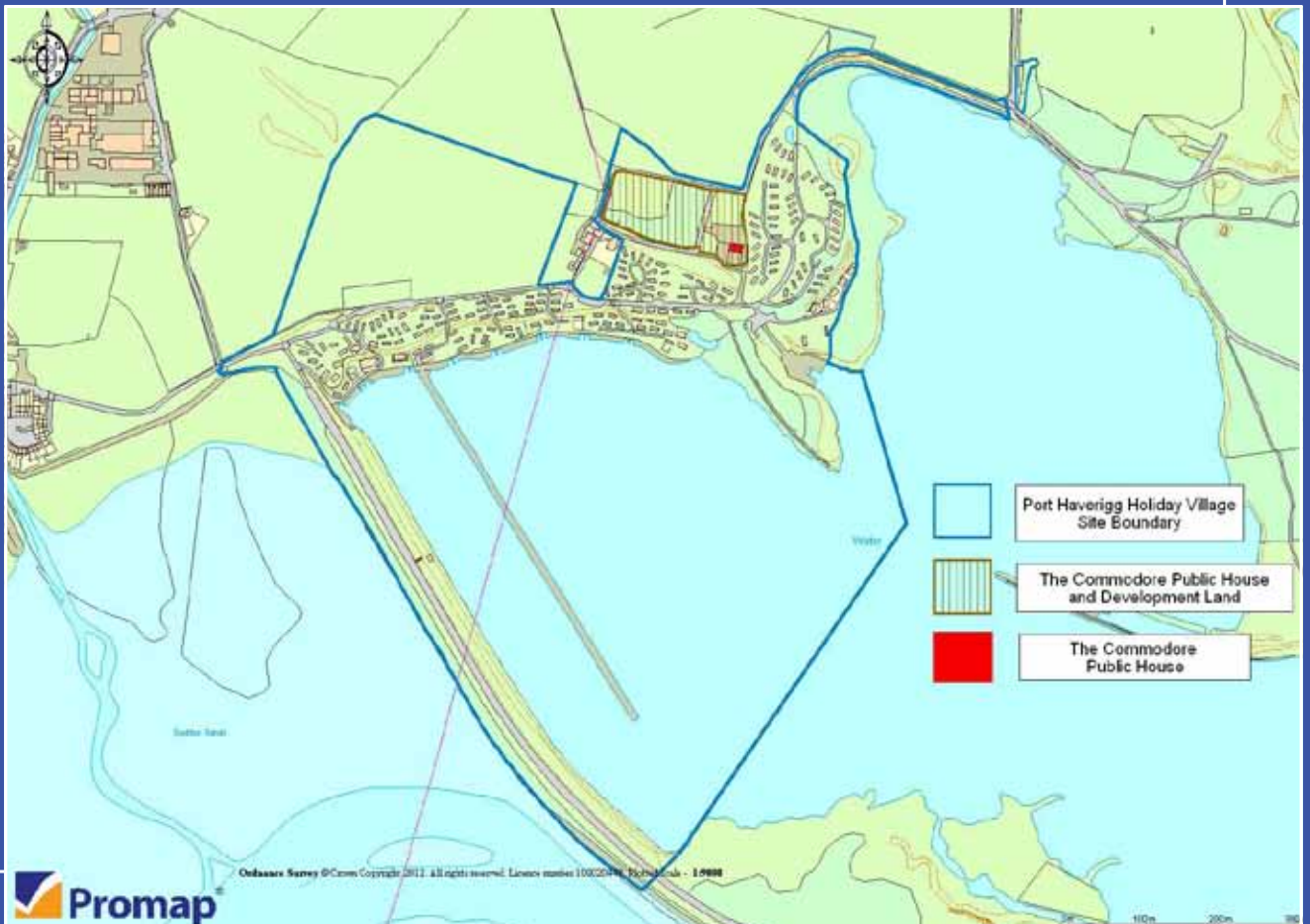


Port Haverigg Holiday Village is a unique holiday centre in a beautiful coastal location. The caravan park adjoins a salt-water lagoon protected by a substantial sea wall, part of which is included in the property ownership.

The property extends to approximately 24 hectares (58 acres), with currently 184 holiday home pitches developed in an attractive coastal setting, the majority having views over the lagoon.

In addition to the holiday development there are the following facilities available:

- “Ski Shack” used as a watersports centre
- Ski Bar and Restaurant
- Boat storage area
- The Commodore Bar and Restaurant
- A 70 acre freshwater lagoon stocked with rainbow trout



# THE HOLIDAY PARK



The holiday village at Port Haverigg was developed in the early 1980s on the site of a former iron ore works and has since grown to form a substantial holiday village offering a range of leisure facilities including water skiing facilities for park residents and outside visitors alike.

The northern sections of the park are elevated, sloping gently towards the shoreline, affording extensive views over the lagoon and beyond towards the Isle of Walmney to the south and also towards the RSPB reserve at the eastern end of the lagoon.

The holiday static development is served by a series of tarmacadam and gravel site roads and with areas between pitches generally being laid to grass. The majority of static bases are concreted with individual service connections and the majority with car parking spaces provided. There are currently 158 privately owned caravans, 7 lodges and a further 8 hire fleet units operated by the park, leaving 12 vacant static pitches and 7 vacant lodge pitches which are fully developed and available for siting of additional sales or letting units.

There are a number of twin unit lodges and static caravans sited, most having stunning views over the lagoon. Additionally there are some park home units sited, generally being close to the main entrance area. The table below provides a pitch summary of the current development (subject to variation):

| Type           | Owners | Hire Fleet | Vacant | Undeveloped |
|----------------|--------|------------|--------|-------------|
| Holiday lodge  | 7      |            | 7      |             |
| Holiday static | 158    | 8          | 12     | 100         |
| Touring        |        |            |        | 20          |
| Motorhome      |        |            |        | 30          |
| Tenting        |        |            |        | 20          |
| Total          | 165    | 8          | 19     | 170         |

## RECEPTION/SKI SHACK

Located close to the park entrance, there is a single storey detached unit of timber construction, with tile-effect pitched roof and balcony area. Used as the reception for the water sports activities. In addition there are disabled toilets, changing facilities and 2 twin bedded rooms. There is a small car parking area to the side.



## SKI BAR & RESTAURANT

This is a substantial, newly-built facility located close to the park entrance, being of timber construction with a pitch Decra-tiled roof, vaulted ceiling and internal timber supports and facings.

The building includes a bar/serving area, a small stage and a range of modern tables and chairs. To the front of the building is a large patio area with a range of picnic tables and a circular covered seating area which looks out over the lake.

## BOAT PARK & FISHING LAKE

The freshwater lagoon is stocked with rainbow trout and there is small, sheltered boat park accommodating approximately 25-30 boats on the adjoining slip-way to the lake.

## NEW DEVELOPMENT AREA

Located to the north side of the main site road at the upper level and occupying an inland, sheltered location there is a substantial area of open land extending to approximately 6.5 hectares (16.2 acres) with planning permission granted in 2010 for a total of 100 holiday statics, 20 motor homes and 30 touring pitches, together with a communal facilities building, shower/toilet block, park maintenance compound, tourist information building incorporating café and public toilets, associated landscaping and infrastructure works.

At the present time, no development works have commenced in relation to this consent. Further information is contained in our Information Pack.

## SERVICES

We have been advised that the following services are available to the property:

**Water** – 3 inch mains water supply through the park with water meter

**Electricity** – metered main supply, providing X amps to holiday static pitches.

**Gas** – bulk gas is provided to serve the Ski Bar, with the Commodore Pub having mains gas and gas central heating.

Drainage is by way of mains drainage via a pumping station.

It should be noted that to allow further development on the new development area with planning consent, additional supplies may be required, particularly in relation to a further electricity capacity (likely to be an additional electricity transformer).

**Agent's note** – *The services have not been tested or investigated and prospective purchasers should satisfy themselves as to the nature and adequacy of the*



*existing services, and any additional capacity required for servicing further development, prior to commitment to purchase.*

## LOCAL GOVERNMENT TAXATION

We are advised that the current entry in the 2010 Rating List is as follows:

| Description               | Rateable Value | Effective Date  |
|---------------------------|----------------|-----------------|
| Caravan park and premises | £51,950        | 7 November 2011 |

Additionally we are informed that there are a number of assessments for Council Tax: 14 units assessed as Band A.

## SITE LICENCE

The site Licence provides for a maximum of 190 caravans with no more than 60 units per hectare.

## TRADING INFORMATION

Trading from the park is underpinned by the annual pitch fee for static caravans, which for 2012 is £2,066.91 per annum inclusive of water and general rates but exclusive of VAT. At the present time there are 158 owner-occupiers and 8 hire fleet static caravans sited, with a number of owner's units being twin unit lodges (most with spectacular views across the coastal lagoon and towards the Lake District mountains).

|             | Low Season | High Season |
|-------------|------------|-------------|
| Week        | £279 - 304 | £429 - 454  |
| Short Break | £149 - 164 | £255 - 270  |

Prices are per caravan and short breaks are 3-4 nights' duration.

Trading figures for the period March 2009 to March 2012 are available as part of the confidential Information Pack.

Sales on the park have improved considerably over recent months, with lodge sale prices of £83,000 being achieved on 50 year BH&HPA Licence agreements together with static sales of up to £33,360.

Currently the parks are jointly operated with 11 full-time and 2 part-time staff (not including casual bar staff or a ski-instructor).

The park offers considerable scope for further lodge and static caravan sales (or an increase in holiday letting fleet) on the existing development, together with a substantial planning consent granted (yet to be implemented) for a mix of 100 holiday static, 20 motor homes, 30 touring and 20 tenting pitches, plus facilities.

## TENURE

Freehold, subject to individual licence agreements with holiday occupiers (lodges are generally offered on a 30 year agreement). There are a few twin units on the park which have been occupied residentially for in excess of 10 years and the owner is seeking a Certificate of Lawfulness for confirmation of their continued occupation.

## PLANNING HISTORY

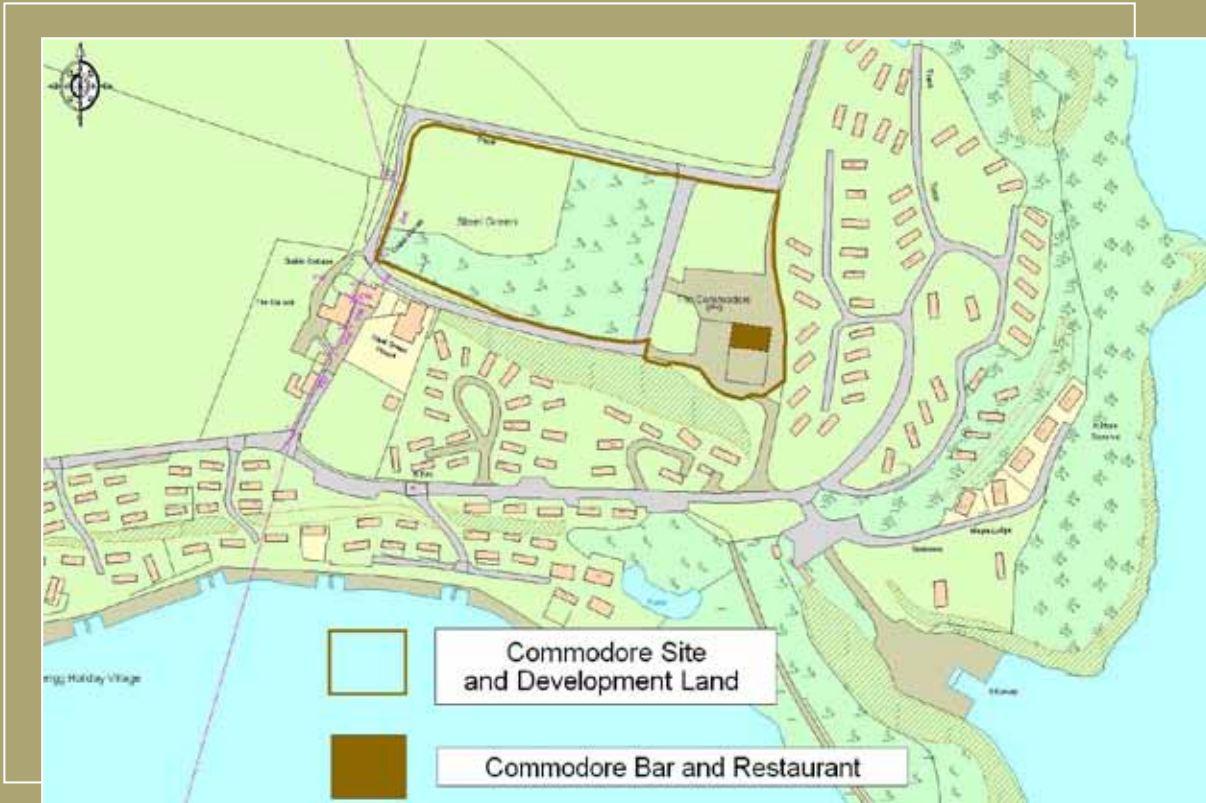
The Holiday Park was established in the early 1980s. The original consent, 4/81/1108/062, was approved on 08 December 1981 for the use of the land as a 'static caravan site with associated road and engineering works'. A series of subsequent

applications have permitted the development of additional on-site leisure facilities and an increase in the capacity of the site. A detailed planning history is included in our supplementary information pack.



# COMMODORE BAR & RESTAURANT

(AVAILABLE AS A SEPARATE LOT)



Located at the eastern side of the property and in an elevated location with views over the lagoon, the Commodore comprises a substantial, Grade II Listed, property of stone and rendered finish, surmounted by a pitched slate roof.

The building was originally constructed in 1873 as an office for the Hodborrow Mine. It can be accessed from both the Holiday Park and Port Haverigg village.

The property is operated as a bar and restaurant with the accommodation being arranged over two floors as follows:

**Ground floor** – bar and dining area, cellar (bottle and barrel store), separate ladies and gents toilets

**First floor** – Restaurant area (approximately 70 covers), fully serviced bar and kitchen

**Outside** – patio area to south side with picnic tables and chairs and a private car park

There are approximately 0.975 hectares (2.4 acres) of additional land which previously had planning permission for the erection of 33 holiday cottages on land to the east of the Commodore Pub. However, we understand that development was never commenced and therefore the consent will have lapsed.



## TRADING INFORMATION

The tenant for the Commodore Bar and Restaurant is holding over following the expiry of the original lease. The agreement is on internal repairing terms and the rent is £1,000 per calendar month (excluding January and February each year).



# BUTTERFLOWERS HOLIDAY PARK



Butterflowers Holiday Park comprises a well equipped site in a peaceful location set against the backdrop of the western Lake District hills on the Cumbrian Coast. The park extends to approximately 3.88 hectares (9.6 acres) and offers direct access to a sandy beach, children's playground and beach café. The park incorporates a variety of buildings which includes a 3 bed, semi-detached house, indoor swimming pool, a shower/toilet block and a reception/office.

## HOLIDAY PARK

The property has planning permission for 78 static holiday homes and is licensed for 12 month holiday use. There are currently 71 privately owned caravans sited including 2 twin units. In addition, there are 2 hire fleet units, 3 vacant pitches and 2 undeveloped plots. The static holiday homes are sited around a network of tarmacadamed roads with various spur roads connecting the main circular thoroughfare. The static bases are mainly concreted and the areas between pitches are grass landscaped with parking beside each caravan.

At the entrance to the park there is a modern development of 14 serviced lodge pitches, which include connection to piped gas. There are 5 log cabins currently sited including 3 twin units, one single unit and a custom-built log cabin. The Homes are sited on BH & HPA Licences for a term of 30 years. In addition, there is an outstanding planning consent for the siting of 3 'duplex' units within this area. In addition, the park has planning permission for 110 touring units. At present, there are around 60 defined touring pitches of which, 32 have concrete bases and hard standings. There is also a separate camping field.





The table below provides a pitch summary of the current developments (subject to variation):

| Type           | Owners | Hire Fleet | Vacant | Undeveloped |
|----------------|--------|------------|--------|-------------|
| Holiday lodges | 5      |            | 9      |             |
| Holiday static | 71     | 2          | 2      | 2           |
| Total          | 76     | 2          |        |             |



## DETACHED HOUSE



Towards the centre of the park is a substantial, semi-detached dwelling with a rendered façade and a pitched slate roof providing the following accommodation:

- Hallway
- Kitchen dining area
- Utility/freezer room
- Living room
- Dining room
- Sun lounge
- 3 bedrooms
- Bathroom/WC

The house benefits from gas-fired (mains) central heating and a double garage with electric doors. Adjoining the property is a further workshop which is used for general maintenance.

## RECEPTION/OFFICES



Single-storey, blockwork building with a pitched, tiled roof which has been divided internally to provide a sales office and reception area.

## SHOWER/TOILET BLOCK

Single storey shower complex of white rendered finish with a pitched stone roof providing male and female WC and shower facilities, campers' kitchen complete with freezer, cooker and wash-up area and a fully equipped laundry.



## SWIMMING POOL

The park also benefits from a 17m indoor, heated swimming pool together with separate male and female changing rooms, showers and a games room to rear.

## SERVICES

We have been advised that the property has connections to mains electricity, water and gas. Drainage is via a pumping station which feeds the mains treatment works in Millom.

*Agent's note – The services have not been tested or investigated and prospective purchasers should satisfy themselves as to the nature and adequacy of the existing services, and any additional capacity required for servicing further development, prior to commitment to purchase.*

## PLANNING HISTORY

Butterflowers Holiday Park has planning permission for use as a caravan site (Ref no. 4/82/0123/063) and was granted consent for an extension to the reception building and erection of an additional 7 duplex units and 14 timber lodges in December 2003. A detailed planning history is included in our supplementary information pack.

## BUSINESS RATES

**We are advised that the current entry in the 2010 Rating List is as follows:**

| Description               | Rateable Value | Effective Date |
|---------------------------|----------------|----------------|
| Caravan park and premises | £18,500        | 01 April 2010  |

Additionally we are informed that there are a number of assessments for Council Tax: 3 units assessed as Band A, together with Butterflowers House which is Band D.

## SITE LICENCE

The Site Licence provides for a maximum of 139 caravans with no more than 60 units per hectare and where tent camping is permitted, the maximum on the site at any one time should be 50 tents. (Copeland Borough Council dated 17th May 2004)

## TRADING INFORMATION

Butterflowers Holiday Park has been a family-operated coastal holiday park for many years, and comprises a holiday static, lodge and touring park, indoor swimming pool and other leisure facilities, plus a 4 bed detached house.

Trading figures for the period March 2009 to March 2012 are available as part of the confidential Information Pack.

The 2012 holiday static pitch fee is £1,913.55 per annum inclusive of water and general rates but plus VAT. Holiday lodges pay £2553.58 plus water, general rates and VAT. At the present time there are 5 holiday lodge and 71 static owner-occupiers with a further 2 hire fleet static caravans sited.

There are 60 touring pitches (32 with hardstandings) which are available on the following tariffs:

Touring and camping prices are per night based on 2 people sharing and include electric hook-up and use of the showers.

Touring Caravan: £18

Tents: £18

Awnings/Gazebos: £3

Additional persons: £1

There is a park-owned twin lodge and 2 hire fleet static caravans are available for weekly letting or short breaks, being let through Hoseasons, the latter on the basis of the following tariff ranges:

|             | Low Season | High Season |
|-------------|------------|-------------|
| Week        | £279 – 304 | £429 – 454  |
| Short Break | £149 – 164 | £255 – 270  |

There have been a number of secondhand sales of static caravans on the park in recent months. The most recent new caravan sale achieved a price of £33,360, let on a 20 year agreement.

## TERMS OF SALE & VIEWING

The properties are offered for sale on an operational entity basis, subject to the current agreements and leases. The sale excludes stock, which is available in addition by negotiation or by valuation at completion. Interested parties should contact the joint sole selling agents, GVA Hotels and Leisure or Fox Leisure for further information or to arrange a viewing.

A further Information Pack is available to interested parties upon request.

## CONTACT DETAILS

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E: [info@foxleisure.co.uk](mailto:info@foxleisure.co.uk)

### Energy Performance Certificate

Non-Domestic Building

**HM Government**

**LAUREL ROOM**  
Bathferrers Holiday Park  
Haverigg  
ML10M  
LA18 4LJ

**Certificate Reference Number:** 0555-8023-0302-5953-2998

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/epc](http://www.communities.gov.uk/epc).

#### Energy Performance Asset Rating

#### Technical Information

**Main heating fuel:** Gas (Liquefied Petroleum Gas)  
**Building environment:** Heating and Natural Ventilation

**Total useful floor area (m<sup>2</sup>):** 45  
**Building complexity (BCN level):** 3  
**Building emission rate (kgCO<sub>2</sub>e/m<sup>2</sup>):** 113.53

#### Benchmarks

**Buildings similar to this one could have rating as follows:**

- 22 if newly built
- 59 if typical of the existing stock

#### Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

### Energy Performance Certificate

Non-Domestic Building

**HM Government**

**NO 504**  
Port Herring Holiday Homes  
45 Road Green  
MILLOW  
LA18 4LJ

**Certificate Reference Number:** 0555-3015-0126-0501-0501

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/epc](http://www.communities.gov.uk/epc).

#### Energy Performance Asset Rating

#### Technical Information

**Main heating fuel:** Gas (Liquefied Petroleum Gas)  
**Building environment:** All Combustion

**Total useful floor area (m<sup>2</sup>):** 244  
**Building complexity (BCN level):** 3  
**Building emission rate (kgCO<sub>2</sub>e/m<sup>2</sup>):** 225.45

#### Benchmarks

**Buildings similar to this one could have rating as follows:**

- 37 if newly built
- 98 if typical of the existing stock

#### Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

### Energy Performance Certificate

Non-Domestic Building

**HM Government**

**The Commissioners Bar and Restaurant**  
Steel Green  
MILLOW  
LA18 4LJ

**Certificate Reference Number:** 0723-3055-0427-0000-9505

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/epc](http://www.communities.gov.uk/epc).

#### Energy Performance Asset Rating

#### Technical Information

**Main heating fuel:** Natural Gas  
**Building environment:** Heating and Natural Ventilation

**Total useful floor area (m<sup>2</sup>):** 504  
**Building complexity (BCN level):** 3  
**Building emission rate (kgCO<sub>2</sub>e/m<sup>2</sup>):** 248.35

#### Benchmarks

**Buildings similar to this one could have rating as follows:**

- 37 if newly built
- 98 if typical of the existing stock

#### Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

### Energy Performance Certificate

Non-Domestic Building

**HM Government**

**WATERLOO CENTRE**  
Port Herring Holiday Homes  
45 Road Green  
MILLOW  
LA18 4LJ

**Certificate Reference Number:** 0552-0532-0299-8905-5002

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/epc](http://www.communities.gov.uk/epc).

#### Energy Performance Asset Rating

#### Technical Information

**Main heating fuel:** Gas (Liquefied Petroleum Gas)  
**Building environment:** Heating and Natural Ventilation

**Total useful floor area (m<sup>2</sup>):** 50  
**Building complexity (BCN level):** 3  
**Building emission rate (kgCO<sub>2</sub>e/m<sup>2</sup>):** 111.57

#### Benchmarks

**Buildings similar to this one could have rating as follows:**

- 39 if newly built
- 105 if typical of the existing stock

#### Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

### Energy Performance Certificate

Non-Domestic Building

**HM Government**

**101-11 BRICK**  
Bathferrers Holiday Park  
Haverigg  
ML10M  
LA18 4LJ

**Certificate Reference Number:** 0552-0232-0299-8905-2098

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/epc](http://www.communities.gov.uk/epc).

#### Energy Performance Asset Rating

#### Technical Information

**Main heating fuel:** Natural Gas  
**Building environment:** Heating and Natural Ventilation

**Total useful floor area (m<sup>2</sup>):** 152  
**Building complexity (BCN level):** 3  
**Building emission rate (kgCO<sub>2</sub>e/m<sup>2</sup>):** 109.67

#### Benchmarks

**Buildings similar to this one could have rating as follows:**

- 34 if newly built
- 92 if typical of the existing stock

#### Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

### Energy Performance Certificate

Non-Domestic Building

**HM Government**

**The Commissioners Bar and Restaurant**  
Steel Green  
MILLOW  
LA18 4LJ

**Certificate Reference Number:** 0723-3055-0427-0000-9505

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/epc](http://www.communities.gov.uk/epc).

#### Energy Performance Asset Rating

#### Technical Information

**Main heating fuel:** Natural Gas  
**Building environment:** Heating and Natural Ventilation

**Total useful floor area (m<sup>2</sup>):** 504  
**Building complexity (BCN level):** 3  
**Building emission rate (kgCO<sub>2</sub>e/m<sup>2</sup>):** 248.35

#### Benchmarks

**Buildings similar to this one could have rating as follows:**

- 37 if newly built
- 98 if typical of the existing stock

#### Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

### Energy Performance Certificate

Non-Domestic Building

**HM Government**

**WATERLOO POOL AND CHANGING FACILITIES**  
Bathferrers Holiday Park  
Haverigg  
ML10M  
LA18 4LJ

**Certificate Reference Number:** 0555-3015-0226-0201-0505

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/epc](http://www.communities.gov.uk/epc).

#### Energy Performance Asset Rating

#### Technical Information

**Main heating fuel:** Natural Gas  
**Building environment:** Heating and Natural Ventilation

**Total useful floor area (m<sup>2</sup>):** 270  
**Building complexity (BCN level):** 3  
**Building emission rate (kgCO<sub>2</sub>e/m<sup>2</sup>):** 113.4

#### Benchmarks

**Buildings similar to this one could have rating as follows:**

- 33 if newly built
- 87 if typical of the existing stock

#### Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

### Energy Performance Certificate

**STEP**

**Bathferrers (Homes, Bathferrers Holiday Park, Haverigg, MILLOW, LA18 4LJ)**

**Building type:** Detached house  
**Date of assessment:** 30 May 2012  
**Date of certificate:** 17 May 2012

**Reference number:** 2012-0420-0201-0466  
**Type of assessment:** REBAT (existing dwelling)  
**Total floor area:** 170 m<sup>2</sup>

**Estimated energy costs of heating for 2 years: £5,871**  
**Over 2 years you could save: £1,758**

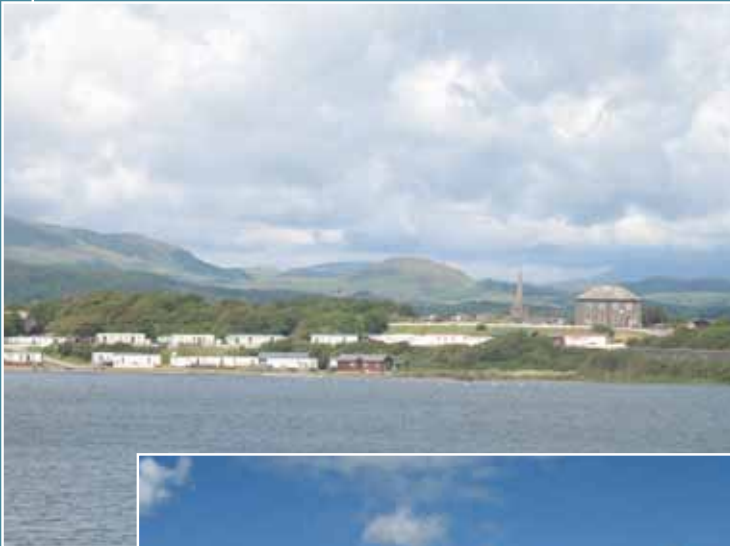
| Category  | Current costs       | Potential costs     | Potential future savings            |
|-----------|---------------------|---------------------|-------------------------------------|
| Lighting  | £917 over 2 years   | £275 over 2 years   | This could save £1,758 over 2 years |
| Heating   | £5,954 over 2 years | £1,488 over 2 years |                                     |
| Hot Water | £330 over 2 years   | £330 over 2 years   |                                     |

**Energy Efficiency Rating**

**Top actions you can take to save money and make your home more efficient:**

| Recommended measure                     | Indicative cost  | Typical savings over 2 years | Available with current fuel |
|---|------------------|------------------------------|-----------------------------|
| 1. Cavity wall insulation               | £200 - £1,000    | £100                         | Yes                         |
| 2. Internal or external wall insulation | £4,000 - £14,000 | £1,100                       | Yes                         |
| 3. Floor insulation                     | £300 - £1,000    | £200                         | Yes                         |

To find out more about the Government's measures and other advice, please visit [www.communities.gov.uk/energy](http://www.communities.gov.uk/energy) or call 0300 123 1234. For more information, visit [www.communities.gov.uk/energy](http://www.communities.gov.uk/energy).



PORT HAVERIGG, NR MILLOM, CUMBRIA, LA18 4HB

