



CHEVERTON COPSE HOLIDAY PARK

Scotchells Brook Lane, Sandown, PO36 0JP



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Scotchells Brook Lane, Sandown, PO36 0JP

DESCRIPTION

A multi-faceted leisure and residential property, comprising:

- Existing caravan park with a hire fleet of 57 static caravans, bar, clubhouse, ancillary buildings, and games field
- 20 privately owned holiday homes (14) static caravans and (6) lodges
- A 20-acre development site with extant planning consent for 33 holiday lodges, 85 touring pitches, 60 camping pitches, 15 glamping pitches (with most of the groundworks and infrastructure complete)
- Three dwellings, including a 5 bedroomed detached chalet bungalow and a pair of newly built 3-bedroom cottages
- 12 months holiday use across whole site
- 7 x developed bases with four New Luxury Lodges sited, included in the sale and 3 vacant developed pitches. The lodges are currently available for sale at £250,000/unit
- Further 9.5 acres of grassland suitable for further static caravans or lodges (subject to planning).

Guide Price – Whole - £7,250,000

LOT 1 - Hatched Blue approximately 7.5 acres

- Existing caravan park with a hire fleet of 57 static caravans of varying ages, bar, clubhouse, ancillary buildings, and games field
- 20 privately owned holiday homes (14) static caravans and (6) lodges
- Three dwellings, including a detached 5 bedroomed chalet bungalow and a pair of newly built 3-bedroom semidetached cottages currently occupied by family members
- Further 9.5 acres of grassland suitable for further static caravans or lodges (subject to planning).

Guide Price - £4,495,000

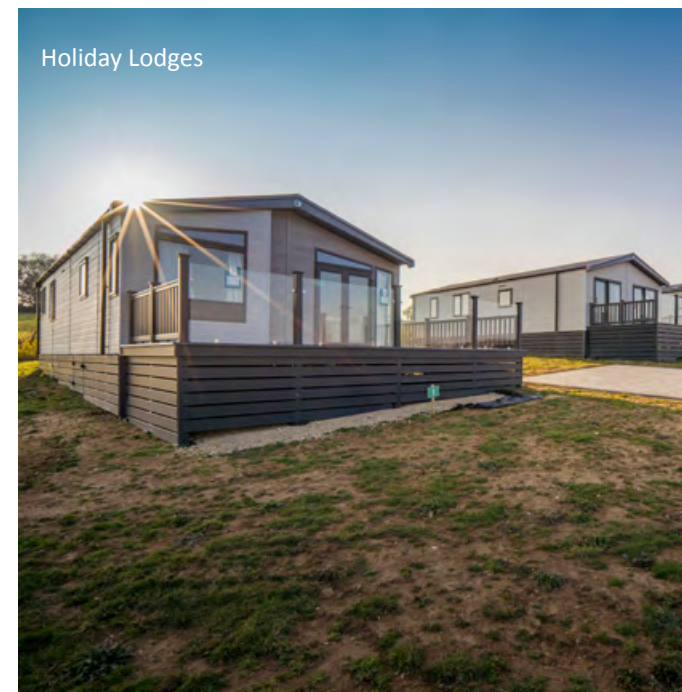
LOT 2 - Hatched Red approximately 20 acres

- A 20-acre development site with extant planning consent for 33 holiday lodges, 85 touring pitches, 60 camping pitches, 15 glamping pitches (with groundworks and infrastructure completed for the lodge development)
- 7 x developed bases, with 4 new Luxury Lodges sited, included in the sale and 3 vacant developed pitches.

Guide Price - £2,755,000

INCOME – Trading profit and loss accounts

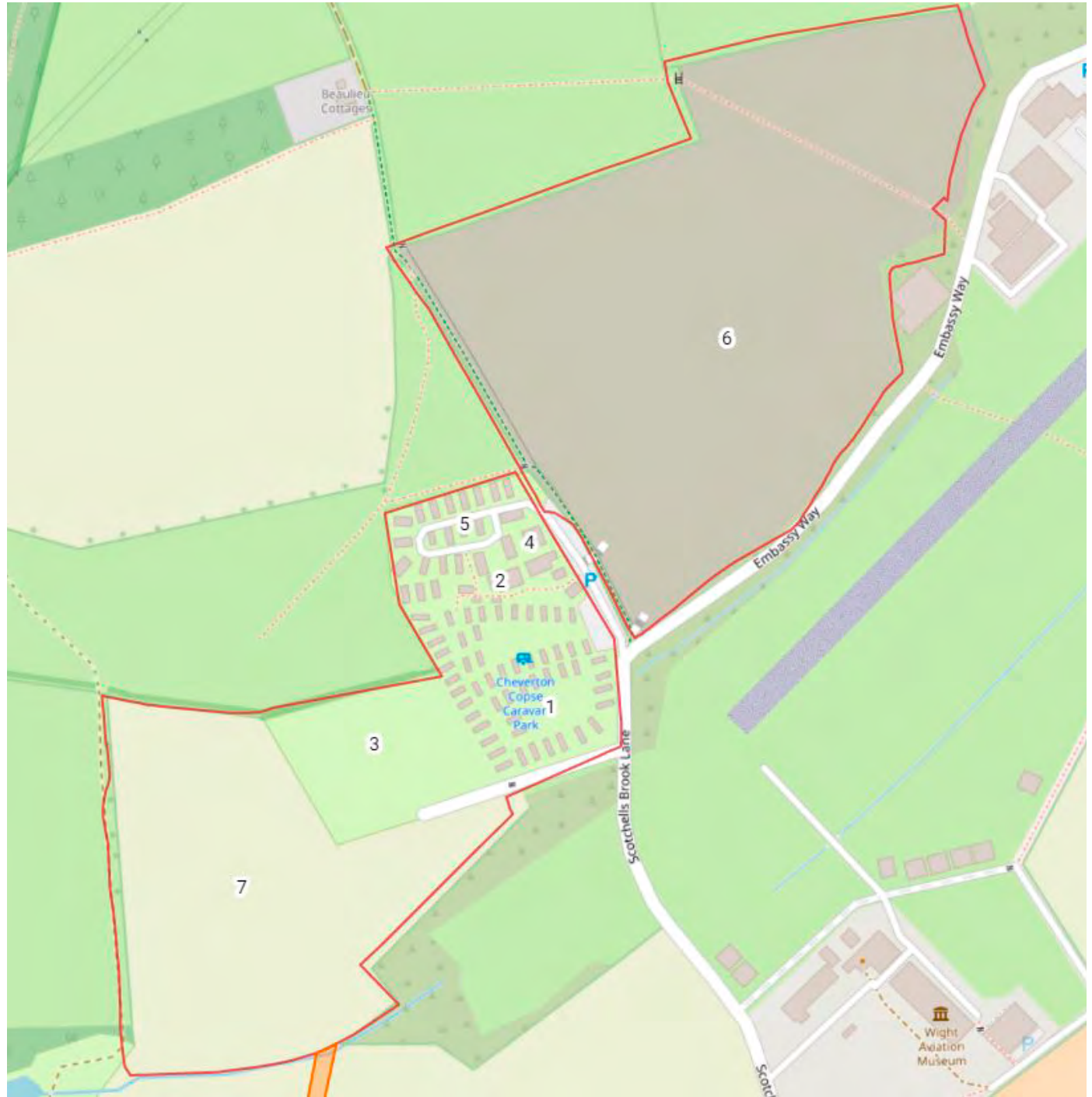
	2020	2021	2022	2023
Turnover	£375,658	£411,288	£598,815	TBC
Adjusted net profit	£87,001	£181,135	£285,974	TBC





LOCATION PLAN

Property Description	Numbers
Cheverton Copse Holiday Park	1
Cheverton Copse Holiday Park Ancillary Buildings	2
Cheverton House	2
Cheverton Copse Holiday Park Games Field	3
1-2 Culver View	4
Privately Owned Lodges	5
Development Site/Lodges	6
Land with further potential	7



Existing Holiday Park



CHEVERTON COPSE HOLIDAY PARK

Sitting within the heart of the property, there are 57 static caravans of various ages and sizes being between 2-3 bedrooms.

Description	Berth	Location	Size	Total Number
Winchester	Sleeps 6	9, 24, 25, 26, 33, 34	36ft x 12ft	6
Hampshire	Sleeps 4	21, 22, 23	35ft x 12ft	3
Suffolk	Sleeps 6	52, 53	34ft x 10 ft	2
Chichester	Sleeps 6	42, 43	36ft x 12ft	2
Arundel 3	Sleeps 6	6, 7, 8, 45, 54, 55, 56, 57	35ft x 12ft	8
Sussex 12	Sleeps 4	10, 11, 12, 13	28ft x 12ft	4
Sussex 10	Sleeps 4	1, 5, 14, 15, 16, 17, 35, 36, 49, 50 51	30ft x 10ft	11
Wessex plus	Sleeps 4	27, 28, 29	28ft x 12ft	3
Wessex	Sleeps 4	30, 31, 32	28ft x 12ft	3
Arundel 2	Sleeps 4	46, 47, 48	35ft x 12ft	3
Surrey	Sleeps 6	18, 19, 20, 37, 38, 39, 40, 41, 44	35ft x 10ft	9
Dorset	Sleeps 4	2, 3, 4	28 ft x 10 ft	3
Total				57

BUILDINGS

Within the holiday park site, there are a number of ancillary buildings that are enjoyed by guests. These may have further scope for change of use (STPP), the buildings include:

- Reception (with planning permission for extension)
- Clubhouse/Bar (with planning permission for extension)
- Electric Store
- Laundry Store
- Laundrette
- Shower Block
- Workshop

HIREFLEET CARAVANS

Hire fleet caravan rates for 2023 range from £340 to £1,020 per week. Additional rates are available for 2-night stays or extra nights, but these are not available during peak season.

Weekly charges vary depending on the type and size of caravan as well as time of season and include VAT.

GAMES FIELD

Situated to the west of the main caravan park, there is a games field which is used by guests.





Newly Installed Internal Roadway



Games Field

CHEVERTON HOUSE

A delightful link detached 5 bedroomed chalet bungalow which benefits from a full residential occupancy status, comprising:

Ground Floor

Kitchen/Lounge/Diner/Bathroom/Bedroom/Office

First Floor

Three Bedrooms/Bathroom

CHEVERTON COTTAGES

A pair of semi-detached, newly built properties *each* comprising:

Ground Floor

Kitchen/Lounge/Diner/Bathroom/Utility Room

First Floor

Three bedrooms (one en-suite)/Family Bathroom





Privately Owned Lodges/Caravans



Privately Owned Lodges/Caravans



Privately Owned Lodges/Caravans



Privately Owned Lodges/Caravans

PRIVATE OWNERS SITE

There is a separate part of the park which comprises 20 privately owned holiday homes, for 2023 (14) static caravans paying fees to the freeholders of £4,120 and (6) lodges at £4,995 including VAT. The pitch fees are reviewed on the 1 January in accordance with RPI.

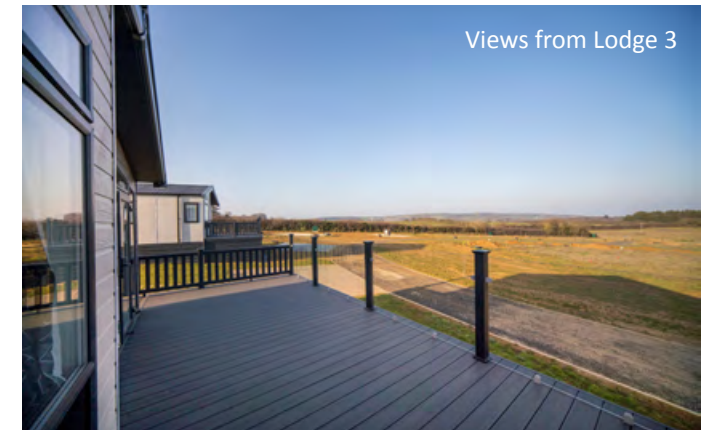
DEVELOPMENT SITE WITH CONSENT

In 2019, planning permission was granted a change of use of land to the north/east of the existing caravan park siting of 33 holiday lodges, 85 touring unit pitches, 60 camping pitches, 15 glamping pods, pitch and putt course, machinery store/workshop, new internal access road, landscaping, 2x amenity blocks, bunk barn/wardens accommodation and play barn.

The site benefits from newly installed mains services to each lodge/pitch, plus landscaping and infrastructure including internal roadways. There is also the advantage of mains drainage to most of the site. At present, there are 4 luxury lodges that have been erected on site that each benefit from a parking area, and external garden area. Adjacent to the existing four lodges, there are 3 further concrete slab bases that have been installed.

The four lodges are of varying layouts and sizes. Lodge 3 comprises:

- Utility Room
- Family Shower Room
- Double Bedroom
- Master Bedroom with En-Suite Dressing Room with En-Suite Bathroom
- Balcony/Decked Area with Hot Tub
- Open Plan Kitchen/Dining/Living
- 2x Parking Bays per unit





FURTHER POTENTIAL DEVELOPMENT SITE

Further to the south/west of the property, there is a block of pastureland extending to approximately 9.50 acres which historically has received a favourable pre-application response from the local authority for further lodges.

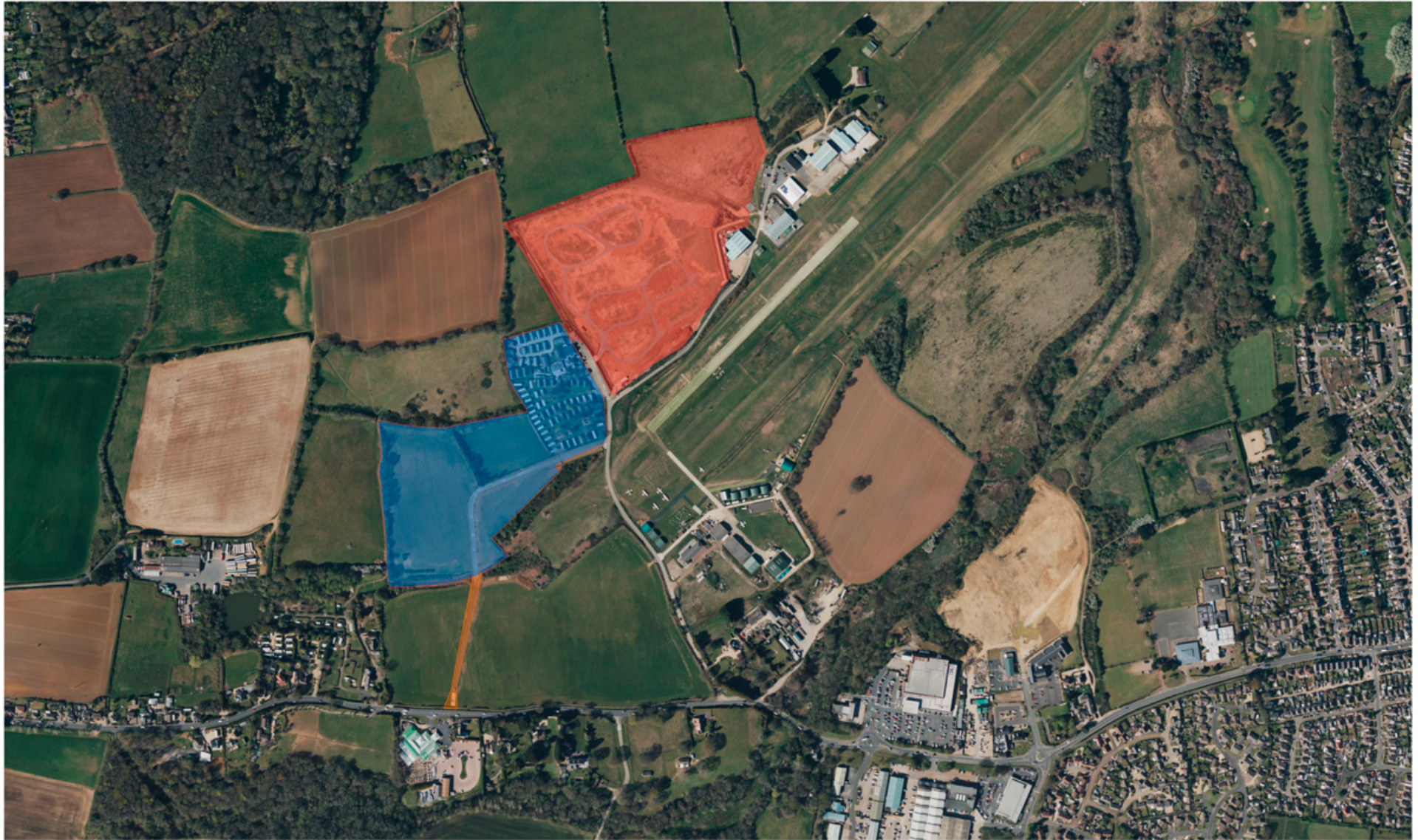
HISTORY

Cheverton Copse Holiday Park has been owned by the vendors for 19 years and a profitable business and has expanded significantly within this period. Cheverton is an award winning, family run site and benefits from 4-star status with The Holiday Park Association and 5-star status with Trip Advisor. The property extends to approximately 35 acres with wonderful views towards the Downs and Culver.

SITUATION

Cheverton Copse Holiday Park is an award-winning family run park located in the southeast of the Isle of Wight near Sandown. It is signposted off the A3056 Newport to Sandown Road being some 2 miles from the seafront at Sandown and 9 miles from the island capital of Newport. The park overlooks farmland and adjoins Sandown Airfield (which has a grass runway and is only used by light planes for recreational use). It is conveniently situated for visiting the many popular resorts of the island, including Shanklin - 3 miles, Ventnor - 5 miles, Ryde - 9 miles and the boating centre of Cowes only 11 miles away. There are regular ferry links to the mainland located at Cowes, Yarmouth and Ryde. Local facilities are available in Shanklin 1.5 miles to the east. A Morrisons food store and Aldi food store are within 600m and a wide range of pubs and cafes only 5-10 minutes' drive away. Nearby places of interest include the famous Needles, Osborne House and Carisbrooke Castle, with local attractions which include Amazon World, Isle of Wight Zoo, Dinosaur Isle, Blackgang Chine and Robin Hill theme parks. Activities available in the area include horse riding, fishing and within a short distance of the park miles of sandy beaches and open countryside.

Cheverton Copse Holiday Park



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100 m
Scale 1:2500 (at A1)



GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

Cheverton Copse Holiday Park is offered by sale by private treaty, as a whole or in two separate lots, with vacant possession on completion. The Vendors will not be accepting any offers on Lot 2 until Lot 1 has exchanged, should the lots sell separately.

RIGHTS OF WAY

Public footpaths 23, 22 and 28 cross the property. The footpaths are detailed within the Isle of Wight Council's Right of Way Map available from the agents.

COUNCIL TAX

1 Culver View - C

2 Culver View - C

ACCESS

Prior to the caravan site part of Lot 2 being in operation, the highway junction from the new access road (hatched orange on the sale plan) and the A3056 would need to be installed. This is a planning condition.

SERVICES

Cheverton House – Mains Water, Electric and Drainage. Electric Storage Heaters.

Cheverton Cottages – Mains Water, Electric and Drainage. LPG Central Heating.

Cheverton Copse Holiday Park and Ancillary Buildings – Mains Water, Electric and Drainage. LPG central heating.

Cheverton Copse Development Site – Mains Electric, Water and Drainage. 16 AMP Electric hook-up points. LPG Bulk Tanks. The new site benefits from a newly installed electric substation with the capacity for 100 residential dwellings.

TENURE, POSSESSION, LICENSES AND TENANCIES

Cheverton Holiday Park (and the wider site) is freehold. A number of dwellings are occupied by employees and directors of the caravan park. There are licenses and tenancies pertaining to the property which can be made available to any interested party. Part of property is occupied leasehold. Further details can be made available from the selling agents.

IMPORTANT NOTICE

BCM LLP and BCM (IOW) LLP, for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

- i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
- iii) The information in these particulars is given without responsibility on the part of BCM or their clients. Neither BCM nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
- iv) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed.
- v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have BCM tested them.

BUSINESS RATES

Some of the buildings are rateable and further information is available from the selling agents.

CHEVERTON HOLIDAY PARK LTD

The venue currently trades through a limited company, Cheverton Holiday Park Limited. The company may be available for purchase by separate negotiation distinct from the freehold property. The freehold of most of the Property is held within the balance sheet of the company therefore should a buyer wish to not purchase the company, the freehold assets will be moved out from the company prior to completion. The remainder of the property is owned by the vendor Personally.

EPCS

There are 3 EPC's relating to this property.

Cheverton House Band F

1 Culver View Band B

2 Culver View Band B

VAT

The freehold property is not elected for VAT.

SELLERS SOLICITORS

Edward Fordyce of Tozers LLP – Exeter Office – Telephone 01392 667674 and Email e.fordyce@tozers.co.uk

PLANNING

A list of planning history can be available by the selling agents. The planning approvals and history referred to throughout these sales particulars can also be checked by prospective purchasers via the planning portal or the local authorities website.



///renting.seabirds.curtail

HEALTH AND SAFETY

Given the potential hazards of the part of the site, which is typical of an undeveloped development site, we ask for your own personal safety to be very vigilant whilst visiting in order to avoid the risk of

accident when making your inspection. All viewings and site visits must be organised with BCM and should always be accompanied by a member of BCM.

Covenant

The land to the south/east of Lot 1 will include a covenant restricting any development at any time on this portion of land, and the land must be kept to a suitable standard as to protect the sense of arrival for Lot 2, once in operation.

LOCAL AUTHORITY

Isle of Wight Council

POSTCODE

PO36 0JP

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by BCM and the Purchaser (s) shall be deemed to have satisfied themselves as to the description of the property. Any error or miss-statement shall not annul a sale or entitle any party to compensation in respect thereof.

Cheverton Copse Holiday Park Domain

<https://www.chevertoncopse.com/>

FIXTURES AND FITTINGS

All those items usually regarded as tenant's fixtures and fittings are specifically excluded from the sale. Further information is available from the selling agents. An inventory can be made available from the sole selling agents.

VIEWINGS

Viewings strictly by appointment with BCM or Sanderson Wetherall.

SELLING AGENT

BCM LLP – Isle of Wight Office – Telephone 01983 828805 & Sanderson Wetherall, Tiverton Office – Telephone 01884 462081.

NB. These particulars are as at July 2023 and photographs taken March/June 2023.



Sanderson
Weatherall

EXETER

Sanderson Weatherall, 45 Bampton Street,
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