

For sale



27 static pitches, 4 built chalets
Planning for 9 month holiday season
Guide Price: £850,000

Pretoria Caravan Park

Point Clear, St Osyth, Clacton on Sea, Essex, CO16 8NG

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PROPERTY OVERVIEW

The property is a well established holiday caravan park with 27 caravan pitches and 4 chalets, generating diverse income streams from caravan pitch fees, caravan sales and monthly rental income from the chalets.

The park is well located in the large village of Point Clear on the banks of the River Colne in Essex.

There is good potential to increase the pitch fees and caravan sale volumes, 3 pitches are currently owned in hand.

HIGHLIGHTS

- 27 static caravan pitches.
- Easy to operate business.
- 4 brick built chalets.
- Well located on the south Essex coast
- Pitch fee income of £3,000 from each unit.
- Second hand sale values between £15,000 and £25,000. There is scope to increase sale volumes.
- Chalets offer the potential for additional holiday accommodation.

SUMMARY



Well located in Point Clear on the south Essex Coast.



27 static pitches and 4 brick, semi detached chalets.



9 month operational season.



Pitch fee income is in the order of £72,000 + VAT per annum from 24 private owners.



3 in hand pitches.



Guide price £850,000.

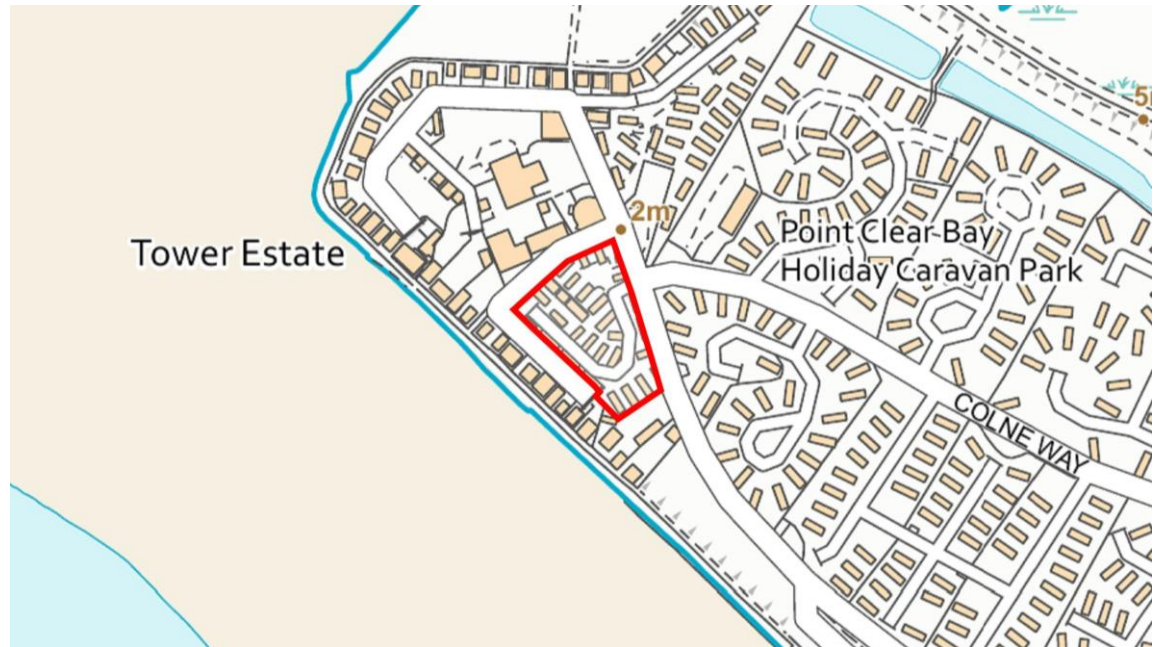
Location

Pretoria Caravan Park is well located on the western edge of Point Clear, a village on the Tendring Peninsula in Essex. The village occupies an attractive position on the peninsula between Brightlingsea Creek and the River Colne.

This part of Essex includes well known resort towns and villages including Clacton on Sea, Frinton on Sea and Walton on the Naze. There is a rich seafaring history and neighbouring the park is an historic Martello Tower. There are a number of coastal and estuary marinas in the area. Essex as a county has a range of heritage attractions, day visitor attractions and natural landscapes.

Communications by both road and rail are good. Central London is within 2 hours travel time. There is a ferry terminal at Harwich with services to the Hook of Holland. The closest international airport is London Stansted.

Location	Approximate Distance (miles)	Travel Time
Clacton on Sea	8	25 minutes
Brightlingsea	10	23 minutes
Colchester	14	32 minutes
Ipswich	30	52 minutes
London (Charring Cross)	86	2 hr. 22 minutes





Description

The park is developed with 27 single caravan pitches, of which 24 are privately owned under annual licence agreements and 3 are owned in hand and vacant, together with 4 brick built and rendered single storey chalets which are owned in hand and rented on a residential basis. The chalets are at the centre of the park, all are 1 bedroom chalet units, 2 are semi-detached and 2 are detached units.

The park is accessed via a tarmac driveway leading from the junction of Colne Way and Mersea Road. There is a single driveway which forms a U shape around the park. The caravan pitches are arranged to either side of the driveways surrounded by mown grass, there are virtually no other landscaping features. There is no formal parking provision with spaces are informally provided along the edge of the driveway.

There is a useful management building of brick construction under a dual pitched tiled roof. Internally the building has been divided to provide an office and storage space with access from either end.

We note from the Site Licence that 6 of the caravans were in contravention of the spacing requirements being less than the minimum distance from the boundary, the Site Licence stipulates a requirement for the units to be moved once the ownership of the units changes or the park is redeveloped. Our client informs us that siting a slightly smaller unit will satisfy the spacing conditions. We recommend that you make your own investigations relating to the spacing requirements.

The Business

The business is a holiday caravan park with 24 caravans owned subject to annual holiday licence agreements. Pitch fees are payable and reviewed annually although our client informs us that they have not reviewed the pitch fees in the last 12 months.

Additional income is generated from commission levied at 15% of the sale price of privately owned second-hand homes. Although our client has favoured purchasing in hand units for profitable resales or redevelopment.

Pitch fees

The park operates with one pitch fee, currently £3,000 per month + VAT with a total income from the 24 pitches of **£72,000 per annum**.

EPC's

Copies of the EPC's are available on request.

Services

We have been advised that the property is connected to the following services:-

Electricity	Mains – Each pitch is metered for electricity, The owner of the park reads the meters and recharges the cost quarterly.
Water	Mains – We understand that the cost is included in the pitch fee, although we are informed that it is minimal.
Drainage	Mains.
Gas	Bottled LPG, the caravan owners do not purchase gas through your customer and are able to source gas from their chosen supplier.

Planning

A planning consent (ref 15/01446/FUL) was granted on 10th December 2015 Variation of condition 1 of TEN/136/70 and the description of TEN/540/63 to: In any year, caravans and chalets shall only be occupied during the period 1 March to 30 November (inclusive), All Weekends (from noon on Fridays to Midnight on Sundays) and during the Christmas and New Year Period from 24 December to 3 January (inclusive).

Permissions TEN/136/70 and TEN/540/63 are not available to view on the Local Authority Public Access System and purchasers are recommended to conduct their own searches as to the full planning history.

Site licence

Caravan Site Licence issued on 18th May 2015 which limits the number of caravans on a density basis. We note from the Site Licence that 6 of the caravans were in contravention of the spacing requirements being less than the minimum distance from the boundary, the licence stipulates a requirement for the units to be moved once the ownership of the units changes or the park is redeveloped. We recommend that purchasers make their own investigations as to the spacing of the units.

Tenure

The freehold interest in the property is held. Holiday caravan pitches are occupied under standard annual holiday licence agreements.

Guide Price

£850,000 for the freehold property to include goodwill, trade contents, fixtures and fittings where owned.



Get More Information

Henry Sayers MRICS, Associate

+44 07717 800 217

Henry.sayers@avisonyoung.com

avisonyoung.com

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