



Haddiscoe Country Retreat

An attractive holiday lodge development park on the edge of the Norfolk Broads

The Street, Haddiscoe, Norwich, NR14 6AA

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Freehold For Sale – Offers in excess of £900,000 + Stock

Summary



Planning for
**33 pitches – 17
developed and 16
undeveloped**



**2 privately owned
units with one further
unit under offer.**



Well located
**Edge of the Norfolk
Broads**



Site area approx.
1.95 acres



Pitch fee income
£4,667 per annum

Background and the opportunity

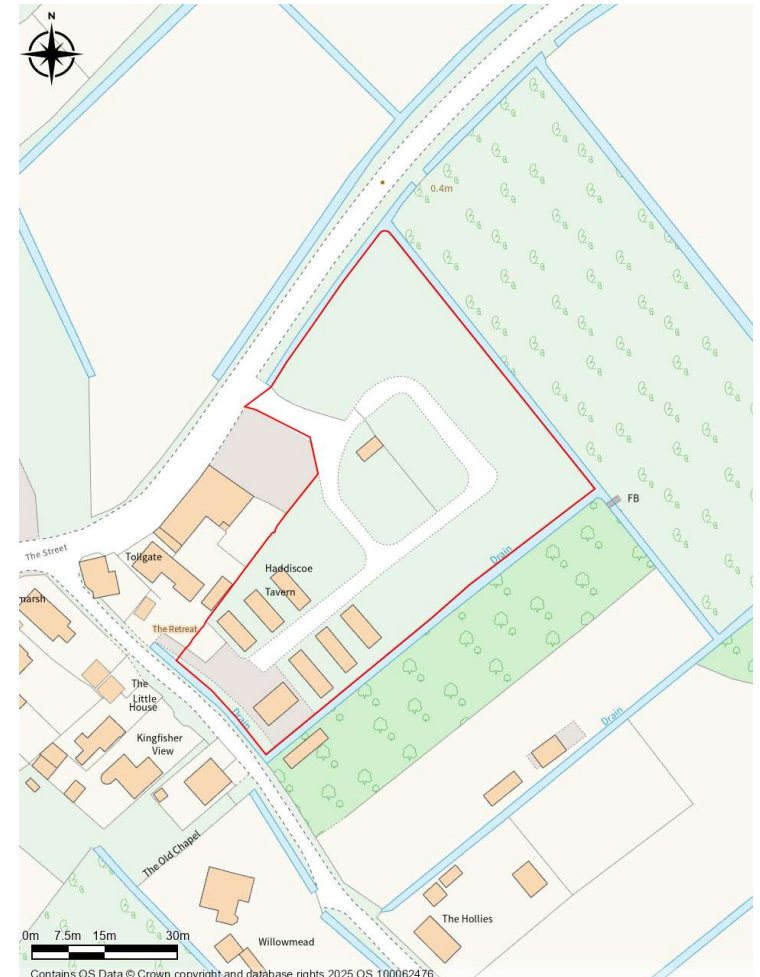
Haddiscoe Retreat is a holiday caravan park located on the edge of the Norfolk Broads National Park, with a 12 month operational season. The planning consent is for 33 pitches including a residential warden's pitch. The planning allows the development of lodge type units as opposed to traditional aluminium caravan units.

The business currently provides both secure income from pitch fees and the opportunity to realise profit from caravan sales onto vacant pitches, and the opportunity to develop further pitches under the existing planning consent. The park can be operated on a hire fleet basis or a mix of the two business models.

Description

The park has recently been the subject of extensive redevelopment works with the first phase of development having practically been completed and comprising 16 pitches as part of Phase 1 and 5 further bases have been laid as part of Phase 2. All of the pitches with the exception of the Warden's pitch accommodate a 40'x14' unit while the Warden's unit is 40'x20'.

The park is approached via a newly laid tarmac driveway leading from The Street, the entrance is gated. The existing Phase 1 pitches are served by the driveway which leads centrally across the park. The Phase 2 pitches will be served by a driveway spur which will loop around the end of the park. All of the pitches have direct access to the driveway and benefit from private parking beside the pitch.



Indicative plan for information only



Avison Young | Haddiscoe Country Retreat, The Street, Haddiscoe, Norwich, NR14 6AA



Indicative plan for information only

Location

Haddiscoe Country Retreat is located on the eastern edge of Haddiscoe a village and Civil Parish on the edge of the Norfolk Broads National Park. The village is located 7 miles (11 km) north-west of Lowestoft and 16 miles (26 km) south-east of Norwich. The village is served by the A143 regional route from which the property is accessed.

Norfolk is an attractive rural county and notably, it is one of the only counties in the country without direct Motorway access. The property is within the North Norfolk National Park which is Britain's largest protected wetland and third largest inland waterway and provides over 200 kilometres of navigable waterways to explore. Further afield the county has an attractive coastline, numerous heritage attractions and a number of day visitor attractions.

Location	Approximate Distance (miles)	Travel Time
Norwich	17	30 minutes
Ipswich	47	1 hour 12 minutes
Cambridge	82	2 hours
Peterborough	94	2 hour 20 minutes
London	75	2 hours

The Business

The business is a holiday lodge park which is part redeveloped with new modern holiday lodge pitches. The business currently involves the sale of new modern lodges onto the pitches subject to holiday licence agreements.

Pitch fees

Currently there are 2 privately owned units on the site, paying total pitch fees of £4,667 excluding VAT (1 at £1,667 and 1 at (£3,000).

Lodge Sales

There is the opportunity to realise sale profits from the sale of lodges onto the vacant pitches. There have been 2 recent sales as follows:-

Pitch No.	Sale Price
21	£155,000
24	£75,000

One further unit is currently under offer at £100,000. Further lodges are advertised for sale on Rightmove.

Services

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

Electricity	Mains connected to each pitch and recharged from meter readings to the lodge owners.
Water	Mains metered to the park and recharged to each home owner on an equitable basis.
Drainage	Mains with the cost recharged to the owners on an equitable basis.
Gas	Bottled LPG at each pitch.

Planning

The original planning permission for the site (E97/98/1645/CU) reorganised the caravan /camping areas to accommodate 23 touring, 18 seasonal and 6 static caravans and 10 tents and converted the store to holiday accommodation for 3 no. disabled persons.

Planning permission was granted at Appeal in 2014 for the variation of this permission to permit one of the static caravans to provide permanent residential accommodation for an onsite warden (BA/2014/0281/COND).

An occupancy restriction was amended (BA/2017/0188/COND) to remove the maximum 6 week occupation and instead restrict occupation between 8 January and 8 February in any calendar year.

In 2018 planning permission was granted (BA/2018/0182/COND) to replace the existing 23 touring, 18 seasonal and 6 static caravan pitches with 33 static caravan pitches.

In 2021 planning permission was granted (BA/2021/0242/COND) to amend the site layout and replace the 33 static caravans with 33 lodge type units.

In 2022 planning permission was granted (BA/2022/0251/COND) to remove the restriction on occupation between 8 January and 8 February in any calendar year. Presently the site functions with permission for 33 lodge type units for holiday use only.

The site lies outside any identified development boundary and within Flood Zone 3a.

Accommodation

2 Privately owned pitches and 1 under offer.

17 developed and vacant (one pitch has a sales office sited).

16 undeveloped pitches



Licences

The park benefits from a Caravan Site Licence issued on 10th January 2025 by South Norfolk Council for use as a holiday caravan site for a maximum of 33 caravans.

Tenure

The freehold interest in the property is held.

Lodges are occupied under standard annual holiday licence agreements. The pitch licence agreement provide for commission of 15% to be paid to the freehold owner upon sale of the lodges by a pitch occupier.

Guide Price

Offers in excess of £900,000 for the freehold property to include goodwill. Stock units are available by separate negotiation.

VAT

All prices quoted exclude VAT where applicable unless noted otherwise.





If you would like more information about this property, please get in touch.

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