



## Linburn Beck Caravan Park, Hamsterley, DL13 3NQ

### 2 Bed - Park Home

### £32,000

Several caravans offered for sale - Willeby Pepey offered for sale at £32,000 whilst Willeby Aspen is offered for sale at £29,950 - please call us for further details.

We are located in the small village of Hamsterley, just off the A68. A regular bus service runs from Bishop Auckland and stops in the village, a short walk away from our park.

Hamsterley Forest is a popular location for walkers. Here you can enjoy walking and cycling trails, horse riding trails, as well as play areas and cafes.

The medieval building of Raby Castle is one of the best examples of architecture in the country. There is also a 200-acre deer park and stunning gardens for you to visit.

Surrounded by peaceful countryside, our caravan site in Hamsterley offers the ideal place to relax. If you are wanting to explore the North East or the North Pennines, then there is no better place to stay.

Whether you are driving or using public transport, our caravan park is easy to travel to.



**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

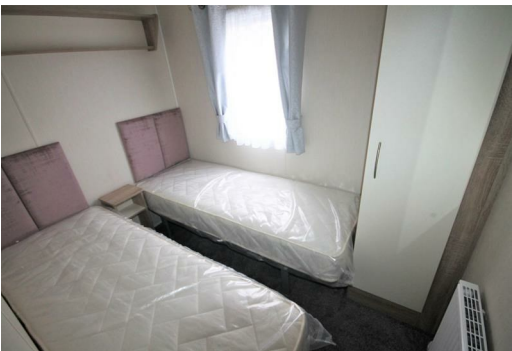


Linburn Beck Caravan Park, Hamsterley, DL13 3NQ

Site Information

£2,000+vat site fee for 12 month site.  
Potentially included in the sale:  
First years site fees  
Gas and electric safety test.  
Two gas bottles

The park holds a 12 month lisenec. .



Energy Efficiency Rating		Current	Potential
The energy efficiency of the property is rated from A (most efficient) to G (least efficient).			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	22-38		
G	1-21		
Not energy efficient - higher running costs			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
The environmental impact of the property is rated from A (lowest CO <sub>2</sub> emissions) to G (highest CO <sub>2</sub> emissions).			
A	10-35		
B	36-47		
C	48-55		
D	56-63		
E	64-71		
F	72-83		
G	84-100		
Not environmentally friendly - higher CO <sub>2</sub> emissions			

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

