

FOR SALE



Golden Imp Chalet Park Hornsea, East Yorkshire

- Established holiday home park in a popular seaside town
- 29 chalet pitches providing a strong pitch fee income
- 12 month holiday licence

Guide Price £925,000

CONTACT US

Viewing is strictly by prior appointment with Colliers International through:

Robert Smithson
Parks
0113 200 1876
robert.smithson@colliers.com

Property Ref: 23684 Leeds

Colliers International
1 Broadgate
The Headrow
Leeds
LS1 8EQ

www.colliers.com/uk/parks



INTRODUCTION AND LOCATION

Golden Imp is a peaceful holiday home park situated on the northern edge of the seaside town of Hornsea, East Yorkshire. Golden Imp is the perfect location for a peaceful and delightful holiday home within easy reach of local amenities such as shops and cafes as well as the beach and other leisure attractions.

The blue flag beach at Hornsea is the main attraction, being within walking distance of the park, and is also the start/finish of the Trans Pennine Trail.

For those wanting to go further afield, the Freeport shopping centre, Hornsea Mere as well as the town of Hornsea itself are all within easy reach. In addition, the popular town of Beverley is around half an hour's drive with its picturesque minster and racecourse with the city of York only around 45 miles distant.

THE PARK

The park extends over around 1.65 acres (0.67 ha) and has direct access from Cliff Road, one of the main routes into Hornsea.

The park is well kept throughout with tarmacadam roadways, grassed areas, footpaths and well-defined fences and includes a large visitor's car park.

There are presently 29 chalet pitches developed, of which 28 are occupied by park owned chalets and are consented for holiday use for 12 months of the year, and 1 is vacant.

The developed chalets are all of a similar style, being single storey cedar clad units with tile effect roofs. They are all permanently built structures, which have largely been well cared for by the owners, giving the park an attractive "community" feel.

SERVICES

We are advised that the property benefits from mains electricity and water. Drainage is gravity fed into the mains supply.

Each pitch also benefits from each service listed above, with electricity being individually metered.

PLANNING

We are informed that the site has had planning consent for an additional 7 chalets to be developed and also had planning for a 3 bedroom bungalow for owner's/manager's accommodation. In addition, our client obtained outline planning consent in 2013 for a residential development, however the market for holiday chalets is more buoyant in the area and this consent was never implemented. All of these planning consents have now expired. Further details are available upon request from the sole selling agent.

A site licence is not required as the chalets are of permanent construction.

THE BUSINESS

The principle source of income is from chalet pitch fees. Annual pitch fees range between £3,020.43 and £3,600. The majority of pitch fees are at the £3,020.43 level.

Each chalet also then pays contribution per quarter to cover rates, water and electricity. Utilities are metered individually and charged back to each chalet by the vendor.

The chalet occupants are provided with 6 month, 12 month, 5 year or annual rolling holiday tenancies on a lease or licence basis. We are informed that it would be possible to obtain vacant possession



in every case. A schedule and example agreements can be provided upon request from the sole selling agent.

Total income for 2019 is in the region of £102,000. Please note our client is not registered for VAT.

ENERGY PERFORMANCE CERTIFICATE

Not Applicable

TENURE

The property is held Freehold.

PRICE

Guide Price £925,000 for the freehold property and business as a going concern.

DATA PACK

A Data Pack containing rental, financial and property information can be provided to seriously interested parties on request.

FINANCE

Colliers International is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

TO VIEW

All appointments to view MUST be made through the vendors' agents who are acting with sole selling rights.

IDENTITY CHECKS

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.



