

On Behalf of AD Rodger and RN Phillips - Joint LPA Receivers

For Sale

Holiday Lodge Development & Development Land

Lound Hall Mobile Home Park
Bothamsall
Retford
DN22 8DF



Contact

For further information or to arrange an appointment please speak to:

James Yates

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- 3.26 ha (8.05 acre) site
- Quiet rural location
- 13 lodges currently on site, 11 producing a total annual ground rent of £16,500
- Opportunity for further development with planning consent for a total of 45 lodges

Location

The property is situated in the west of Lincolnshire, approximately 7.5 miles to the south of Retford. The location is quiet and rural and close to the villages of Bevercotes and Milton. The A1 is approximately 2 miles to the east of the property.

Properties in the immediate vicinity of the property include the original Lound Hall dwelling and associated outbuildings. The area surrounding these properties comprises largely agricultural and farm land.

Description

The property comprises a generally flat hour glass shaped site, of 8.05 acres. Presently, approximately 2.2 acres of the site (shown in dark blue on the plan) has been developed with 13 lodges in landscaped grounds, although there may be finance outstanding on 4 of the lodges (to be determined).

The property has gated access on the western corner which leads to an internal road running down the boundary of the site.

The property also comprises an original settlement tank and a new septic tank and a yard .

Occupation

11 lodges on site are occupied on 99 year licenses. A pro forma version of the license is available on request. The occupants pay a ground rent (referred to in the license as a 'Pitch Fee') of £1,500 p.a.

Planning

Full details of planning permission can be found under application number 09/03/00007



Site Area

Total site area is 3.28 ha (8.049 acres), shown outlined in red on the plan. The area presently developed comprises approximately 0.89 ha (2.2 acres) and is shown outlined in dark blue on the plan.

Asking Price

We invite written unconditional offers. Offers must be accompanied by proof of funding and solicitors details.

Viewings

Viewings are to be arranged via the sole marketing agents GVA Grimley. For information on viewings, please contact:

James Yates
0113 280 8025

www.gvagrimley.co.uk

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