

DM HALL

For Sale

Holiday/Caravan Park
Opportunity



Port Ban Holiday
Park, Kilberry,
Tarbert, PA29 6YD

17.60 Hectares
(43.49 Acres)

- Caravan Park on over 43 acres.
- Offers in excess of £2M are invited.
- 90 static pitches.
- 42 camping pitches.
- 20 caravans, 2 glamping pods, 1 chalet.
- Games room/cafeteria & shower/amenity blocks.
- Reception/administration block.

LOCATION

The subject holiday park is positioned in an attractive coastal setting on the shores of the Sound of Jura, near the small community of Kilberry, situated approximately 15 miles west of the town of Tarbert. Tarbert itself lies approximately 100 miles west of Glasgow and around 50 miles south of Oban. The nearby towns of Tarbert and Lochgilphead benefit from a range of local amenities, including shopping, educational and healthcare facilities, together with a selection of hotels, restaurants and leisure facilities. There is also a small primary school located 8 miles from the park.

The immediate surrounding area is predominantly rural in nature, comprising a mixture of open countryside and scattered residential dwellings. The locality is renowned for its outstanding natural beauty and is a popular destination for tourists and outdoor enthusiasts throughout the year, particularly during the summer months, with visitors attracted by the area's coastal scenery, walking, wildlife and sailing opportunities.

The site is accessed directly from the B8024, which links to the A83 Glasgow Campbeltown trunk road, providing access to Lochgilphead to the north east, Tarbert to the east, and Campbeltown to the south. The property benefits from good road connections to the wider Argyll and Bute area whilst maintaining its peaceful and secluded setting.



DESCRIPTION

The subjects comprise a long established holiday park, occupying an enviable location on Scotland's West Coast.

The subjects comprise a traditional holiday/caravan park, extending to approximately 17.6 hectares (43.5 acres), currently benefiting from a licence for 90 static caravan pitches and 42 tent/touring pitches. Furthermore, the site includes an area currently utilised for glamping, with two pods presently in situ. The park also includes 15 pitches which are licensed for residential use.

The park's popularity is evident, with an active waiting list for the static caravan pitches, demonstrating the continued demand for accommodation within this well established holiday destination.

The park occupies a scenic coastal position overlooking the seafront, commanding stunning views across the Sound of Jura and the surrounding West Coast landscape.

There are a variety of toilet and shower blocks located throughout the site, including a more modern facility which has been constructed in recent years. Recreational facilities include a tennis court, putting green and a children's play park, providing excellent amenities for visitors and further enhancing the appeal of the park.

A substantial house, currently split into two dwellings with 2 large bedrooms each, plus attic rooms, set in 1.9 acres of land is available in addition to the Caravan Park, at a price of £500,000. This property is merely 450m from the holiday park.

EXISTING BUSINESS

The last few years business/trading accounts for Port Ban Holiday Park Limited are available upon request to seriously interested parties.

Sales/revenue over the last couple of years has been consistent at around £550,000.

PORT BAN WEBSITE

<https://www.portban.com/>



EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

LEGAL COSTS

Each party to bear their own costs

PRICE

Offers in excess of £2,000,000 are invited for the entirety of our clients shares. The house is also available by way of separate treaty.

NON-DOMESTIC RATES

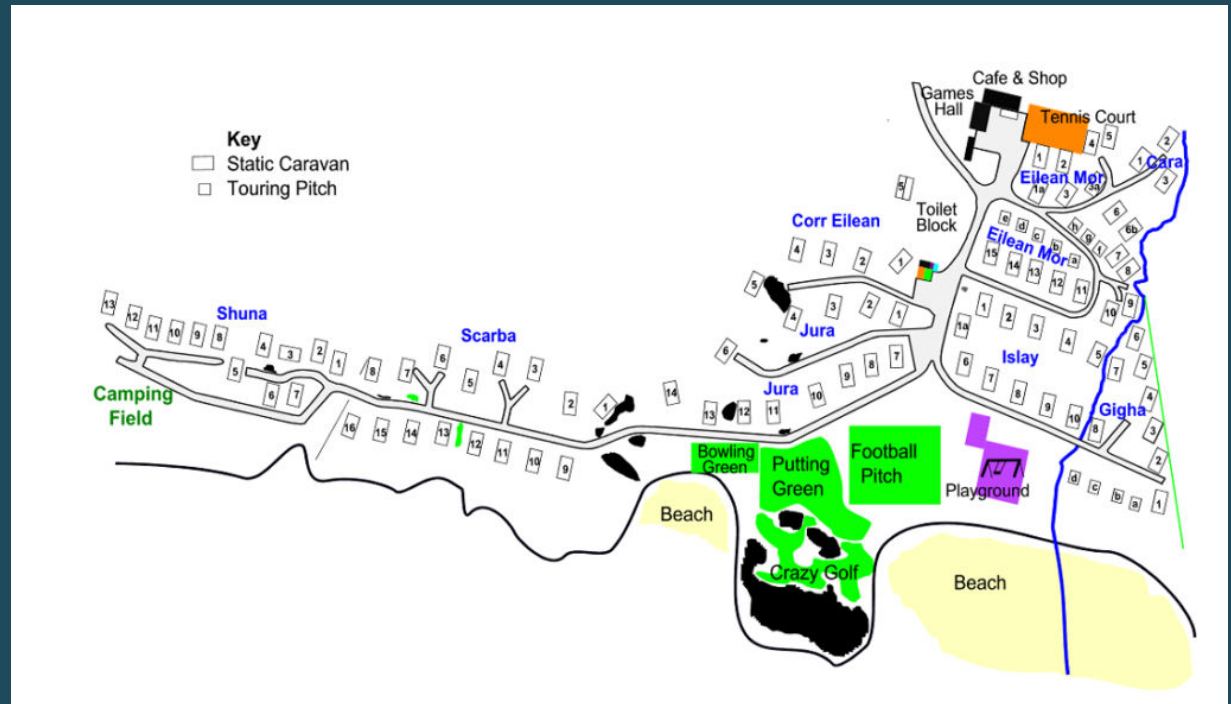
Rateable Value: £55,500

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

ANTI-MONEY LAUNDERING

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Make an enquiry

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