

FOR SALE

WILD ROSE COUNTRY PARK, LANDING LANE, GILBERDYKE, BROUGH, HU15 2SB

Sanderson Weatherall



Attractive, modern and high-quality holiday lodge park with immediate further lodge sales potential

- Permission for 51 lodges and 10 camping pods with 12-month holiday use
- 33 developed pitches accommodating 28 privately owned holiday lodges, a twin unit park reception and sales office and with 4 developed vacant pitches which presently accommodate stock lodges, available for sale
- Excellent transport links and located with a mile of Gilberdyke, 6 miles from Howden and 15miles from Beverley
- High quality development with permission approved for a further 18 pitches, and scope for change of use of camping pods to additional lodges, subject to the necessary consents
- Strong pitch fee income £108k per annum from private owner lodges
- Lodges sales averaging 6 sales per annum over last 3 years with average sale price of £103k
- **Guide Price: £1,600,000 plus stock**

Ref: YRK2042

Location

Wild Rose Country Park is situated on the north side of Landing Lane approximately 1 mile north of the villages of Gilberdyke and Newport and 6 miles east of Howden. It has excellent communication links from J37 and J38 of the M62 motorway.

The park is within a 15 minute walk of the Cross Keys public house in Gilberdyke with many other popular pubs and restaurants in the nearby villages and towns. A wide range of local amenities and services can be found in the town of Brough approximately 9 miles east.

Attractions in the area include Williams Den (Farm Attraction of the Year 2025), RSPB Blacktoft Sands, the market town of Beverley, the attractive towns and villages of the Yorkshire Wolds and further afield the cathedral city of York is approximately 25 miles northwest.

The Park

Wild Rose Country Park comprises a modern high quality holiday lodge development established over the last 4 years across a site extending to approximately 9.8 acres. The park has planning permission and a site licence permitting 12 month holiday use.

Access to the park is direct from Landing Lane with a new splayed feature entrance with brick pillars and a key fob barrier-controlled entry. Kerbed tarmac surfaced roads lead to all lodge pitches which a tarmac surfaced parking space adjacent to each pitch. Within the park entrance is a twin unit lodge that provides a modern park reception and sales office with visitor parking adjacent.

The park is presently developed with 32 holiday lodge pitches all capable of accommodating twin unit lodges. There are 28 privately owned holiday lodges, 4 vacant developed pitches and the park reception / sales office. Planning permission is approved for the development to extend west of the park entrance with a further 18 twin lodges and 10 camping pods.

All lodge pitches are connected to mains electricity (32 Amp), mains water, drainage and bulk piped LPG.

Any stock caravans for sale are to be acquired in addition, at valuation.

Planning Permission and Site Licence

East Riding of Yorkshire Council are the planning authority governing the subject property.

Planning permission for 31 lodges and 10 accommodation pods was first approved in 2019 under application 19/01538/STPLF with the layout varied and approved under application 24/01736 20/02473/STVAR, approved in 2024.

A further permission (ref 22/01518/PLF) was approved in February 2023 for the construction of 20 additional holiday lodges. Copies of the planning decisions are available upon request and can be viewed on the East Riding Council planning portal Simple Search

It is proposed to seek further permission to replace the approved glamping pods and to develop an infill area adjacent with a further 10 holiday lodges, though no application has been submitted to date.

Site Licence

The property benefits from site licence reference HC7253023 dated April 2021 the conditions of which refer to the siting of up to 31 static caravans / timber lodges and 10 accommodation pods with 12 month holiday use. We note the licence is still to be updated to reflect the recent planning approval for a further 20 holiday lodges.

Services / Utilities

Water:	Mains supply
Drainage:	Modern private package treatment plant installed by RA Dalton
Electricity:	New substation providing 32 Amp metered supply to all pitches
Gas:	Bulk LPG tanks supply piped gas to all lodge pitches

Rateable Value

The park is assessed in the 2026 rating list with a rateable value of £14,750.







Business

For the current season annual pitch fees are £4,640.24 including water, maintenance fee and VAT. Private lodge owners are charged for electricity and piped LPG based on usage. The present owners have chosen to fix pitch fees at this level until the 2029 season.

Privately owned lodges are sold on 45 year licence agreements with private lodge sales paying a commission of 15% plus VAT to the park owner.

The modern development has generated lucrative lodge sale revenue since the development opened in 2022. 7 sales have completed in 2026 to date with 4 sales in 2025 and 8 sales in 2024. The average sale price of the 19 sales over this period is £103,000.

The park benefits from 4 immediate sale opportunities on to available developed pitches together with permission to develop a further 18 lodges within the existing planning permission.

Detailed financial information will be made available to seriously interested applicants who have viewed the property.

Tenure

The property is held freehold under title numbers YEA72571 and YEA69297.

Guide Price and Offers

Offers to acquire the freehold assets of Wild Rose Country Park Limited comprising the land, buildings and operational business are invited in the region of :

£1,600,000 (One million six hundred thousand pounds)

Any park owned stock lodges (for sale) can be acquired in addition at completion.

Sale Information Pack

A pack containing further detailed information can be provided to interested parties following a viewing of the property.



Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLPRegistered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

Sanderson Weatherall

Viewings

Strictly by prior appointment with NO direct approach or visitors to the park.

For further information please contact the vendor's Sole Selling Agents Sanderson Weatherall

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