



For Sale

Mobile Home Park, Low Harker Dene, Low Harker, Carlisle, Cumbria, CA6 4DH

6.2 Acres | 2.51 Hectares

OFFERS INVITED

- Well established site
- 15 pitches with further development land
- Current yearly income over £90,000
- Offers Invited



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Description

A rarely opportunity to acquire a long-established mobile home/caravan park situated on the outskirts of Carlisle, in the area known as Harker Dene. The park is currently arranged to provide 15 residential pitches, each benefitting from its own small, relatively modern brick-built amenity block. The amenity accommodation varies in configuration, including detached units, semi-detached blocks, and one larger block containing four units. To the front of the site is a detached bungalow, offering potential for on-site management accommodation or additional residential use (subject to any necessary consents). The property also includes an adjacent parcel of land, which is allocated within the Local Plan for traveller use. The current allocation allows for 24 units, and a planning application is pending for the installation of up to 30 pitches, presenting significant scope for future development and increased site capacity.

Key Features: Established traveller caravan park; Currently 15 operational pitches; Individual brick-built amenity blocks; Variety of block configurations (detached, semi-detached). Detached bungalow at the site frontage; Additional development land included; Local Plan allocation for 24 unit/pitches; Planning application pending for 30 pitches.

This represents a rare investment opportunity within a constrained and specialist sector, offering both existing income and future development potential.

Location

A semi-rural location lying to the south of Low Harker, between the settlement of the city of Carlisle and the small village of Harker. The site benefits from good road links, lying directly adjacent to the M6 Motorway. Trunk Road links to the area include the A7 and A69. There are also reasonable public transport links, including a main railway line which is situated on the West Coast main line linking Glasgow and Edinburgh with London.

Accommodation

| Area | ACRES | HECTARES |
|------------------|-------|----------|
| Existing Site | 2.1 | 0.86 |
| Undeveloped Site | 4.1 | 1.66 |
| Total | 6.2 | 2.51 |

Services

We understand the site is connected with mains water, gas and electricity.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction..

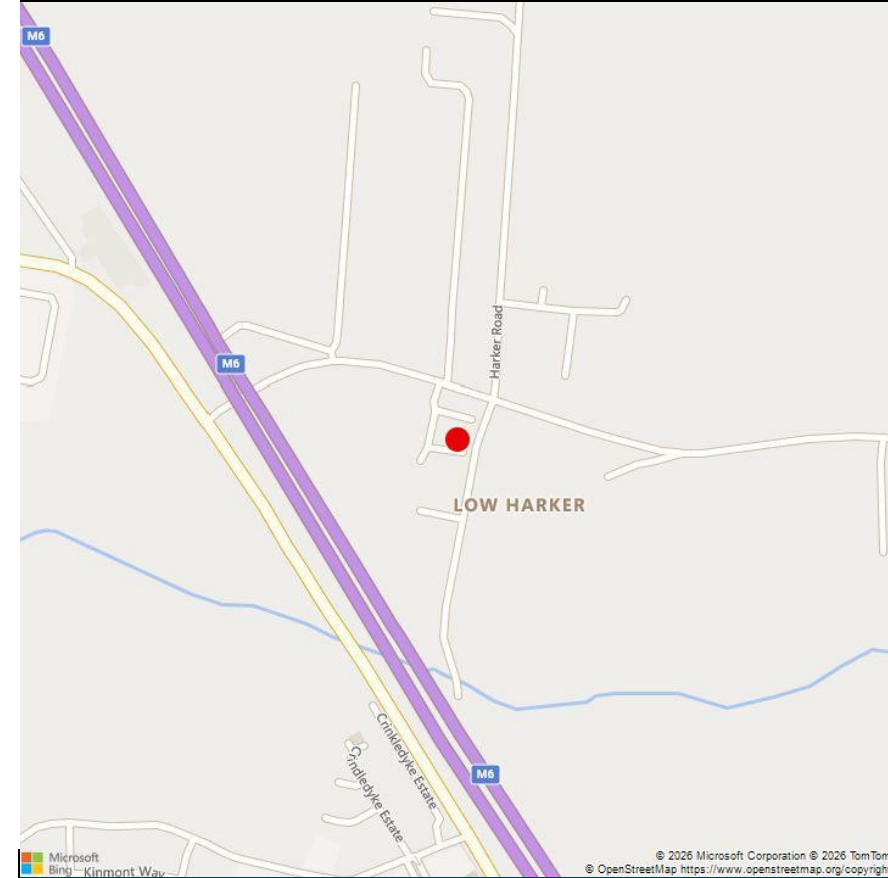
Terms

The pitches are currently let on either an AST basis or by way of an occupational license with a currently income of over £90,000 per annum.

VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated.

Money Laundering: Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall is legally required to carry out due diligence on all parties involved in a transaction. Once an offer has been accepted, prospective purchasers, vendors, tenants, or landlords will be required, at a minimum, to provide proof of identity and residence, as well as proof of funds, before the transaction or lease can proceed."



Contact agent

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IMPORTANT NOTICE

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

1. The description and photographs are for guidance only and are not a complete representation of the property.
2. Plans are not to scale, are for guidance only and do not form part of any contract.
3. Services and any appliances referred to have not been tested and cannot be verified as being in working order.
4. No survey of any part of the property has been carried out by the vendor or DM Hall.
5. Measurements are approximate and must not be relied upon. Maximum approximate room sizes are generally given, to the nearest 0.1 metre. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metre. For convenience, an approximate imperial equivalent is also given.
6. Only those items referred to in the text of the particulars are included.
7. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.

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DM HALL

CHARTERED SURVEYORS



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