



FOR SALE BY PRIVATE TREATY



DUFFINS ORCHARD MOBILE HOME PARK, OTTERSHAW, CHERTSEY, SURREY KT16 0LP

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Duffins Orchard Mobile Home Park

Residential Park

Approximately 2 acres (0.80) hectares

Consent for 30 mobile homes

Developed with 20 single and 7 twin unit park homes, all privately owned and 2 vacant developed pitches

Large vacant corner plot suitable for further development

Guide Price: £1,600,000

Best Bids In Writing With Proof of Funds No Later Than 12 Midday Friday 8th August 2025.

Ref: DVN2005

SITUATION

Duffins Orchard is located on the southern outskirts of Ottershaw, which is due south of Chertsey in Surrey and approximately 20 miles to the southwest of the city of London.

Nearby towns include West Byfleet 4 miles southeast, Woodham 2.75 miles southeast, Addlestone 2 miles east and Chertsey 3.5 miles to the north.

The area is accessed via the A320 Guildford Road, which links with the M25 motorway to the east, and into Brox Road and Duffins Orchard Road.

Local facilities can be found in Ottershaw, with a more comprehensive selection available in Addlestone and West Byfleet.

Planning Permission & Site Licence

The park has the benefit of permanent planning permission and Site Licence granted by Runnymede Borough Council for the accommodation of a maximum of 30 residential caravans.

The Site Licence (ref: 2009/Duffins dated 26 June 2009) states '*the number of park homes in the site shall not exceed 30.*'

The pitch fee review date is January each year and pitch fees are increased in line with CPI.



THE RESIDENTIAL PARK

Access to the park is via Duffins Orchard Road from Brox Road, leading off the A320 Guildford Road linking Woking to Ottershaw and Chertsey beyond.

Duffins Orchard Road is flanked by residential houses to either side and leads into the park at the end of the road. There is a tarmac surfaced entrance with parking area leading into similarly surfaced site roads.

The park has been developed for 29 residential park homes, comprising of 20 single units and 7 twin unit homes all privately owned together with 2 vacant developed pitches, one suitable for a single home and the other for a twin.

One twin unit home is owned by the park manager who does not pay a pitch fee.

There is a small parcel of land located in the southwest corner of the park, currently used for recreation, which could accommodate an additional home. To the west of the park there is an area of woodland which could accommodate further homes subject to planning.

The privately owned homes have a lifetime security of tenure in accordance with Mobile Homes Act agreements.

Home ownership and permanent occupation is restricted to those aged 50 and above.

There are designated parking areas at the front and on both sides of the park, providing adequate car parking spaces, for which the homeowners pay a monthly rent.



SERVICES

Electricity – mains. Billed to park owner and re-charged to homeowners

Water – mains. Billed direct by the supplier

Drainage – mains. Billed direct by the supplier

Gas – mains. Billed direct by the supplier

INCOME AND CHARGE

The privately owned homes each currently pay a monthly pitch fee of £213.10 for a single unit (20) park home and £229.77 for twin unit (6) park home, including water charges. 1 x twin unit is owned by the park manager who does not pay a pitch fee. There are also 2 vacant developed pitches, one suitable to accommodate a single unit park home and the other a twin unit home.

Total water charges for 2024 for the park were £3,626 for 2024.

There are currently 24 occupied car parking spaces each paying £8 per month, totalling £192 per month and £2,304 per annum.

Total income from Duffin's Orchard equates to £69,991 per annum, including water charges and parking and £66,365 after the payment of the landlord's water charges. The pitch review date is in January each year and pitch fees are reviewed annually in line with the Consumer Price Index (CPI).

Additional income may be derived from the sale and re-sale of park homes on the park, and this will vary from year to year. Recent sales include 17 Duffin's Orchard - 10ft x 40ft - Manufactured 1978 - Sold April 2025 - £90,000, 13 Duffin's Orchard - 12ft x 40ft - Manufactured 1988 - Sold April 2025 - £110,000.

These figures are offered for guidance only. Further information will be made available to interested applicants following the inspection of the property.

Money Laundering

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

Sales Process/Offers

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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 make 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 LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

June 2025



VIEWING Strictly and only by prior appointment through the vendors' Sole Agents Sanderson Weatherall LLP

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Prior to making an appointment to view, we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property.

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