



Sanderson
Weatherall

FOR SALE BY PRIVATE TREATY



ADGESTONE CAMPING & CARAVANNING CLUB SITE, LOWER ROAD, SANDOWN, ISLE OF WIGHT PO36 0HL

sw.co.uk/caravanparks



Adgestone Camping & Caravanning Club Site

Approximately 16 acres

Consent for 282 pitches

Reception/shop/catering building

2 large amenity blocks

Outdoor heated swimming pool with detached changing building

Timber outbuildings

Children's play area

Fishing pond

4 staff pitches

Guide Price: £2,000,000

Ref: DVN1969

SITUATION

We are pleased to offer the availability of Adgestone Camping & Caravanning Site which is to be sold with vacant possession.

Adgestone Camping & Caravanning Site has a rural location to the south of Lower Road in Brading, north of Sandown on the south east of the Isle of Wight.

The northern boundary has some residential housing adjoining and there are a number of other holiday parks in the area, mostly large static parks.

PLANNING PERMISSION & SITE LICENCE

Planning permission was granted for the continued use of the land for camping, touring and motorhomes (ref: TCP/8043T/IW/P96295) dated 09/03/1996. this restricted numbers to 200 except between 7 July and 7 September when they could be increased to 290. Only certain lower sections of the site were allowed to be used for this peak period.

On 10/01/2002 consent was granted for the site to be rearranged to allow 282 pitches. These pitches could be used across the whole site between 1 March and 31 October each year. This replaced the earlier consent and allowed for caravans and tents across the whole site.

These consents apply to tents and touring caravans only. A change to static caravans would require additional planning consent.

THE HOLIDAY PARK

The site is gently sloping to the south east towards a stream/pond which runs along the southern boundary and the pitches are laid out in several enclaves separated by mature hedging.

Tarmac site roads lead around the site. The touring and camping pitches are all grass, with approximately 190 electric hook-up points available to pitches with a further 40 unserviced pitches.

Staff pitches - There are 4 non-standard staff pitches with timber ranch fencing, water, power and drainage .

TRADING INFORMATION

The park has currently ceased trading. Financial information is available on request for the previous 3 trading years.

NOTE: Example library pictures are provided from when the park was trading, for information only.

PARK BUILDINGS & FACILITIES

Site office/Reception building with kitchen facilities

Two large amenity blocks provide male and female facilities, dishwashing, laundry, accessible room, family room.

There are 2 CDP's and 15 water points throughout the site.

Outdoor heated swimming pool with a detached changing room building. The area surrounding the swimming pool is surfaced with crazy paving

The larger amenity block is a timber framed structure. The second amenity block, pool changing room and the reception block are masonry structures

Children's play area – with slide and swings

Fishing pond – in south western corner

Several timber outbuildings – used for site equipment

SERVICES

Electricity – mains

Water – mains

Drainage – to gravity-fed private septic tank system



PRICE

The park is available off a guide price of **£2,000,000** for the freehold interest on a vacant possession basis. For further information or to discuss in more detail please contact the office.

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.



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

Lee Southan MRICS

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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.

Sanderson Weatherall

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