



Tuxworth Caravan Sites  
Sea Lane, Saltfleet, Lincolnshire, LN11 7RP







*NB the red brick bungalow in the foreground of the front cover photograph is not part of the property which is for sale*

# Tuxworth Caravan Sites

## Sea Lane, Saltfleet, Lincolnshire, LN11 7RP

**A Rare Opportunity to purchase a Substantial Holiday Static Caravan Park extending to 266 Developed Pitches with adjoining Residential Properties, Restaurant and Service Buildings**

- A total of 266 developed pitches, with 260 occupied by private static caravans
- Three adjoining holiday static parks with separate entrances and operated as one park
- Good tourist location on the East Lincolnshire Coast
- Beautifully presented park that has benefitted from major infrastructure improvements
- Site office, fish and chip take-away restaurant/cafe, workshop/storage building, children's play area and bowling green
- Potential for further caravans within the 12 acre site
- Detached three bedroom house and semi-detached one bedroom bungalow currently subject to service occupancies and further vacant three bedroom semi-detached house, all included in the sale
- Detached two-bedroom bungalow and semi-detached two-bedroom bungalow adjacent - available for separate purchase by negotiation (each subject to assured shorthold tenancy)
- Detailed Information Pack available on request (subject to confidentiality agreement) indicating current business levels and scope for significant increases

### Joint Sole Agents:

Masons  
Cornmarket, Louth,  
Lincolnshire LN11 9QD

T 01507 350500 (Sales Office)

Fox Leisure  
56 Hough Green,  
Chester, CH4 8JQ

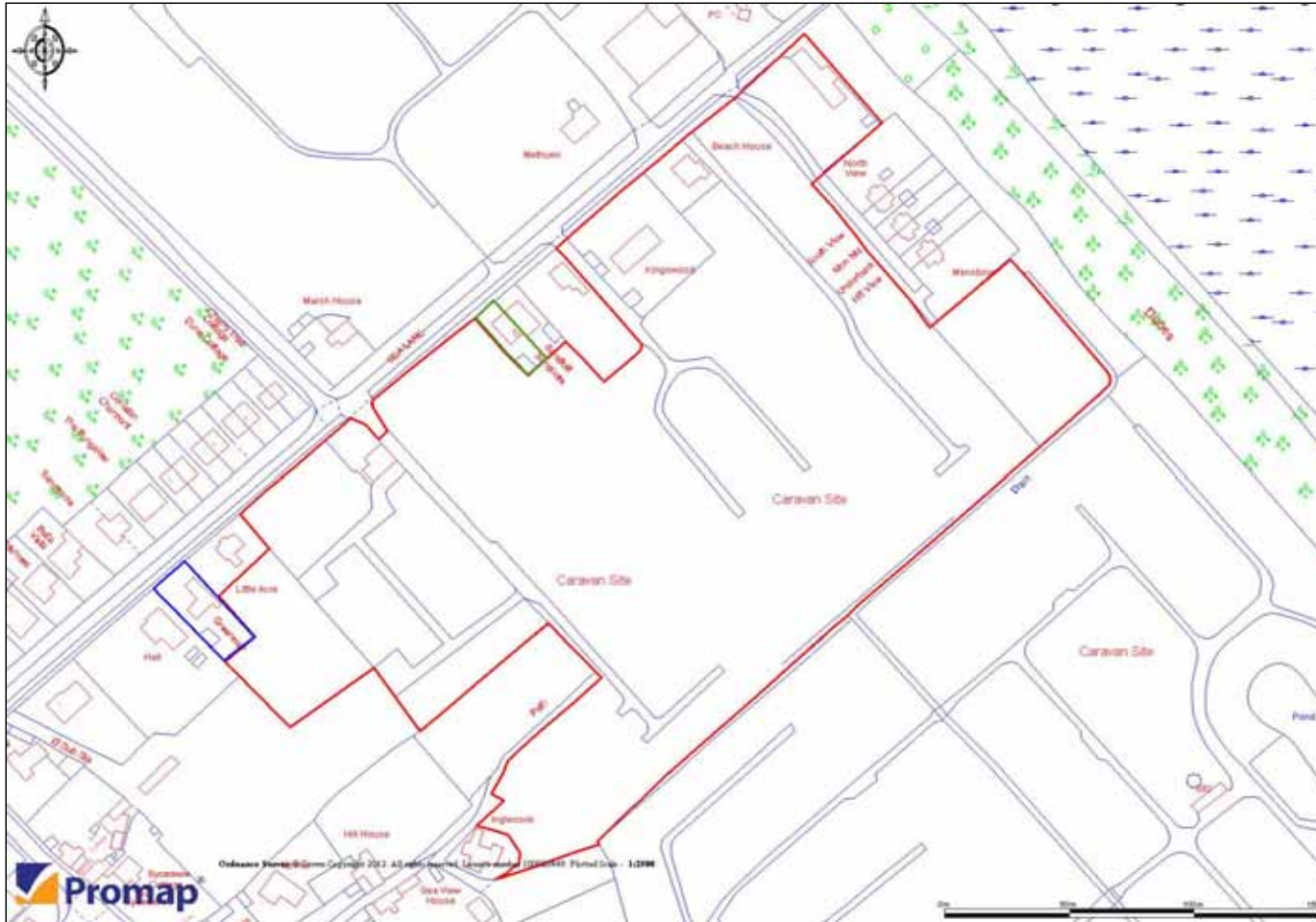
T: 07816 520831 (Tim Hughes -mobile)

[www.ruralproperty4sale.co.uk](http://www.ruralproperty4sale.co.uk)

[www.foxleisure.co.uk](http://www.foxleisure.co.uk)







## Location/Directions

From Louth take the B1200 road towards the coast passing through the villages of Manby and Saltfleetby. At the T-junction with the A1031 coast road, turn left and follow the road to Saltfleet. In the village centre, go past the New Inn on the right, through the small S-bend and then turn right onto Sea Lane. Continue until the entrance to the caravan park is found on the right side.

The property is located directly adjacent to the Lincolnshire coast within a small village which has traditionally drawn holiday-makers for many years, particularly from the towns and cities of the Midlands and South Yorkshire. Saltfleet has a small boat club on the River Haven, a large beach area to the south east and nature reserves stretching north to the resort of Cleethorpes and south to the fringe of Mablethorpe. The business and shopping centre of Grimsby is just 20 miles to the north while Louth is 11 miles inland and recently voted most popular market town in the country.

## Tuxworth Caravan Sites

Tuxworth Caravan Sites extend over approximately 12.11 acres (4.90 ha) of level, coastal land. Tuxworth Caravan Sites incorporate Sandyfield, Kingswood and Beach Caravan sites which are all operated as one large park from the Kingswood Site Office. Each park has its own access road off Sea Lane with secure electric barriers with entry fob access.

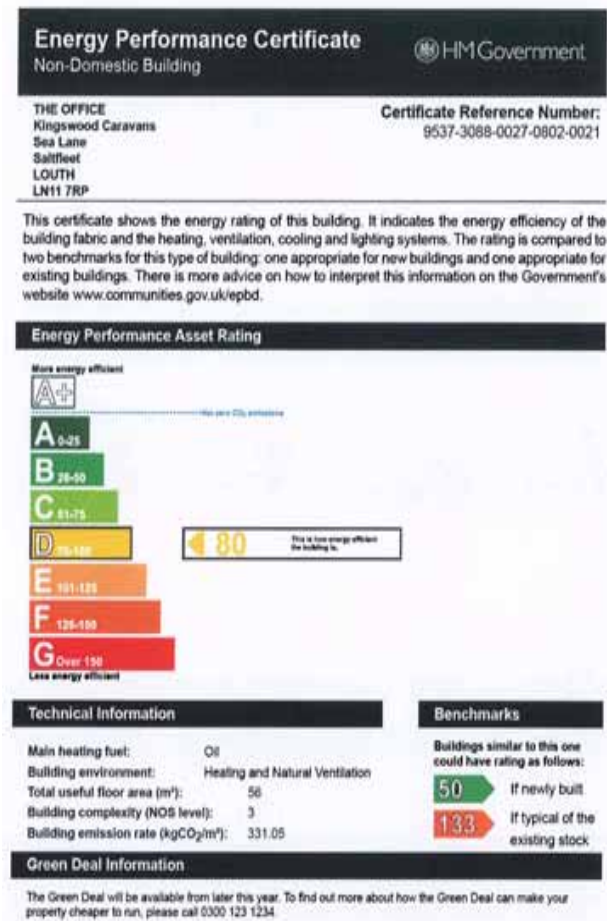
At the time of our inspection there were 260 pitches occupied with static caravans all under private ownership, 2 stock caravans for sale, 1 stock van rented out and 3 vacant pitches.

During the tenure of the current management regime, the whole site has been comprehensively upgraded on an annual basis over the last 9 years. Improvements include on-going electrical upgrading with the installation of new meter boxes, a new land drainage system to the whole site and new foul drainage plumbed into the mains sewerage system.



In terms of recreational amenity, in addition to the nearby beach, on site facilities include a bowling green and a small football pitch. The site also benefits from well designed landscaping providing many places to relax and enjoy the surroundings.

Site Office

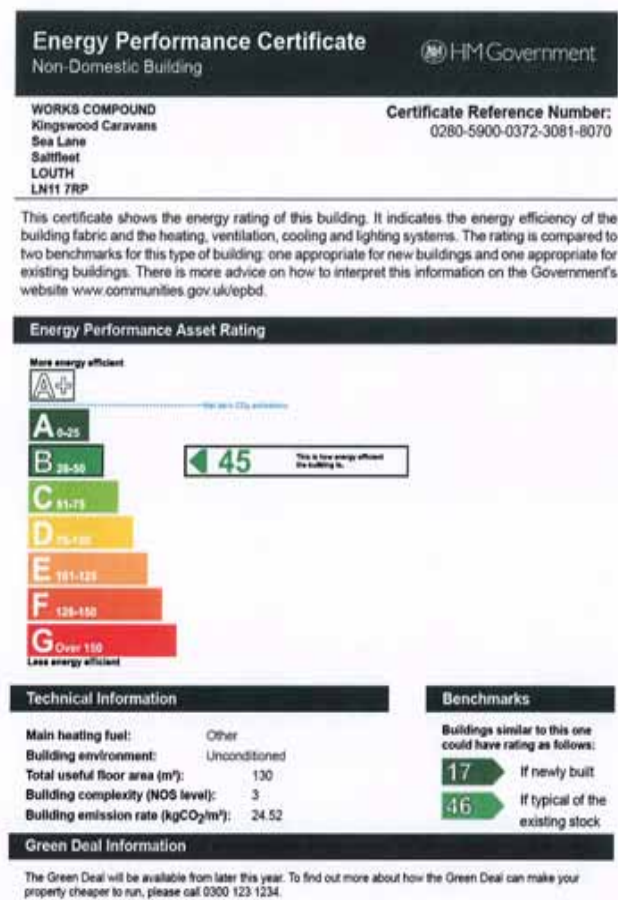


The site is office is located at the entrance to Kingswood. It also incorporates an adjoining store room /workshop /garage and laundrette. The building is single storey with rendered elevations under a pitched roof with a tile covering. The building is double glazed and centrally heated via LPG bottles.

The site office is newly redecorated to a plaster and paint finish and benefits from double glazed overhead Velux

roof windows, inset spot lights, a quality tiled floor finish and is fitted with a sales counter to welcome customers. Situated directly off the office, is a staff WC with disabled access and through a rear doorway is the store room /workshop and garage. Adjoining the office is the laundrette with 2 coin operated washing machines and 2 coin operated dryers both under rental agreements. The laundrette is well presented with fully tiled walls and floor and also houses the central heating boiler that serves the whole building. Adjacent to this building are a number of car spaces and a small storage compound for gas bottles and a quad bike.

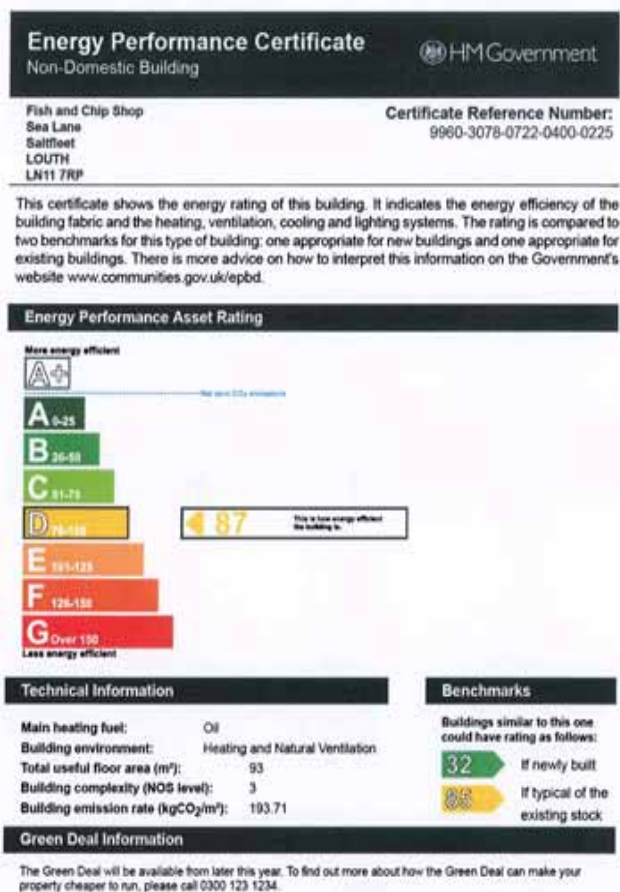
Main Storage Compound with Workshop/Store



The main storage compound for the park has its own separate access off Sea Lane. The compound comprises

a secure yard behind lockable steel gates and a single storey, portal frame building with steel profile clad elevations and a pitched corrugated roof. This is a very useful and modern storage/workshop building extending to approximately 130 sq m (1,405 sq ft) with a minimum eaves height of approximately 3.40 m (circa 11 feet). The building is alarmed and has sliding access doors.

Sea Waves Fish & Chip Shop



Included in the sale is a fully fitted take- away restaurant serving fish and chips and Thai food. This take away restaurant is used by both caravan owners and the surrounding community. The property is rented out to a local operator at an annual rent of £3,000 per annum until 4<sup>th</sup> November 2012, at which point, it will become



vacant. The property is fitted to a high standard and comprises front shop with fully fitted stainless steel serving counter, fryers etc; a back kitchen/preparation area with staff WC; a restaurant/cafe area and a customer's WC with disabled access. A full inventory of fixtures and fittings is available in the detailed information pack. Externally, the property has rendered elevations under a pitched, ridged and hipped tile roof and benefits from a car park and an outside seating area. The property has UPVC double glazed windows/doors and central heating fired from an underground bulk LPG tank.

Residential Properties

(Room dimensions are shown approximately on the floor plans which are indicative of layout and not to specific scale)

Beach House, Sea Lane, Saltfleet, LN11 7RP



Occupied by employee with service contract, this detached family house is estimated to date back to the early 1900's and has rendered walls beneath a concrete tiled roof. The property has double-glazed windows, an oil fired central heating system, and has been extensively modernised. Accommodation: Ground Floor **Hallway**, staircase with spindle balustrade and cupboard under; **Lounge**, cast-iron stove

in fireplace and French doors to **Conservatory**, tinted polycarbonate roof and French doors to garden; **Dining-Kitchen**, modern base and wall units



First Floor **Landing**, with trap having ladder to roof void; **Bedroom 1**, also with trap access to roof void; **Bedroom 2**, with large corner wardrobe; **Bedroom 3**; **Bathroom**, modern white suite with double-ended bath, shower cubicle, low-levelWC and pedestal basin.



Outside Attached **Garage** with **Workshop**, base cupboards and sink to utility area, central heating boiler and hot tank. **Garden** with lawn and flower beds together with paved area.

Energy Performance Certificate

SAP

Energy Performance Certificate

Beach House, Sea Lane, Saltfleet, LOUTH, LN11 7RP

Dwelling type: Detached house

Date of assessment: 20 August 2012

Date of certificate: 20 August 2012

Reference number: 0701-2810-7480-9022-3666

Type of assessment: RUSAP, existing dwelling

Total floor area: 119 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:

£4,848

Over 3 years you could save:

£3,204

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£291 over 3 years	£177 over 3 years	
Heating	£3,561 over 3 years	£1,170 over 3 years	
Hot Water	£576 over 3 years	£297 over 3 years	
Totals	£4,848	£1,644	You could save £3,204 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(A) (B) (C) (D) (E) (F) (G)

Current: D

Potential: C

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

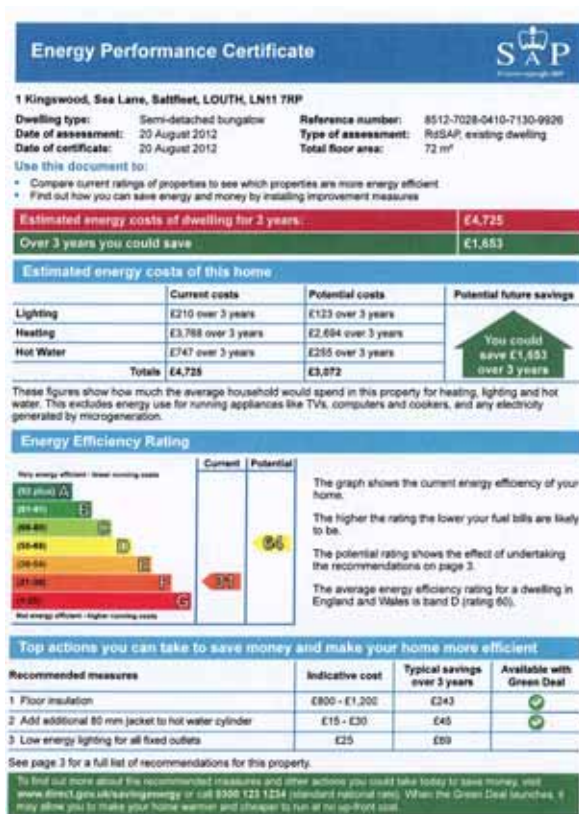
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Cavity wall insulation	£500 - £1,500	£2,143	✓
2. Floor insulation	£800 - £1,200	£378	✓
3. Low energy lighting for all fixed outlets	£35	£84	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/havingenergy](http://www.direct.gov.uk/havingenergy) or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.

1 Kingswood House, Sea Lane, Saltfleet, LN11 7RP





Also occupied by employee with service contract, this semi-detached bungalow is thought to date back to the 1920's and is of timber and asbestos panel construction with asbestos slate roof.

The property has mainly double-glazed windows and an oil central heating system. The interior has been modernised over the years and has a spacious dining-kitchen. The rooms have particularly high ceilings creating a spacious feel to the accommodation.

### Accommodation

**Entrance Porch** at the side with main door into **Entrance Hall**, with alcoves and ladder to large roof void; **Lounge**; **Dining-Kitchen**, base and wall units and oil central heating boiler in fireplace surround;



**Bedroom, Bathroom**, white suite of panelled bath, low level WC and pedestal basin, glazed and tiled shower cubicle and airing cupboard with hot tank.

**Outside Driveway** providing ample parking space with gated entrance. **Gardens** of generous proportions to both front and rear.

### 2 Kingswood House, Sea Lane, Saltfleet, LN11 7RP



Presently vacant and semi-detached from number one, of the same construction with mainly double glazed windows and oil central heating system.

### Accommodation

**Ground Floor** **Rear Porch and Entrance Lobby, Hallway**, L-shaped with recessed cupboard; **Lounge**,

with digital programmer for the oil central heating boiler outside; **Dining-Kitchen**, base and wall units, oven, hob and hood;



**Bedroom 1**, built-in cupboard and electricity consumer unit;



**Bathroom**, coloured suite of bath with tile panels and shower over, pedestal basin and low-level WC; **Reception Room or Occasional Bedroom**, with staircase to first floor

**First Floor** **Small Landing**, with deep recessed cupboard; **Bedroom 2**, with deep part sloping ceilings and airing cupboard with hot tank; **Bedroom 3**.

**Outside Driveway** providing spacious parking area and



Gardens of generous proportions to the front, side and rear.



Two further Residential Properties

Two bungalows located directly adjacent to the caravan park are available for purchase by **SEPARATE NEGOTIATION**

Sandcote, Sea Lane, Saltfleet, LN11 7RP



A two-bedroom semi-detached bungalow of brick and tile construction with gardens and garage subject to an assured shorthold tenancy (shown edged in green on the site plan), and

Greenaway, Sea Lane, Saltfleet, LN11 7RP



A detached two-bedroom bungalow with rendered walls and tiled roof set in gardens with drive to garage and also subject to an assured shorthold tenancy. (Greenaway is shown edged in blue on the site plan and clearly visible in the foreground within the front cover photograph of this brochure)

Separate particulars of both properties are available upon request from Masons Surveyors in Louth including descriptions, floor-plans, further photographs and EPC's.

Planning and Site Licence

East Lindsey District Council issued Site Licence Number EL/M/57 on 20<sup>th</sup> May 2009 for the use of the land as a caravan site.

With regards planning history, the property benefits from a number of planning consents that have been approved over the years.

The planning has recently been regularised by an Agreement dated 3<sup>rd</sup> February 2010 under Section 106 of the Town & Country Planning Act 1990 to effectively use the land within the red line boundary of the plan on this brochure as a caravan park for holiday purposes between the 1<sup>st</sup> March and 30<sup>th</sup> November in each year.

Please note that all areas within the boundary of the Section 106 plan, such as the bowling green and the football pitch, could therefore be used for the siting of caravans, if required.

Copies of previous planning consents and the Section 106 Agreement are available in the Detailed Information Pack.

Services

We are advised that the property is connected to mains water and sewerage and has four 3 phase supplies of 100 amps per phase, with further spare capacity if required. Each pitch is currently afforded 16 amps per pitch. Gas bottles are available to buy from the park owner.

**Energy Performance Certificate**

2 Kingswood, Sea Lane, Saltfleet, LOUTH, LN11 7RP

Dwelling type: Semi-detached bungalow      Reference number: 2508-7049-7228-0612-0990  
Date of assessment: 20 August 2012      Type of assessment: RdSAP, existing dwelling  
Date of certificate: 20 August 2012      Total floor area: 113 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£5,181
Over 3 years you could save	£1,590

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£294 over 3 years	£171 over 3 years	
Heating	£4,161 over 3 years	£3,099 over 3 years	
Hot Water	£726 over 3 years	£321 over 3 years	
<b>Totals</b>	<b>£5,181</b>	<b>£3,591</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

**Energy Efficiency Rating**

Very energy efficient - lower running costs

Current: D      Potential: B

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Not energy efficient - higher running costs

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£900 - £1,200	£279	
2 Low energy lighting for all fixed outlets	£25	£96	
3 Hot water cylinder thermostat	£200 - £400	£108	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/havingenergy](http://www.direct.gov.uk/havingenergy) or call 0208 122 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at 0% up-front cost.



## Business

Applicants who are seriously interested and wish to view the property can request a **Detailed Information Pack** which is available by e-mail as a PDF subject to signature and return to the selling agents of a **Confidentiality Agreement**.

The information pack includes the following:

Business Trading Accounts for the Year Ending 5th April 2012 and further detail in relation to the performance of the business, along with a Forecast Profit and Loss account for the forthcoming year.

The new purchaser will purchase the park with 3 full time staff subject to TUPE Regulations and further details of these employees and their employment contracts are in the pack

The majority of pitch fees are billed at £1,240 per annum inclusive of water, rates and VAT and the pack shows total pitch fee income for the year ending 5<sup>th</sup> April 2012 with a breakdown included.

The park has chosen to sell second hand vans only up to approximately £20,000 and sales commissions on re-sales are set at £350 per caravan sale. The pack contains details of the caravan sales income for the year ending 5<sup>th</sup> April 2012.

## Caravan stock, Plant and Machinery

At the time of our inspection there were 3 stock caravans to be included in the sale. Further details of the stock caravans are available in the Detailed Information Pack along with an inventory of plant and machinery for the park and a separate inventory for "Sea Waves" Fish & Chip Shop.

## Rating Assessment

Kingswood Caravan Park has a Rateable Value of £14,250; Sandyfield has a Rateable Value of £20,000 and Beach has a Rateable Value of £9,300 making a total Rateable Value of £43,550 for the Tuxworth Caravan Sites.

Adopting the current multiplier of 45.8 p in the pound, we estimate this equates to a Rates Payable bill of £19,945 per annum. Sea Waves is rated separately as it is rented out and this "shop and premises" has a Rateable Value of £2,600. The residential properties are subject to council tax. Beach House – Band C, 1 and 2 Kingswood each Band A.

## Terms of Sale

The property is offered for sale Freehold as a going concern subject to the licence agreements of the caravan owners. Please note that we understand that there are two rights of way over Tuxworth Caravan Sites; one over the service access road to the residential properties on the north eastern boundary of the site and the other over the Sandyfield access road to a neighbour's paddock.



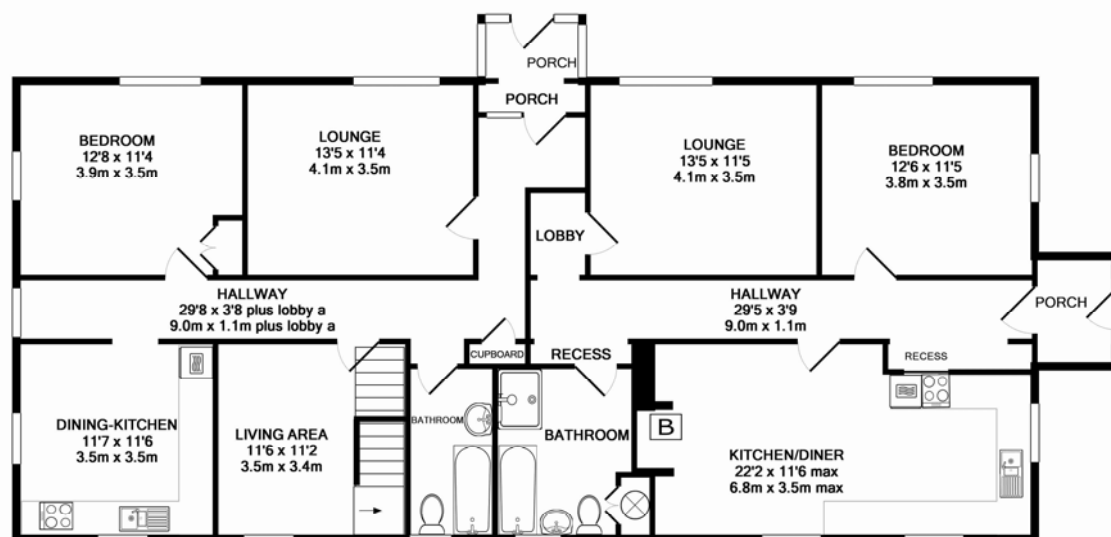


Contact: Sales Office  
Tel: 01507 350500  
[www.ruralproperty4sale.co.uk](http://www.ruralproperty4sale.co.uk)





## Floor Plans – Beach House

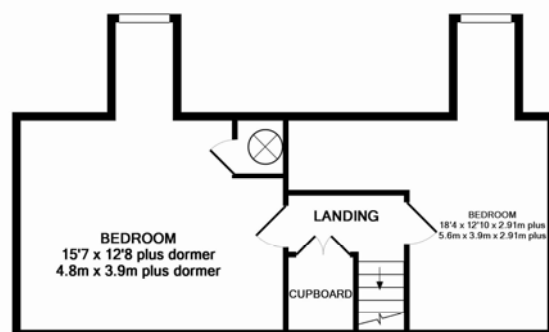


GROUND FLOOR  
APPROX. FLOOR  
AREA 1623 SQ.FT.  
(150.8 SQ.M.)

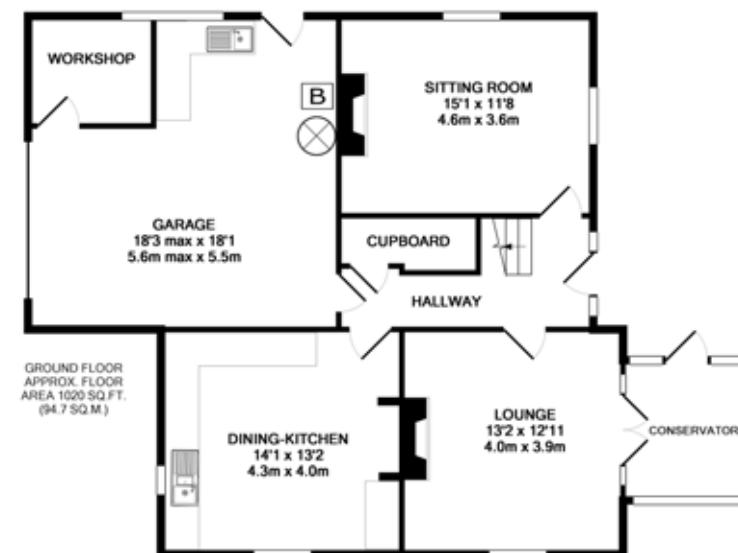
TOTAL APPROX. FLOOR AREA 2060 SQ. FT. (191.4 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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1ST FLOOR  
APPROX. FLOOR  
AREA 437 SQ.FT.  
(40.6 SQ.M.)

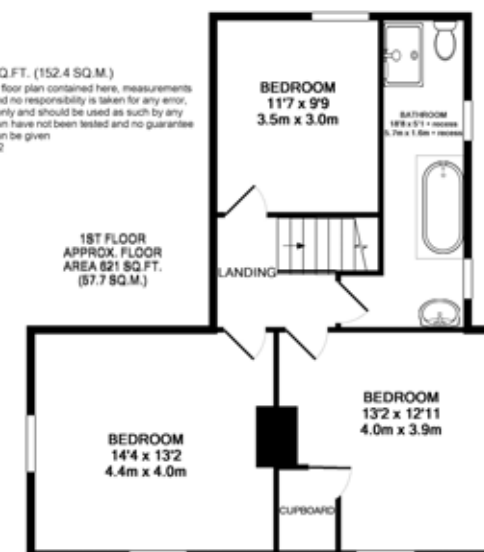


GROUND FLOOR  
APPROX. FLOOR  
AREA 1020 SQ. FT.  
(94.7 SQ. M.)

TOTAL APPROX. FLOOR AREA 1641 SQ. FT. (152.4 SQ. M.)

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1ST FLOOR  
APPROX. FLOOR  
AREA 621 SQ.FT.  
(57.7 SQ.M.)

**BEDROOM**  
11'7 x 9'9  
3.5m x 3.0m

BEDROOM  
14'4 x 13'2  
4.4m x 4.0m

BEDROOM  
13'2 x 12'11  
4.0m x 3.9m





Mason Chartered Surveyors, Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500 [www.ruralproperty4sale.co.uk](http://www.ruralproperty4sale.co.uk)

#### Important Notice

Messrs, Masons Chartered Surveyors and Fox Leisure for themselves and for vendors or lessees of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Messrs Masons, Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.

