



RICHARDSON & SMITH

Chartered Surveyors

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Caravan 4a, Highgate Howe Caravan Park, Near Whitby

Whitby Town Centre approx. 1.5 miles

Hawsker approx. 1.7 miles



A 2 BEDROOM 2023 WILLERBY CASTLETON STATIC CARAVAN LOCATED ON THE HIGHLY SOUGHT AFTER HIGHGATE HOWE HOLIDAY HOME PARK. A PERFECT PLACE TO OWN A HOLIDAY HOME, WITH PANORAMIC VIEWS OVER THE OPEN FIELDS AND ONLY A SHORT DISTANCE FROM THE TOWN AND HAWSKER.

Living Room with Kitchen and Dining Areas, Inner Hall, Master Double Bedroom with En-Suite Shower Room, Twin Bedroom and Bathroom. Wooden Deck and Walkway. Communal On-site Parking

Asking Price: £69,950



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PARTICULARS OF SALE

Highgate Howe holiday park is a fantastic place to own a holiday home. The site occupies a scenic coastal location within walking distance of Whitby Town Centre, Harbour as well as Robin Hoods Bay along the Cleveland Way coastal path which runs close by. There are a selection of idyllic beaches to enjoy nearby and The North York Moors are only a short drive away.

Caravan 4a is in immaculate condition, 2 years old (2023) Willerby Castleton caravan. Measuring 38' x 12' overall, the caravan has 2 bedrooms and a bed settee to sleep up to 6 people.

The entrance door opens into a small hallway which has a bench and a place for hanging coats. It also has a utility cupboard containing the boiler. The hallway leads off to...



The master bedroom at the rear of the caravan featuring a king-size bed and fitted furniture with en-suite shower room.



Bedroom 2 which is a twin room with a small shared wardrobe and shelving.



Main bathroom with modern white suite including panel bath with shower over, window to the side and extractor fan.



The living room with seating, cooking and dining areas. The fitted kitchen has a built-in microwave, fridge-freezer and gas hob, oven and grill.



The van is beautifully presented with gas central heating and

double glazing. A wooden deck veranda wraps around the front and side which can be accessed through the two doors on the side or the one at the front.



Method of Sale

The caravan is owned and is for sale along with the residual term of a lease (approx. 15 years remaining) for the pitch on Highgate Howe Holiday Home Park.

Site fees including ground rent, water and sewerage, communal maintenance and local authority charges are £3280 + VAT (£3936 inc. VAT) and have been paid for 2025

The purchase does not attract Stamp Duty Land Tax and a solicitor is not needed for the purchase, although a buyer would be well-advised to have legal consultation prior to signing the new lease for the plot with the Holiday Park management.

The site allows pets and currently closes for a period between January and March each year. Owners are not allowed to reside permanently in their vans. Sub-letting of the caravans is not permitted although use of the caravan by family and friends is unrestricted.

The site has a number of amenities including:

- Reception/ Office & Launderette
- Car Parks including EV charging points
- Children's Playground & Recreation field

Check out the site's website for more information on facilities and ideas of what to do in the area. www.Highgatehowe.co.uk

Highgate Howe holiday park

Tel: 01947 603216



View to front from deck

Contents

The contents of the caravan are also available for an additional sum to the purchase price.

GENERAL REMARKS AND STIPULATIONS

Viewing: Viewings by appointment. All interested parties should discuss any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property.



Directions: Highgate Howe Holiday Park lies on the Abbey Headland between Whitby Abbey and Hawsker. The site is just over a mile from the town, and is clearly signed. On reaching the site entrance, the van is the fourth one on the front row, facing towards the road. See also location plan.

Services: The caravan is connected to supplies of water, electricity, gas and drainage. The gas and electricity are metered and charged quarterly.

Local Taxation: The Caravan is not liable for council tax but does have to contribute to business rates as part of the site fees.

Post Code: YO22 4JY

IMPORTANT NOTICE

Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order as these have not been tested. Purchasers are advised to seek their own survey and legal advice.





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