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Caravan at Grouse Hill Caravan Park, Fylingdales

Whitby 8.5 miles

Robin Hoods Bay 7 miles

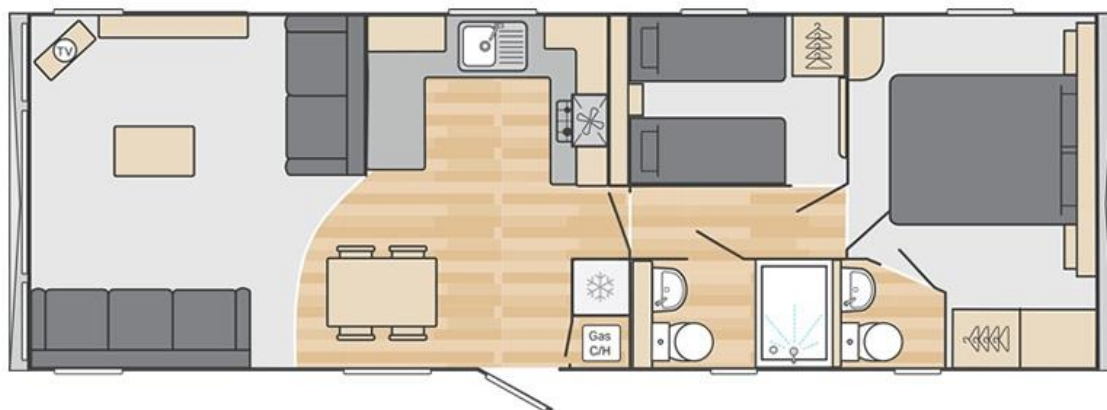
Scarborough 11.5 miles



A BRAND NEW 2 BEDROOM 'SWIFT MARGAUX' STATIC CARAVAN LOCATED ON THE EDGE OF THE SITE, ON THIS TUCKED-AWAY HOLIDAY HOME PARK LOCATED MIDWAY BETWEEN WHITBY AND SCARBOROUGH, ON THE EDGE OF THE MOORS.

Living Room with Kitchen and Dining Areas, Inner Hall, Master Double Bedroom with En-Suite Cloakroom, Twin Bedroom and Shower Room. Composite Deck and Walkway. Parking Space.

Guide Price: £69,950 to include deck and contents



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PARTICULARS OF SALE

Grouse Hill holiday park lies on the edge of the moor in Fylingdales, mid-way between Whitby and Scarborough in the National Park. The site is tucked away from main roads, in a fold in the landscape, but remains accessible to the main bus route, including access to the coast at Robin Hoods Bay.

The area is ideal for walkers with miles of footpaths in the vicinity and although the site doesn't have a club house there is a pub just outside the site, by the main road.

The caravan is a brand new (2025) Swift Margaux model, 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 the living room, with seating, kitchen and dining areas. The fitted kitchen has a built-in microwave, fridge-freezer, cooker and dishwasher.



The dining area offers comfortable seating for 4 around a table.



The Sitting Area is light and airy with huge windows facing onto the deck and looking out over the surrounding woodland.



A doorway off the living area opens to a short corridor with doors off to the two bedrooms and shower room.



The master bedroom at the rear of the caravan featuring a king size bed and fitted furniture with en-suite WC cloakroom, and has a window facing out to the rear.

The second bedroom has a window to the side and offers twin beds plus wardrobe storage.

The shower room has a white suite with a shower cubicle, wash basin set in a vanity unit and a WC. Window to the side.



The van is beautifully presented with gas central heating and double glazing. A composite deck veranda wraps around the front and side making an attractive elevated seating area.



A private stoned parking space lies adjacent to the van.



Method of Sale

The caravan is owned and is for sale along with a new lease of 20 years for the pitch on Grouse Hill Holiday Park.

Site fees including ground rent, water and sewerage, communal maintenance are £2,700 per annum (including VAT).

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 end of November and the beginning of 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.

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



www.grousehill.co.uk

Tel: 01947 880543

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: Grouse Hill lies just off the A171, over the hill behind The Flask public house. It is well signed from the main road. Drive onto the feeder road, of the A171 on you will find the digital security gate on your right hand side.

Services: The caravan is connected to supplies of water, electricity, gas and drainage. The gas and electricity are metered. Water and drainage are part of site fees.

Local Taxation: The Caravan is not liable for council tax.

Post Code: YO22 4QH

Other options: The vendors also have other vans available.

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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