



Elm Beach Caravan Park

Holiday caravan park on the Norfolk Coast with direct beach access

Elm Beach Caravan Park, Manor Road, Caister on Sea, Norfolk,
NR30 5HG

Philip Gibson

+44 (0)7880 471767

philip.gibson@avisonyoung.com

Henry Sayers

+44 (0)7717 800 217

Henry.sayers@avisonyoung.com

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Freehold/Part Leasehold For Sale - Guide Price - £1,600,000

Summary



Total Caravan Pitches
57



Caravans retained in hand
5



Norfolk Coast
Beach frontage



Holiday Occupation
10 month season



Site area approx.
2.29 acres



Pitch fee income inc. VAT
£204,800 per annum

Background and the opportunities

Elm Beach Caravan Park is an attractive beach side caravan park on the Norfolk Coast. The property is in Caister on Sea which directly adjoins the large, well known coastal resort town of Great Yarmouth. The area is very popular with tourists. The majority of the caravans on the park are privately owned with a small number retained in hand which may be sold or operated as a hire fleet.

The business provides secure index linked pitch fees together with the potential for profits to be made on the sale of new caravans or lodges onto the park for a profit. A former amenity building which is used for storage may offer the potential for redevelopment or it may be developed with further pitches subject to planning.

Description

The property is an attractive caravan park developed with 57 pitches overlooking an attractive sandy beach. The park is protected by a sea wall. The pitches are served by a tarmac driveway with the majority of the pitches fronting onto the driveway. The landscaping across the park is simple but attractive with grass verges and flower beds.

The majority of the caravans are owned in hand under annual licence agreements. 5 units are retained in hand and operated as a hire fleet.

A former lodge has been adapted for use as a site office.

Close to the centre of the park is a former amenity building which accommodates a laundrette with 2 coin operated machine. This building could be refurbished to form a facility for the park or it may be demolished in order to develop further pitches subject to planning.

A strip of land measuring approximately 1 meter wide at the front of the property over which pitches are sited is held leasehold from the council and is subject to an annual rent of £550 per year. We provide a plan on the following page which marks this area in Blue.



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Location

The property is well located with beach frontage in the village of Caister-on-Sea; a large village and seaside resort in Norfolk. Caister-on-Sea is about 3.8 miles to the north of the centre of Great Yarmouth and other nearby centres include Lowestoft, about 13 miles to the south and the city of Norwich, about 23 miles to the west.

Norfolk is very popular with tourists, in particular the Norfolk Coast includes numerous resort towns and villages that are attractions in their own right, The coast is characterised predominantly by long sandy beaches. The Norfolk Broads National Park is also a major attraction and comprises lock free navigable rivers and lakes and the area has been a holiday destinations since the 19th Century.

Communications to the village are good; although Norfolk does not have motorway access. The A47 leads to Great Yarmouth and links to Norwich as well as a number of other regional routes. There is a branch line railway station at Great Yarmouth with services to Norwich which has a direct service to London Liverpool Street.

There is an international Airport at Norwich.



Indicative plan for information only

| Location | Approximate Distance (miles) | Travel Time |
|----------------|------------------------------|------------------|
| Great Yarmouth | 3.8 | 11 minutes |
| Lowestoft | 13.7 | 30 minutes |
| Wroxham | 17.2 | 30 minutes |
| Norwich | 21 | 42 minutes |
| Cromer | 30.4 | 53 minutes |
| Ipswich | 54.9 | 1hour 35 minutes |
| London | 132 | 3 hours |

The Business

The business currently operates a predominantly sales led model with the caravans sold to private owners under the terms of annual holiday licence agreements. A hire fleet is also active, although this has reduced in recent times and the private owners have also been able to let their units as part of the hire fleet.

The current pitch fee income for the pitches including VAT is as follows:-

| No. | Pitch Fee | Total |
|-----------|--------------------|-----------------|
| 2 | £3,500 | £7,000 |
| 37 | £3,800 | £140,600 |
| 13 | £4,400 | £57,200 |
| 52 | - | £204,800 |
| 5 | In hand Hire fleet | - |

Caravan Sales

We are informed that 8 second hand caravans were sold by the business in 2022 generating an income of £164,000, which equates to an average achieved price of £20,500 each.

There are currently 2 caravans for sale with asking prices of £29,000 and £15,000 respectively. Both units are subject to pitch fees of £3,800 per annum.

Hire Fleet

There are currently 5 in hand caravans used as part of a hire fleet. The projected income from these 5 units for 2023 is £50,000.

Some of the private owners let their caravans although we understand that the business does not currently take a commission from these lettings.

Additional Profit Centres

Additional profit centres comprise: gas sales and 2 coin operated washing machines in the central building. There is the potential to generate additional income from additional services such as drain downs and other services.

Tenure

The majority of the property is held freehold subject to the licence agreements in favour of the privately owned caravans.

A strip of land measuring approximately 1 meter wide over which the pitches are sited at the front of the property overlooking the beach is held leasehold from the council and is subject to an annual rent of £550 per year.

Fixtures and fittings

We are advised that all trade fixtures and fittings and other items associated with the running of the business are owned outright and will be included in the sale with the exception of some personal items.

Accommodation

57 pitches

52 private owners (Includes 2 staff who pay pitch fees)

5 in hand for hire fleet use

Reception/office

Former amenity building



Licenses

The park benefits from a Caravan Site Licence issued on 24 January 2001 by Great Yarmouth Borough Council for a maximum of 58 static holiday caravans that may be occupied from 28 February to 14 January the following year.

Services

We have been advised that the property is connected to mains electricity and water and drainage. There is bulk LPG.

Business rates

The Rateable Value with effect from 1st April 2023 is £43,100.

Planning

We understand that the property has a valid consent for its current use. The property benefits from planning consent for a 45 week operational season (closed, 28th February to 14th January in the following year.

Energy Performance Certificate

There are no buildings on site that require an EPC.

Tenure

The majority of the site is held freehold. A small strip of land adjoining the beach, marked in blue on the plan above, is held on a lease from Great Yarmouth Council for a term of 30 years expiring on 31 January 2029 at a current rent of £550 per annum. The rent is reviewed every 5 years with the next being 1st February 2024.

Guide Price

£1,600,000 for the freehold property to include goodwill, trade contents, fixtures and fittings where owned.

VAT

All prices quoted exclude VAT where applicable unless noted otherwise.



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If you would like more information about this property, please get in touch.

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