

For sale



Easily operated, high quality park

Hanbury Wharf Park Home Estate

Hanbury Road, Droitwich, Worcestershire WR9 7DX

**AVISON
YOUNG**



PROPERTY OVERVIEW

High quality park home estate

Hanbury Wharf Park offers a first class residential park investment opportunity in a highly accessible location. The park is very well presented having been developed to a high standard by our client some 15 years ago and provides secure, index linked pitch fee income with occasional commission from the sale of privately owned homes.

HIGHLIGHTS

- 34 twin pitches.
- All pitches with privately owned homes sited
- Easily operated business
- Homeowners pay utility providers direct.
- Strong second-hand home values – latest sale at £260,000

SUMMARY



Attractive location outside Droitwich Spa



Pitch fee income £82,436



Developed approximately 15 years ago



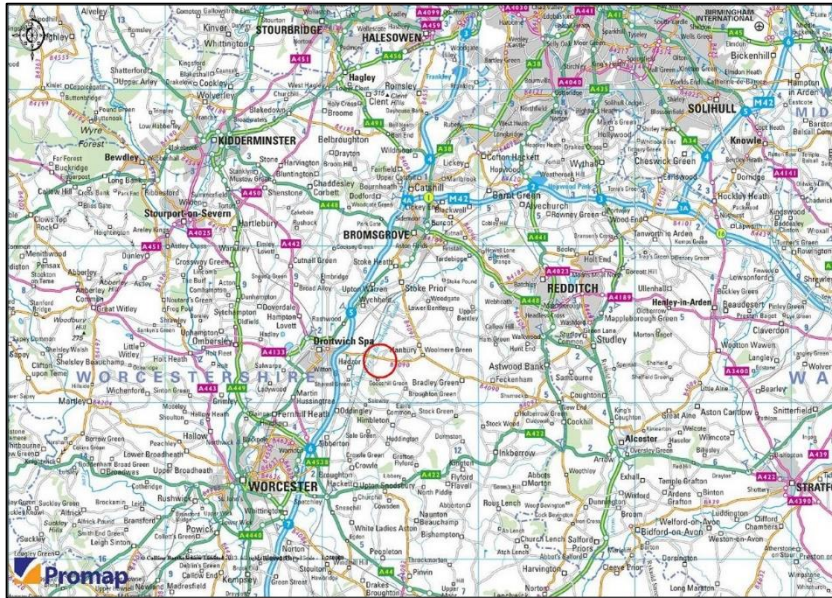
Site area approximately 2.8 acres



34 twin pitches



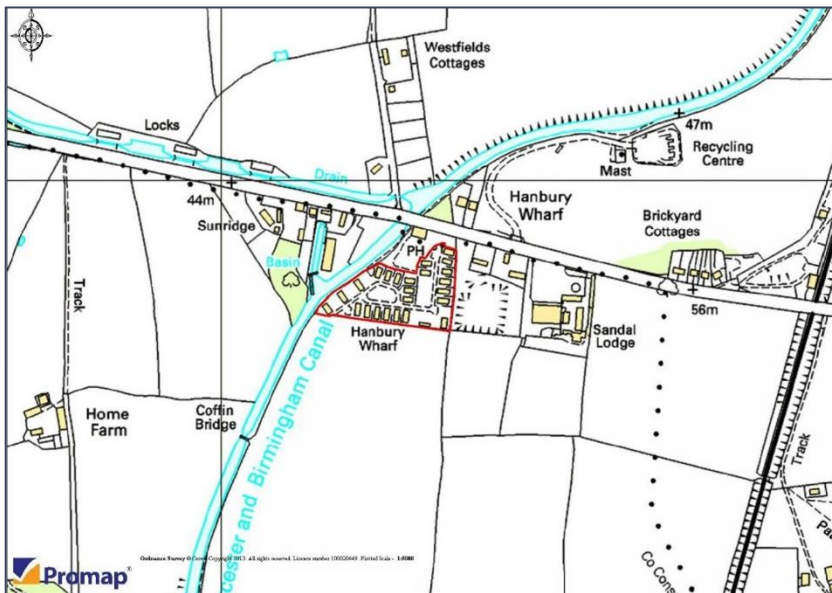
Guide price £1.6m



Location

Hanbury Wharf Park Home Estate is located behind the Eagle and Sun Public House, to the south of the B4090 Salt Way and about 1 mile east of Droitwich Spa. The western boundary of the site fronts onto the Worcester and Birmingham Canal and Hanbury Wharf, which was the original staging post for traded goods travelling to and from Droitwich on the canal, and now includes moorings and a boat building / sales' business. The spa town of Droitwich provides a good selection of retail and service outlets. The county city of Worcester is about 8 miles to the south and Birmingham is 22 miles to the north via the M5 motorway. Redditch, Bromsgrove and Kidderminster are all within easy reach of the property.

A local bus service connects the location with the town centres of Redditch and Droitwich Spa. Junction 5 of the M5 motorway lies about 2 miles north west giving good road communication north towards Birmingham and south to Worcester and the south west. The M5 links into the M50 to South Wales, south of Worcester, and to the M42 about 5 miles to the north. There is a train station in Droitwich Spa with regular services between Bristol and Birmingham. Birmingham International Airport is about 30 miles to the north-east.



Location	Approximate Distance (miles)	Travel Time
Droitwich Spa	1	5 minutes
Worcester	8	23 minutes
Bromsgrove	8	16 minutes
Redditch	11	22 minutes
Birmingham	23	42 minutes

Indicative plan for information only



Description

The Park has been developed to provide pitches for 34 twin residential park homes. These stand on concrete bases within self-contained garden areas, each with block paved parking bay and brick-built garden shed.

At the entrance to the park, there are wrought iron security gates on a key fob system and a tarmac driveway leads through the park to the homes. Just inside the entrance, there is a visitor parking area for about 4 cars. In the centre of the park there is an attractive communal garden area which also includes underground bulk gas tanks which service the individual homes.

The business

The business is a park home estate with 34 privately owned homes occupied under the terms of Written Statement Agreements under the Mobile Homes Act. Monthly pitch fees are payable and reviewed annually on 1st January to the change in the Consumer Prices Index (CPI).

Additional income is generated from commission levied at 10% of the sale price of privately owned second-hand homes.

Pitch fees

The park operates with one pitch fee, currently £202.05 per month with a total income from the 34 pitches of **£82,436.40 per annum**.

Commission sales

There has been one commission sale on the park during the last 12 months at £260,000.

Services

We have been advised that the property is connected to the following services:

Electricity	Mains with metered connections to each pitch invoiced directly to the homeowners by the utility provider.
Water	Mains with metered connections to each pitch invoiced directly to the homeowners by the utility provider.
Drainage	Private Klargest system with discharge into the adjoining canal.
Gas	Bulk stored LPG operated by Flo Gas who account directly to the homeowners.

Planning

A planning consent (ref 05/01874) was granted on 8 December 2005 for the continued use of land as a mobile home park together with three additional mobile homes making a total of 30 mobile homes. Two further planning consents were granted at appeal, each for 2 additional mobile homes (ref; 06/00132 and 06/02231) in 2006 and 2007.

Site licence

Caravan Site Licence WD9/95 2008/7/16 was issued on 16 July 2008 and states that the number of units permitted on the site shall not at any time exceed 34.

Tenure

The freehold interest in the property is held. Mobile home pitches are occupied under standard mobile home pitch licence agreements and all mobile homes on the site are owned by the pitch occupiers.

Guide Price

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



Get More Information

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2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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