



Ashdale Park Home Estate

An attractive residential park home estate in a well connected town

London Road, North Brandon, Suffolk, IP27 0LY

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Freehold For Sale - Guide

Price - £1,400,000

Summary



Total Pitches

35 – All private owners



Development Potential

Site licence allows a total of 37 units.



Well located

Residential area



Site area approx.

2.33 acres



Pitch fee income

£81,854 per annum

Accommodation

35 private owner pitches.

2 undeveloped pitches.

Central Car Parking.

Park office/storage building.

Background and the opportunities

Ashdale Park Home Estate is a good quality park home estate in a residential location in Brandon, a regional town in the Breckland area of Suffolk. The park is well established and has been developed with a total of 35 park home pitches. There is planning for a total of 37 park homes and with a rearrangement of the layout, there is the potential to develop these 2 additional pitches.

The business is a typical park home estate with secure index linked pitch fees from privately owned park homes together with commission income on private sales. There is the potential for older park homes to be purchased in hand for profitable redevelopment.

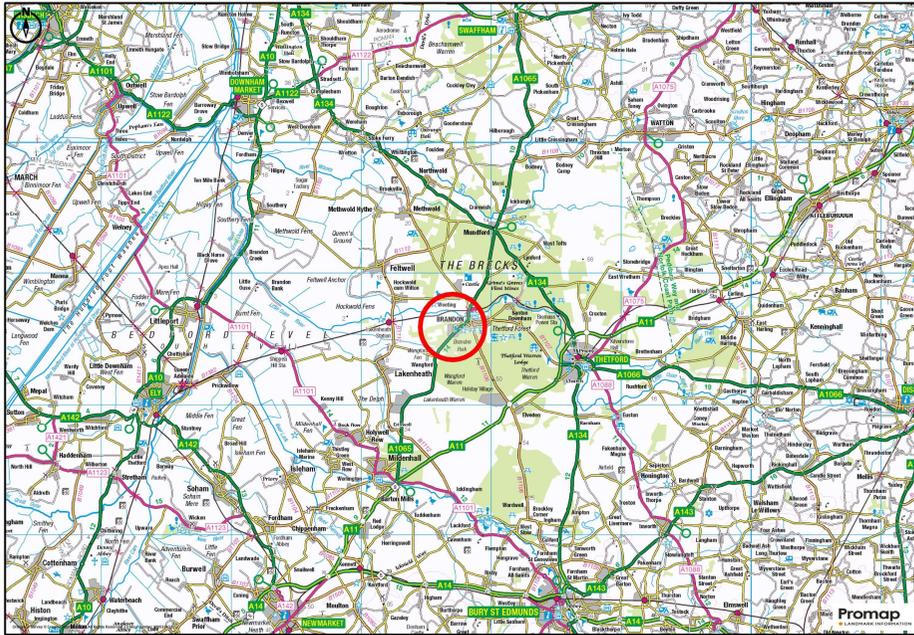
Description

The park currently comprises a total of 35 developed park home pitches, all of which have privately owned homes sited. The homes are a mixture of new and old twin and single units. There are centralised car parking areas and a good quality on site park office and storage building.

The park is accessed via a tarmac driveway leading between residential houses. The pitches are laid out around central parking areas, many of the pitches benefit from garden areas. Landscaping on the park comprises mostly mown grass lawns and some low level planting.



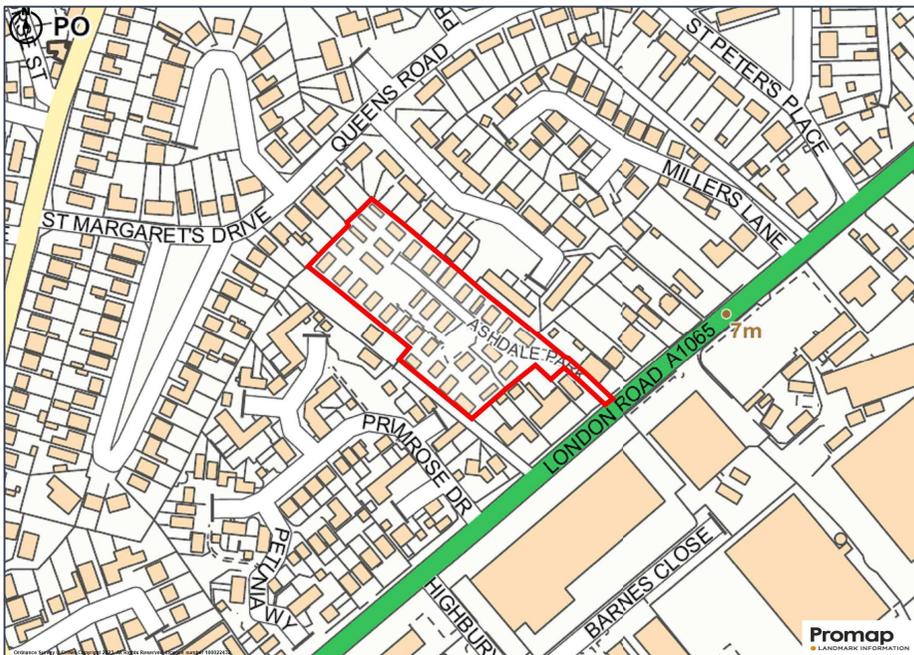
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Location

Ashdale Park Home Estate is property is located in a Brandon (population: 9,225 – 2021 Census), a town in the Breckland area of north west Suffolk. Brandon is a historic market town, with a mix of period residential housing at its centre and modern post war developments around the edge of the town. Brandon includes a number of local and national retailers, a Tesco supermarket and service providers including 3 schools, a library and a health hub.

Communications to the town are good, the A11 dual carriageway passes about 10 miles to the south of the park and connects with the M11 and a number of other regional routes. There is a branch line railway station at Brandon with services to Cambridge, Norwich and other local destinations. A mainline railway station is at Thetford (9 miles distant) with regular services to London Kings Cross.



Location	Approximate Distance (miles)	Travel Time
Thetford	9	17 minutes
Bury St Edmunds	16	27 minutes
Newmarket	20	26 minutes
Cambridge	34	48 minutes
Norwich	36	48 minutes
London	85	2 hours

Indicative plan for information only

The Business

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

Additional income is generated from commission sales and occasional profits on the redevelopment of older park homes.

Pitch fees

The park operates with a number of pitch fee levels and, from 1st March 2025, the total income from the 46 occupied pitches but with the warden not paying a fee, is currently **£81,854 per annum** with an average of £2,339 per pitch per annum.

Commission sales

There is the opportunity for ongoing commissions as park homes are sold.

Rating

The park is not assessed for Commercial Rates. All of the park homes appear on the Council Tax Band Register.

EPC

There are no buildings on the park which require an EPC.

Services

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

Electricity	Mains – The supply is metered to each pitch.
Water	Mains – Each private owner pays the charge directly to the supplier.
Drainage	Mains - Each private owner pays the charge directly to the supplier.
Gas	Mains – The supply is metered to each pitch

Planning

The original park was granted permission in 1978 for use as a residential caravan park with 37 park homes.

Licences

The park benefits from a Caravan Site Licence issued by West Suffolk District Council for use as a residential caravan site for a maximum of 37 caravans.

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. The pitch licence agreement provide for commission of 10% to be paid to the freehold owner upon sale of any park home by a pitch occupier.

Guide Price

£1,400,000 for the freehold property, including goodwill. Any stock homes on site at the point of sale will be subject to separate negotiation.

A sale of the company's shares will also be acceptable.

VAT

All prices quoted exclude VAT where applicable unless noted otherwise.



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

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