



FOR SALE

**Fishpool Farm Caravan Park and Delamere Pods,
Fishpool Road, Delamere, CW8 2HP**

5.38 Acres (2.18 Hectares)

LegatOwen
CHARTERED SURVEYORS

Situation

Located in the heart of Cheshire countryside in an area renowned for its natural beauty and with a number of leisure facilities within a short distance including Cheshire Polo Ground, Oulton Park Motor Car and Motorcycle Racetrack, The Hollies Farm Shop, Wild Shore Delamere, Delamere Forest, and horse racing at Chester, Haydock Park and Aintree.

The area is renowned for countryside walks in particular the Sandstone Trail leading from Frodsham to Whitchurch in the South and Delamere Forest. There are numerous golf courses in the area. The following centres are within easy travelling distance: Tarporley (4 miles), Northwich and Frodsham (8 miles), Chester (12 miles), Manchester (32 miles), Liverpool (35 miles), Liverpool Airport (20 miles), Manchester airport (24 miles) and Crewe Station with its intercity rail service to London Euston (14 miles).

An additional feature of the location is the neighbouring renowned Fishpool Inn restaurant/pub which is within walking distance of the site. In the opinion of the agents the location of the ownership is a particular feature in protecting its income stream which is generated as described in the following description of the property.

Description

Fishpool Farm Caravan Park and Delamere Pods is a particularly well equipped and well-presented leisure facility which provides:

- 23 static holiday pitches (permission for 29)
- 44 hook up points (including 1 Warden's Unit and 10 hard standing touring pitches). Permission to change to hard standing.
- 7 overnight stay Pods each with a private hot tub
- Allocated visitor parking
- Excellent onsite facilities including office, toilet and shower facilities, games room and BBQ areas.
- Additional 0.58ha/1.44ac woodland belt

It will be noted from the photographs included in these sale particulars the delightful setting of the property, and its particular convenience is also illustrated.

Fishpool Farm Caravan Park has 3 separate income streams:

- the static caravans providing regular monthly income on a reasonably secured short-term basis providing accommodation for number of occupants including short stay accommodation between homes.
- the short stay caravan accommodation hook up points and hard standing touring pitches.
- overnight stay Pods with hot tubs.



Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Net Internal Area Basis:

	sqm	sqft
Ladies Toilets and Shower Block	40.87	440
Men's Toilets and Shower Block	32.98	355
Washroom/Laundry Room	14.86	160
Office Block	9.10	98
Storeroom	5.48	59
Storeroom/Boiler Room	4.37	47
Disabled WC	3.16	34
Additional Toilet/Shower Room	9.85	106
Utility Room	6.87	74
Disabled WC/Wet Room	5.67	61
Lean To Storage Room and Garden Store	4.18	45
Games Room	37.35	402
Delamere Pods		
Pod (each) x7	12.07	130
Hot tub facility for each Pod	7.06	76
Hot tub facility with kitchen	26.29	283
Site Area		
Caravan Park	1.52ha / 3.75ac	
Delamere Pods	0.08ha / 0.19ac	
Woodland	0.58ha / 1.44ac	
Total	2.18ha / 5.38ac	

Tenure

The property is available freehold.





Method of Sale

The property is offered for sale at a guide price of £2,250,000. The property enters the market due to the imminent retirement of the Vendor who has spent many years developing this most attractive and renowned leisure facility.

Business Rates

The property has a Rateable Value of £9,875.

Utilities

Three-phase electricity and septic tank drainage.

Energy Performance Certificate

The property is undergoing an EPC check.

Plans/Photographs

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

Legal Costs

Each party is responsible for their own legal costs.

VAT

VAT is not applicable.

Overage Agreement

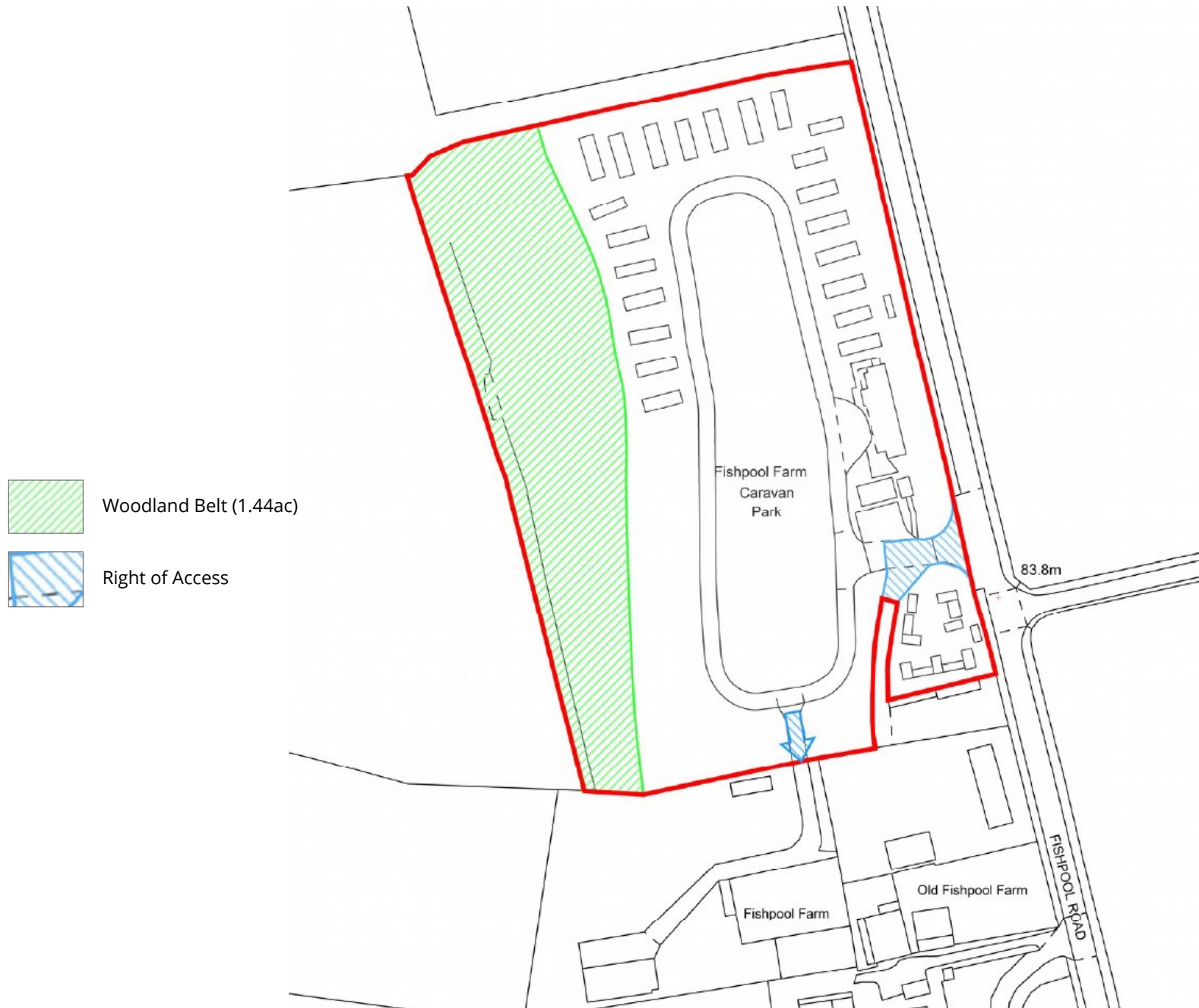
The sale will be subject to an overage agreement for a period of 10 years where 25% of any uplift in value will be payable following the grant of residential planning permission.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

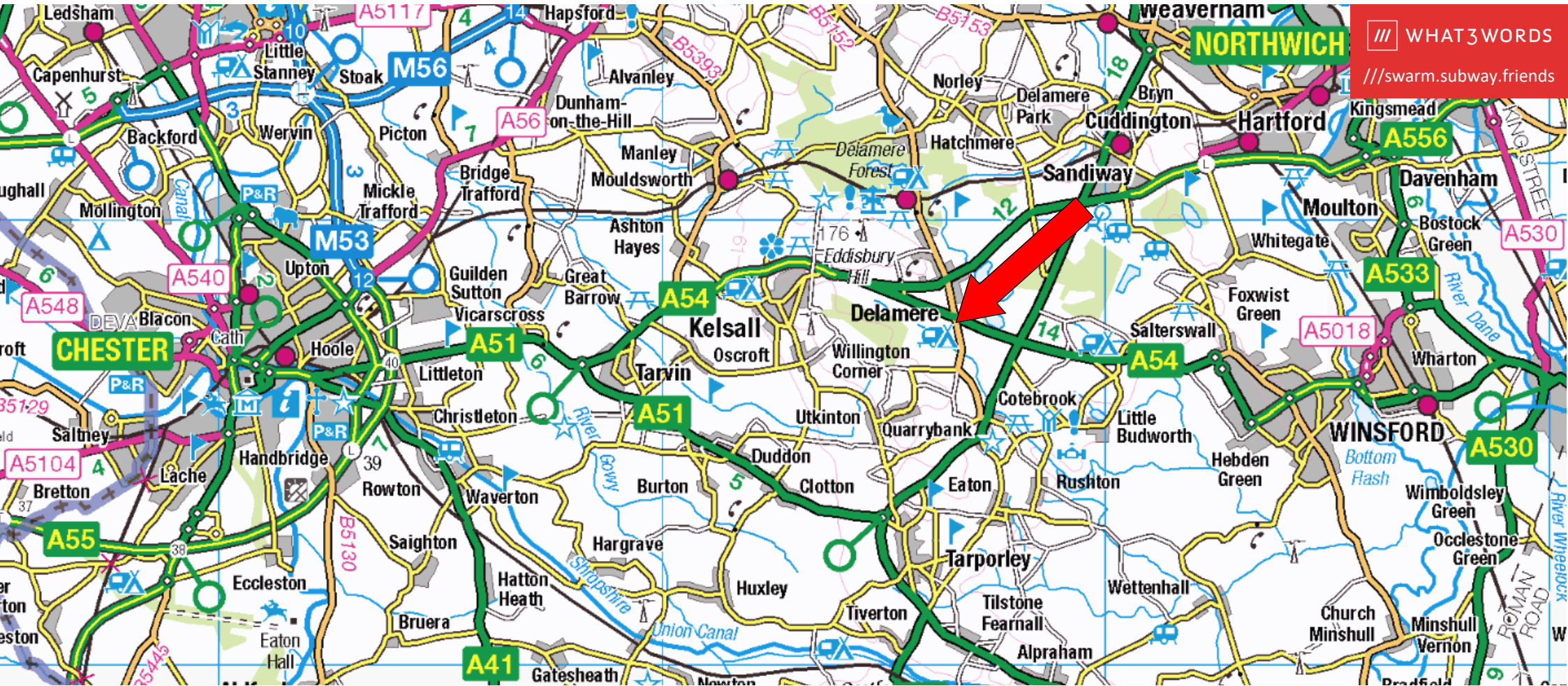
Fishpool Farm Caravan Park and Delamere Pods, Fishpool Road, Delamere, Northwich, Cheshire, CW8 2HP





Location

The property is accessed directly off Fishpool Road to the South of the popular Fishpool Inn, in close proximity to Delamere Forest. The A54 provides a direct route to Chester in the West, and Winsford in the East and connects to the A59 which takes you to the M56 in the North and national motorway network.



Contact:



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DATE PREPARED: **JUNE 2024**

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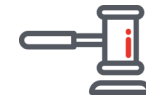
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