



CPH

Scalby Close Park Burniston Road, Scarborough YO13 0DA
Offers In The Region Of £1,250,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



FOR SALE | Well established caravan park, sitting on approximately 3 acres with spacious 3 bedroom owner's bungalow.

Having owned the site for nearly 40 years, the time has come for the owner's of Scalby Close Park to retire. The site was formerly a petrol filling station, lying on the prominent A165 road, linking the popular villages of Scalby and Burniston. Our clients purchased the site in 1985 and filled in the underground tanks shortly after. They built the bungalow on the site in 1987 and have traded as a caravan park ever since.

The site enjoys a 4 star tourist board rating and is licensed for 42 touring caravan pitches together with 5 static holiday homes (3 owned by individuals paying ground rent annually) and 2 owned by our clients with their season running from 1st March through to 15th January. All the touring pitches have waste/water and 10amp electric. The heated shower block was revamped 2022 / 23 season. Trading figures will be made available for seriously interested parties.

The bungalow is nicely proportioned and provides 3 bedroom accommodation with spacious lounge, inviting kitchen and stunning sun room to the rear with feature log burner. The bungalow enjoys private grounds with a well kept garden, summer house and patio together with 650 sq ft workshop.

EPC: Residential (Bungalow) - Band E
Commercial (Toilet Block) - Band C

Rateable Value - £13,500 (property qualifies for a degree of business rates relief)
Council Tax - Band E





Tenure: Freehold



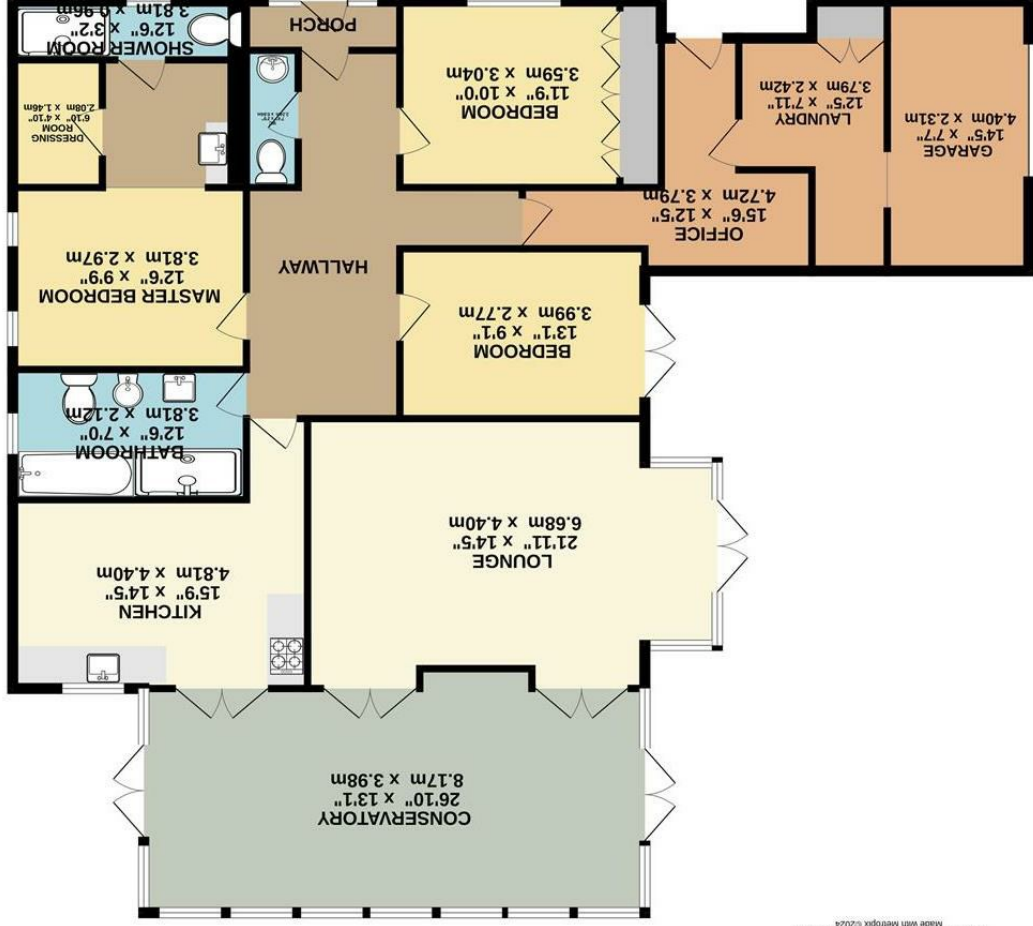
Interested? Get in touch:

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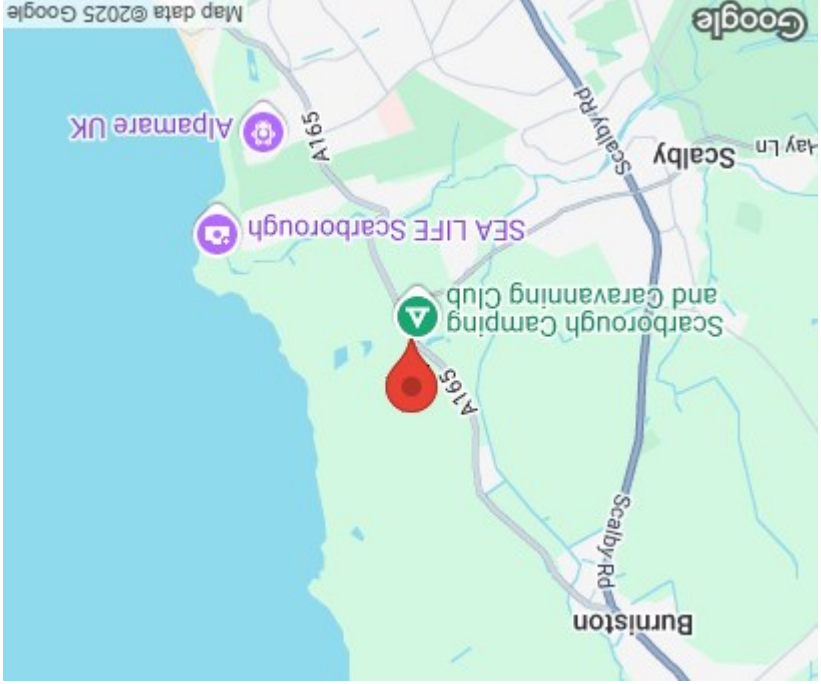
TOTAL FLOOR AREA: 1875 sq.ft. (174.2 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
 1875 sq.ft. (174.2 sq.m.) approx.



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	
Potential	

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
	(81-91) B
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CPH Property Services
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132

