



Hawthorne Caravan & Camp Site

Freehold

Offers in excess of **£700,000**

Hawthorne Caravan & Camp Site, Roundthorn Road, Oldham, Greater Manchester, OL4 5LN

AT A GLANCE

- 0.77 acres site
- 15 hard standing Caravan pitches
- Rooms refurbished in 2019
- Lifestyle business
- 7 ensuite letting rooms & 1 bed flat
- Potential to create a food & drink trade

Viewing And Further Information

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PROPERTY

The total site area covers 0.77 acres. The caravan park has 15 hard standing pitches, a shower and toilet block, and a parking area.

A 2/3 storey detached property with rendered and painted elevations beneath a pitched slate roof. To the rear is a large covered terrace area and terrace balconies off the letting rooms.

Basement

There is a 1 bed self-contained flat with conservatory area. 2 store rooms and a beer store. There is a large double garage workshop.

Ground Floor

The main entrance opens into an open plan Lounge bar area, which is being used as a reception area. Leading off is a Games room, which is currently being used as a bedroom. Ancillary rooms comprise: Catering kitchen. Ladies & Gents toilets.

First Floor

There are 4 ensuite letting rooms, a communal kitchen, and a store room.

Second Floor

There are 3 ensuite letting rooms with external balconies and a kitchenette area.

PLANNING

We are advised that the property is not listed, not in a flood zone, nor in a conservation area.

UTILITIES

We are advised the property is connected to all mains services

MEASUREMENTS

- According to the EPC the Total Floor Area measures 437 Sq m (4,703 Sq ft).
- The total building footprint is 214 Sq M (2,380 Sq ft)
- The overall plot is circa 0.770 Acres.

FIXTURES & FITTINGS

The property is being sold with the benefit of all trade fixtures and fittings. Any items left on the day of completion will be inherited by the purchaser excluding any third party items.



THE BUSINESS

Hawthorne Caravan & Campsite is a popular year-round lifestyle business set in 0.77 acres. It boasts 15 hard standing pitches that are charged at £20 per night / £110 per week for 2 people sharing (£8 per additional person). The Hawthorne pub no longer trades as a public house. The ground floor is primarily used as a reception area. There is also a fully-fitted catering kitchen that could be utilized to create a food & drink trade. On the 1st & 2nd floors are 7 well-presented ensuite letting rooms (5 with external balconies) together with 2 communal kitchens that were refurbished to a high standard in 2019. The room tariff is between £69 - £90 per night. In addition on the lower ground floor there is a self-contained 1 bed flat with conservatory. Guests also have use of a large raised terraced area at the rear for dining / socialising, a communal laundry room, a campsite shower block and ladies & gents toilets.

RATES & CHARGES

The property is administered by Oldham Council. We are advised the current Rateable Value is £4,825.

The domestic accommodation is within Band E for council tax purposes.

TENURE

Freehold

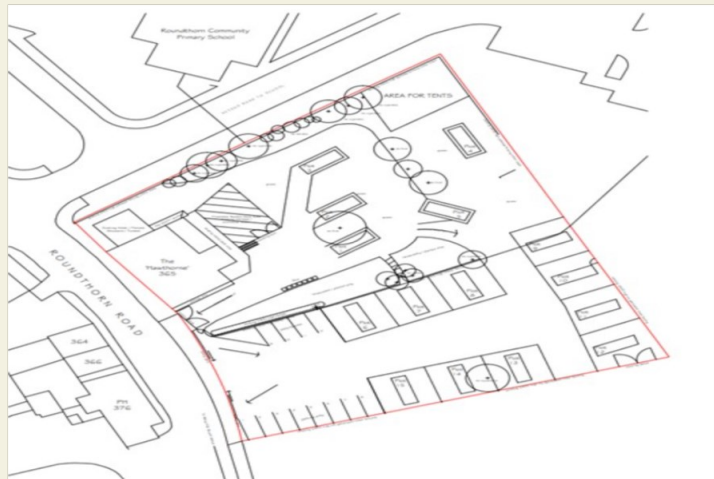




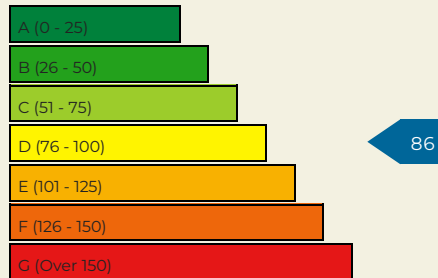
LOCATION

The Hawthorne is set in The Lows Nature Reserve in Oldham, which is at the foot of The Penines.

It is situated north of the B6194 and south of Lees Road - Lees. It is approximately 1 mile south-east of Oldham town centre, 3 miles north of Ashton-Under-Lyne, 5 miles north-east of Manchester city centre, and 10 miles south-east of the Peak District.



EPC



ACQUISITIONS // DISPOSAL // LANDLORD & TENANT // EXPERT WITNESS // PROFESSIONAL SERVICES

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