



Mabie Farm and Lodge Park

Ref: 6890023

Burnside Farm, Mabie, Dumfries and Galloway, DG2 8EZ

Freehold: Guide Price £2,000,000 + SAV

Turnover £497,770 Y.E 31/10/2022

EBITDA £101,118 Y.E 31/10/2022

4 Bed and 5 Bed Dwellings Included

10 Lodge Pitches Onsite

Christie Finance Available, Subject to Status

Energy Rating C, F & F. Currently Trading Seven Months Per Year

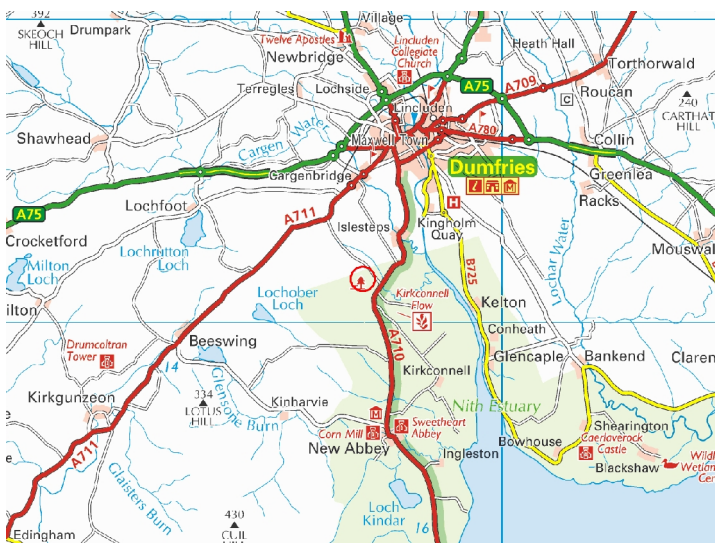


Mabie Farm Park is a leisure destination with various activities and entertainment for all members of the family. The park captures the real essence of a working farm, along with a large cafe for refreshments and a multitude of outdoor activity areas including a boating pond, slides and individual barbeque areas all surrounded by beautiful countryside and forestry.

There is also a main reception building with gift shop. Also available is ample car parking facilities with two main car parks and an overspill area.

In addition to the farm business, there is full planning permission for ten holiday lodge plots to the north of the farm and visitor attraction (area to the northwest on map below).

The park and lodge pitches have a total combined area of approximately 49 acres.



Location

Dumfries is located in Southern Scotland, in the region of Dumfries and Galloway. It is a large market town and was famous for its light engineering and rubber production after the Second World War. It is now a modern, bustling town with diverse businesses and facilities.

Mabie Farm park is located to the Southern tip of Dumfries at Mabie Forest, famous for its walks, mountain bike trails and scenery.

The Opportunity

Mabie Farm Park gives various opportunities to any potential buyer. The business could be developed to include a larger main reception area expanding the gift section. The cafe offering could be expanded to include longer opening hours along with more local suppliers and products.

The park currently trades for seven months of the year. Extending these opening times would immediately add to the turnover and net profit.

The addition of the ten pitches onsite for holiday lodges provides a potential lucrative income stream for any buyer and could be further expanded to provide a strong business income stream alongside the existing farm park revenue (STPP).





External Details

The park has various areas for picnics and barbeques for the favourable summer months along with a boating pond and other facilities. There are full toilet facilities and disabled access to all areas of the park.

Trading Information

Full account information will be made available after a formal viewing has taken place.

Staff

All staff will be subject to Transfer of Undertakings (Protection of Employment) regulations (TUPE). Full details will be available on request.

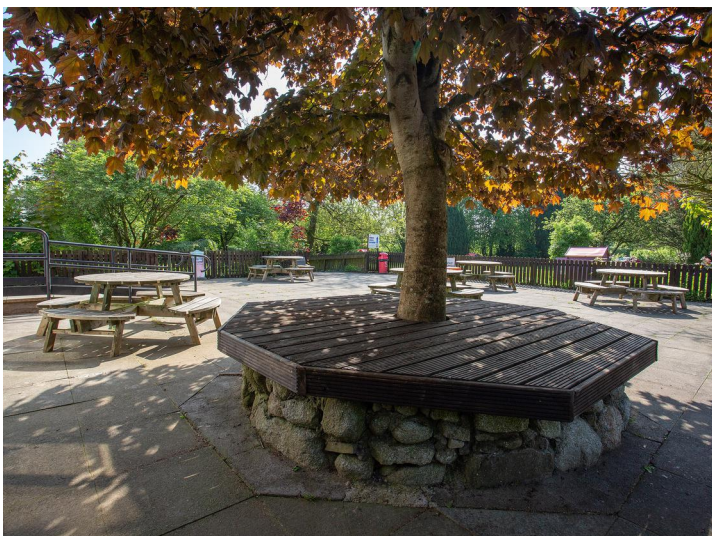
Trading Hours

Monday - Sunday 10.00 am to 5.00 pm

Trading seven months of the year, April to October.

Business Rates

The Rateable Value is £35,000 with effective from 1 April 2023. Confirmation of actual business rates payable should be obtained from the Local Authority.



Internal Details

The main reception area (a converted byre) houses the main reception gantry for ticket sales along with shelving for gifts and tourist information, toys and other items such as wet weather clothing and wellingtons for sale. There are freezers and chillers for soft drinks and ice creams.

The 220 cover cafe (120 indoor, 100 outdoor) is situated in the main farm quadrant and sells various items such as hot food, soups, sandwiches and cakes.



Owner's Accommodation

Included in the sale are two dwelling houses:

Burnside Farmhouse - detached property of stone construction with a pitched slate roof. Private gardens.

Ground Floor: Utility Room, Bathroom, Kitchen, Bedroom 1 with En-suite, Dining Room and Living Room.

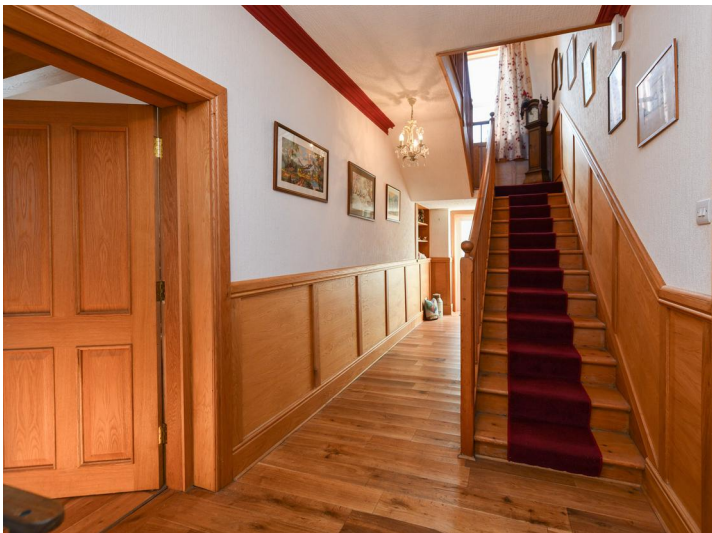
First Floor: Bedroom 2, Bedroom 3, Bedroom 4, Bedroom 5, Family Bathroom, Hallway.

The Old Barn Cottage - detached property of timber construction, external traditional stone clad with pitched slate roof. (Building constructed in 2010)

Ground Floor: Utility Room, Shower room, Games Room and storage areas.

First Floor: Master Bedroom with En-Suite, Bedroom 2 with En-Suite, Bedroom 3, Family Bathroom.

Second Floor: Open Plan Living and Dining Room with adjoining Kitchen.

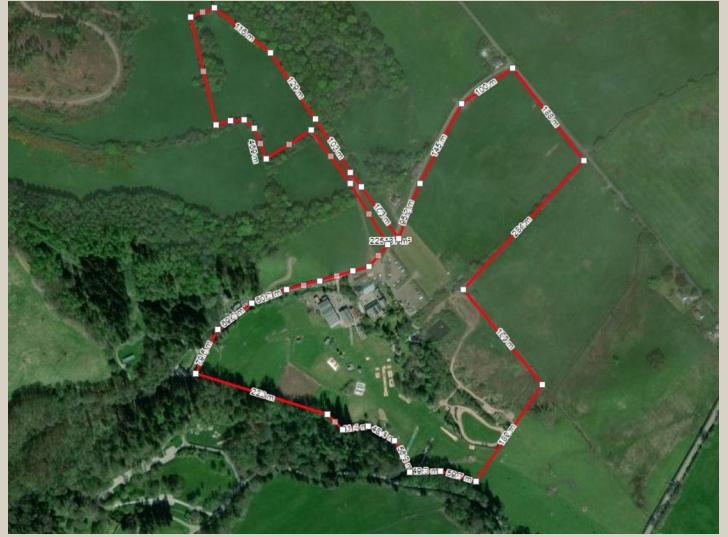




Planning Permissions

There is full planning permission granted (commenced) for the erection of ten pitches for holiday lodge accommodation on site. (Application 06/P/3/0002, Dumfries & Galloway Council). The groundwork for the access road has now commenced.





Tenure

Freehold guide price of £2,000,000 to include all farm facilities, livestock, two on-site residential properties and the holiday lodge park planning permission. Stock payable in addition on completion of sale.

Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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