

# Lightwater Valley



# Family Adventure Park



## North Yorkshire

### Long Leasehold Visitor Attraction

An opportunity to take ownership of, and develop an existing family focussed theme park business in the heart of Yorkshire with planning for a significant scheme of complementary holiday accommodation.



**HG4 3HT**

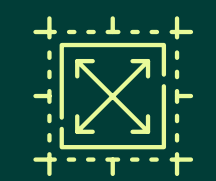
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# Investment Highlights

A long established family theme park with excellent scope for further enhancement, including significant accommodation provision.



Extensive land holding of 182 acres



Mature and picturesque setting



99 year lease with 72 years unexpired



Experienced staffing provision - capable and knowledgeable



Planning for significant lodge and glamping scheme granted



CLEUD granted



Over **231k visitors** pa  
Circa **£5m** revenue

## Historical Attendance

2018	262,431
2019	231,797
2020	140,499
2021	252,850
2022	193,916
2023	219,552
2024	231,565



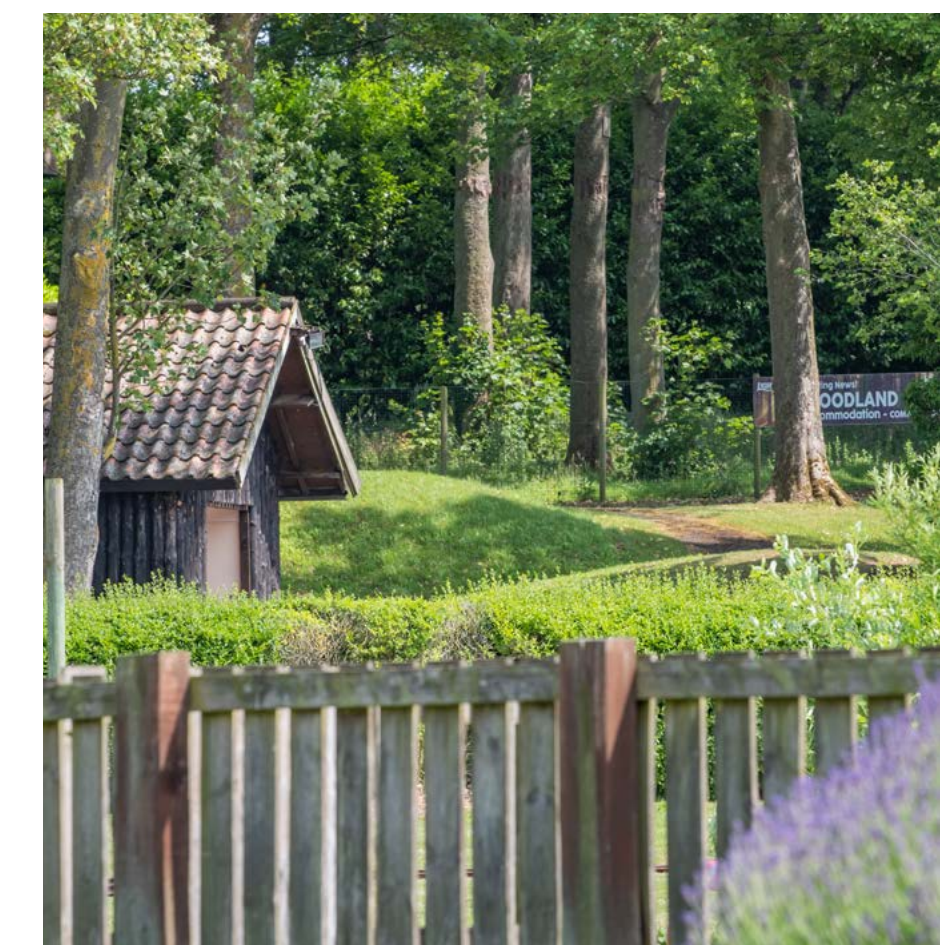
## Theme Park Highlights

**Established in 1969**, the park has been sympathetically developed and managed, latterly under the ownership of Brighton Pier Group Plc, as a major attractor in the region.

Offering a good range of themed attractions including numerous fun fair style rides, attractions and play facilities tailored to the under 12s, including Pirate Swinger, Splash Falls, Go Safari play and adventure golf, together with daily live entertainment.

Significant central facilities with plenty of food and beverage, and retail opportunities complementing the business.

Existing built infrastructure (buildings and land) offers huge scope for the further enhancement of the park and visitor offering.





# Situation & Location

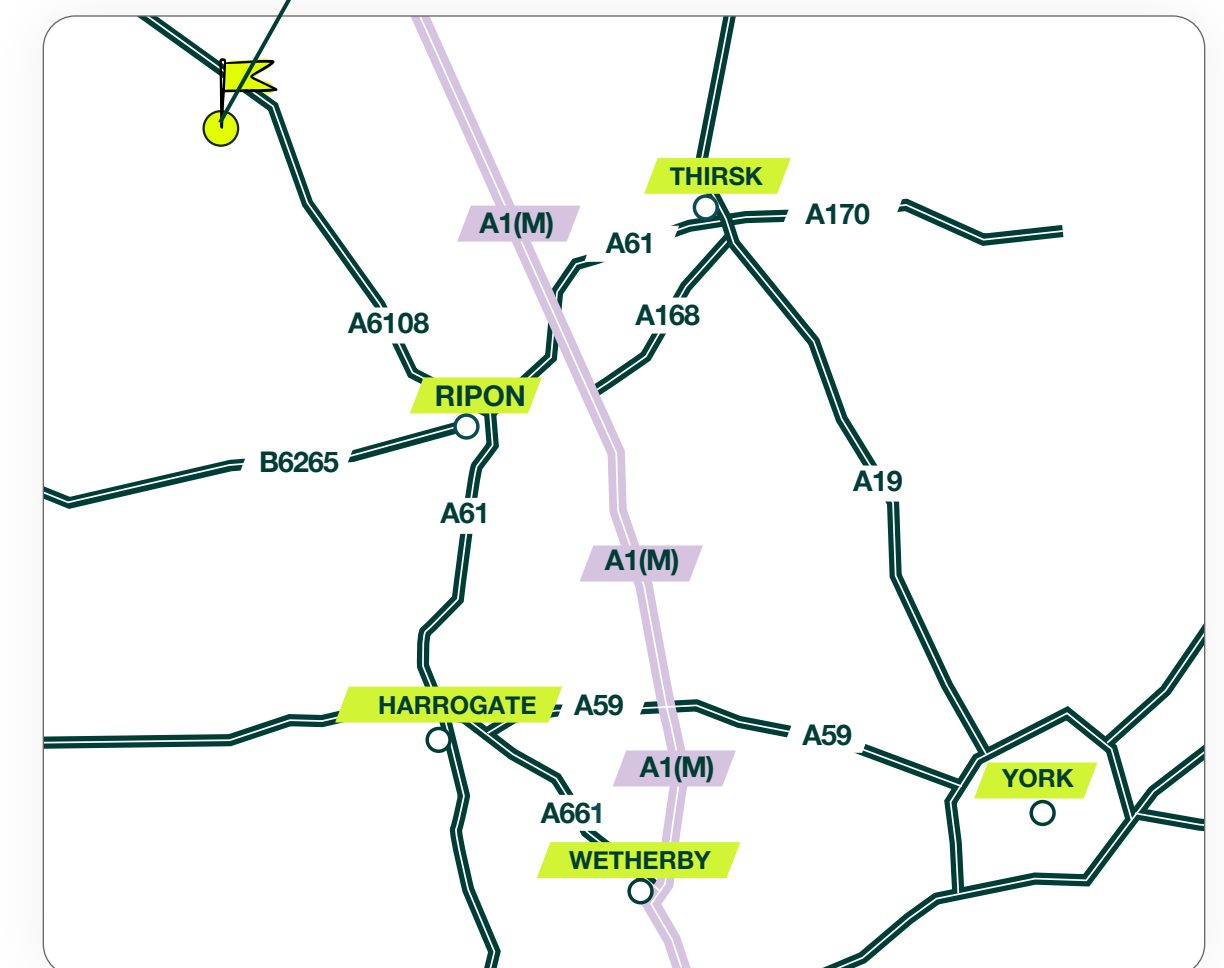
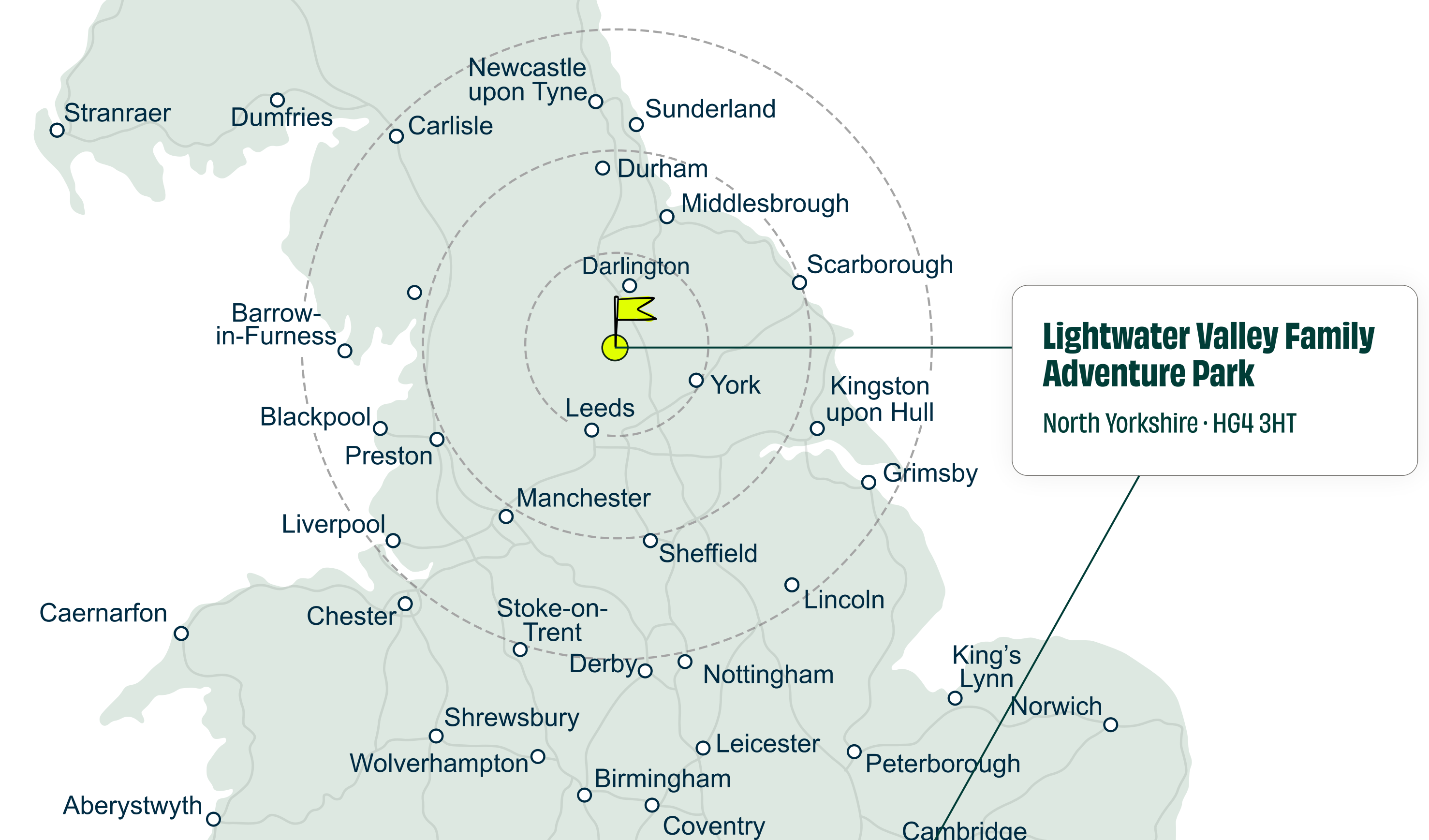


Lightwater Valley lies on the eastern fringe of the Yorkshire Dales National Park, approximately 5km to the north of Ripon.

The attractions benefits from good accessibility, with easy road links to (and signage off) the A1 (M) to the east via the A6108 and A61 providing a central location benefitting from a significant immediate catchment area including Yorkshire and the Northeast.

The popular spa town of Harrogate, and the market towns of Masham and Leyburn, are all reasonably close by and the pretty cathedral cities of Ripon and York are within easy reach. This beautiful area attracts both day visitors from the extensive Yorkshire and north east conurbations and longer staying domestic and non-domestic visitors from across the country and worldwide.

This area of North Yorkshire is well regarded tourist destination benefiting from its close proximity to the Nidderdale Area of Outstanding Natural Beauty and both the North York Moors National Park and the Yorkshire Dales National Park to the east and west respectively.





# Park History

1969	Fruit farm founded by Robert Staveley
1979	Lightwater Valley Express Train opens
1987	First rides introduced to the site – Rat Ride
1991	Ultimate Rollercoaster opened by Frank Bruno
1995	Splash Falls Opens
1997	Leisure Great Britain / Queensborough Holdings take ownership
2001	Ball Investments / Heritage Great Britain buy the park
2011	Skeleton Cove opens
2013	Angry Birds Activity Park opens
2015	Jurassic Adventure Golf opens
2017	Livingstone Leisure acquires the park
2021	Brighton Pier Group takes ownership
2024	New indoor soft play

# Park Map



Fun for all the family!



# Main Attractions

Lightwater Valley offers a full day out for the family, with the park presenting an array of themed areas and attractions throughout an expansive parkland setting, at the heart of which is a large lake surrounded by mature woodland.



## Go Safari

- Savanna Express · Train Ride
- Jungle Jump · Inflatable Pillow
- Monkey Drop · 1.1m to ride
- Outdoor play · Under 12's
- Tiki Raft

## Fairground

- Valley Theatre · Live Entertainment Venue
- Lightwater Valley Express
- Skyrider Carousel
- Carousel
- Space Pirates · Flying Saucers
- Ebor & Friends · Live Park Mascots
- Ebor's Ebors Soft Play

## Eagles Creek

- Eagles Creek Farm · Tractor Ride
- Dragon Drop
- Spin Bug

## Lakeside

- Splash Falls · Giant Water Slide
- Kangaroo Jump · Bounce Ride
- Elephant Flight
- Swan Boats · Pedalos

## Skeleton Cove

- Flying Cutlass · Pirate Ship
- Skull Rock · Circular Dipper
- Powder Kegs · Spinning Barrels
- Wave Ride · Junior Pirate Ship
- Adventure Play

## Top Thrills

- |                           |                    |
|---------------------------|--------------------|
| Vintage Cars              | Hall of Mirrors    |
| Hot Air Balloons          | Clownaround        |
| The Caterpillar · Coaster | Dragon Boats       |
| Skate Karts               | Ladybird · Coaster |

## Dino-roar Adventures

- Jurassic Adventure Golf · Themed Mini Golf
- Dino Dig
- Meet and Greet · Rex the Valleysaurus

## Discovery Woods

- Lakeside Walk
- Woodlands Play





## Souvenirs

The Mainline provides a general gift shop and confectionery outlet adjacent to the engine shed for the Valley Express.

## Hungry?

Throughout the park are a range of fast food and beverage offerings.

- The Grill · For burgers, hot dogs and fries
- The Big Fish Trading Company · Fish and chips
- Chicken Shack
- The Bakehouse · Biscuits and donuts
- Ebor's Soft play Café · Sandwiches and hotdogs
- Safari Shack · Ice creams and treats
- Sweet Dreams · Crepe and waffles

## Pop up's

- Little Yorkshire Coffee Cart · kiosk
- Candyfloss
- Face-painting

## Events & Shows

The park holds a calendar of events and shows throughout the year including:

- Daily Foam Parties
- Boogie Bash with the Valley Stars
- Ebor's Easter
- 999 Weekend - Emergency Services & Military Appreciation weekend
- Face Painting and Glitter tattoos
- Fantastic Fireworks
- Sonic the Hedgehog
- Meet & Greet Rex





# Extensive Infrastructure

The park benefits from significant built infrastructure including a former shopping village, large covered entrance courtyard, which provides extensive additional visitor facilities, administrative and general storage / service functions.

# Shopping Village

Adjacent to the park entrance this was purpose built and configured to provide a number of retail outlets along a Victorian themed street. This building now hosts:

- Donna Italia Pizza Restaurant\* - 110 covers
- Donna Italia Pizza Takeaway\*
- Guest Services (including first aid station)
- Public toilets
- Staff room & lockers
- Storage

\* Currently closed - seasonal opening as appropriate.



# Entrance Courtyard

Providing a large, covered courtyard served by various shops and facilities

- The Little Yorkshire Coffee Company – Tea room
- Ebor’s Sweet Treats – Confectionary
- Pretty Little Faces - Face painting studio
- Valley Theatre
- Administrative – At first floor – A suite of managerial offices

# Events Hall

Off the Shopping Village and now used for storage.

# Birds of Prey

Adjacent to Go Safari this former birds of prey centre provides additional storage and workshops.

# Pub in The Woods

Formerly serving Tree Tops Nets and capable of alternative use.

# Service Compound

A large compound off the main visitor facilities makes use of a series of former agricultural buildings adapted to provided secure workshops and storage areas.





# Lightwater Resort

Holding extensive development potential with consent granted and implemented for:



**75** Holiday lodges



**31** Glamping pods



Reception building



Landscaping

## Access & Parking

Total parking for over

**1,200**  
vehicles

- Hardstanding with overspill adjacent
- One way access and egress





Tenure  
Leasehold

99 years from 15th February 1998  
Expiry – 29th January 2097  
Current passing rent - £242,187.46 p.a.  
Annual Indexed linked review on 30th Sept.  
Permitted Use – Leisure / Amusement  
Park with retail and ancillary facilities

Title  
NYK212664

CLEUD  
Certificate of Lawful Existing Use or Development  
Granted 12.09.2011 over the majority of the site.

- Services
- Electricity – Mains 3 phase supplemented from solar (landlord’s agreement)
  - Water – three boreholes with landlords agreement
  - Drainage – private treatment plant with landlord’s agreement
  - Biomass – there are four boilers installed provided hot water and heating
  - Alarms – comprehensive intruder and CCTV



Rateable Value  
£350,000 – Effective date 1 April 2023  
Amusement Park & Premises

Licences and IP's  
The operation benefits from the following Licences:  
**Premises Licence – LN/199305670**  
The business will be sold with the benefit of all appropriate operational licences and IP rights to the Lightwater Valley Family Adventure Park brand.

**Local Authority**  
**North Yorkshire Council**  
Click here to access NYC's website and planning portal



# Basis of Disposal

Offers are invited for the leasehold interest via 100% of the shares in **Lightwater Valley Attractions Limited**, (Company Number – 04091902) the sole trading company of the attraction and a subsidiary of The Brighton Pier Group PLC.

Vacant possession will be given.

In addition to the purchase price, all consumable stock is to be purchased at valuation upon completion.

The company will be sold on a cash free, debt free basis with standard warranties and representations provided.



## Guide Price

£3m

## Data Room

Further information will be provided in a data room which can be accessed through Newmark.

## Process

The sale of Lightwater Valley Attractions Limited is by informal tender. All interested parties will be informed of the appropriate bidding process, deadlines and associated proforma information necessary to submit bona fide bids.

## Viewings

No approaches should be made directly to Lightwater Valley.

Please contact Newmark to arrange all viewings.





### Drone footage



Click here to see Drone  
footage of the park.



# Further Info

For further information, for access to the data room  
or to arrange an inspection please contact agents  
Newmark as per the details below:

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**NEWMARK**

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