

**RIGG FARM CARAVAN PARK**  
STAINSACRE, WHITBY, NORTH YORKSHIRE





## RIGG FARM CARAVAN PARK

STAINSACRE

WHITBY

NORTH YORKSHIRE

*Robin Hoods Bay 3.5 miles, Whitby 3.5 miles, Scarborough 17 miles, York 45 miles. (All distances approximates)*

### **A WELL PRESENTED CARAVAN PARK IN THE NORTH YORK MOORS NATIONAL PARK**

*“Rigg Farm Caravan Park is an attractively situated caravan park located in an ideal position for tourists being located between Whitby and Robin Hoods Bay. The property comprises a period 4 bedroom house, attached barn with planning for an annexe, 30 pitch static caravan site, 9 pitch touring caravan site, camping area and associated amenity buildings, situated in around 4.65 acres of mature grounds”*

**CARAVAN PARK:** A well established and profitable caravan park set in attractive mature grounds with site licence and developed to provide 30 static pitches and 9 touring pitches. The site benefits from showers and W.C. facilities and offers potential for further development subject to consents.

**HOUSE:** A surprisingly spacious period house with private garden areas. To the ground floor the property comprises: Utility/W.C., Kitchen, Pantry, Office, Conservatory, Dining Room, Living Room. To the first floor are three bedrooms and bathroom.

**ANNEXE:** Attached to the house is an externally completed barn which has planning consent for an annexe and offers potential to develop as a holiday let or incorporate and extend into the main house

**LAND:** In all the property sits within 4.65 acres of mature, well sheltered grounds and may offer potential for further development subject to consents.

**FOR SALE BY PRIVATE TREATY**

**GUIDE PRICE: £1,500,000**

[www.riggfarmcaravanpark.co.uk](http://www.riggfarmcaravanpark.co.uk)

## DESCRIPTION

The sale of Rigg Farm Caravan Park offers a genuinely rare opportunity to purchase a well established and profitable caravan site, attractively positioned near Whitby within the North York Moors National Park.

The property comprises a period 4 bedroom house, attached barn with planning for an annexe, 30 pitch static caravan site, 9 pitch touring caravan site, camping area and associated amenity buildings, situated in around 4.65 acres of mature grounds.

The business is well established and profitable and offers the opportunity for a purchase to generate a good annual income whilst also offering further scope for improvement.

The property is situated in a very pleasant rural position within the North York Moors National Park between Hawsker and Stainsacre and is less than 5 miles into the centre of Whitby and the sought-after resort of Robin Hoods Bay.

The location is the perfect base for a leisure business being within a short distance to Robin Hoods Bay, Whitby, Sandsend, Scarborough and the wider North York Moors National Park and the wide range of attractions on offer.



## LOCATION

Rigg Farm Caravan Park is situated in a rural position in the hamlet of Stainsacre, which is a scattered cluster of rural properties and farms. There are good local amenities and facilities available in the nearby villages of Hawsker and Ruswarp.

The property is ideal as a tourism base, being only 3.5 miles distant to the ever popular fishing village of Robin Hood's Bay, a picturesque coastal village characterised by its steep main street, running down to the beach and sea with narrow, cobbled alleys running off, concealing pretty cottages.

The traditional sea port of Whitby is a similar distance north and is a fascinating mix of eclectic shops and high quality restaurants, at the centre of the Heritage Coast and surrounded by the glorious scenery of the North York Moors National Park. It has featured in many television dramas and most famously in Bram Stoker's novel Dracula. Whitby is popular for general tourists but in particular with walkers and cyclists.

There are good road links close by via the A171, A169 and the A174. The A171 provides good access to Scarborough, Whitby and Teesside, whilst the A64 provides access to York, Leeds and the south. The train station at Scarborough has frequent direct links to York, Leeds and Hull.

The historic City of York is situated approximately 45 miles south west and provides a wide range of high-quality shops, restaurants, hoteliers, educational, sporting, recreational and health care facilities. The city benefits with mainline trains available to Kings Cross, London and Edinburgh in less than 2 hours.



## CARAVAN PARK



The main focus of the property is the caravan park, since purchasing the property around twenty years ago the current owners have substantially altered and developed the park to provide a very high quality static site which is fully occupied.

The caravan site is split into three parts. The original main static site is situated over the public highway to the south and provides 19 spacious static pitches, amenity building and land offering further development opportunities, in all, this area amounts to around 1.6 acres. This site is run between 1<sup>st</sup> March and 31<sup>st</sup> October.

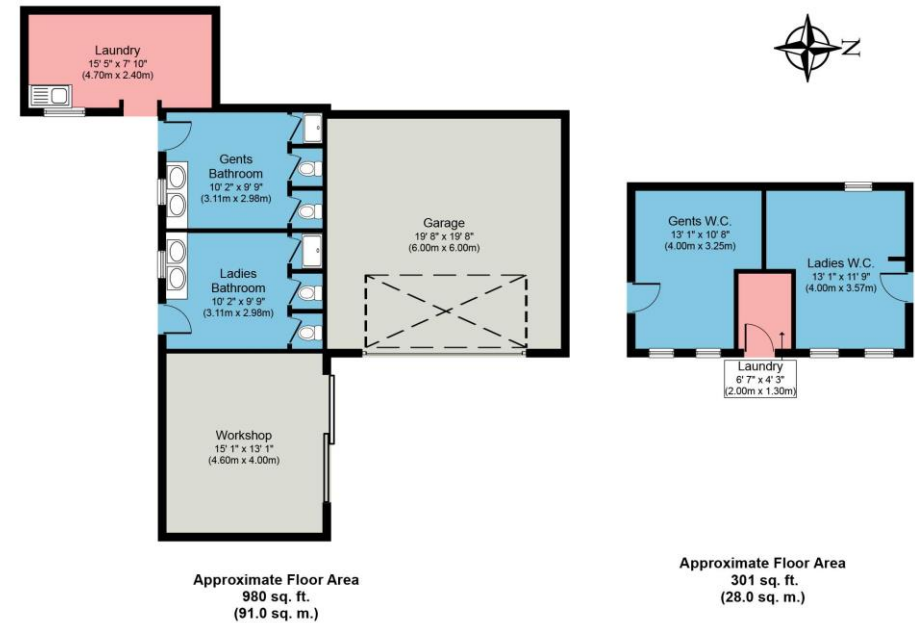
The remainder of the site is situated to the north and west of the house, comprising a very nicely presented modern 11 static caravan site with modern static vans on site all with private car park and decking areas. This section has an 11 month occupancy licence.

There is a further 9 pitch touring caravan site and amenity building to the immediate north of the house and a camping area adjacent to the static site. The touring site is run between 1<sup>st</sup> March and 31<sup>st</sup> October.

The business operates 1<sup>st</sup> March to 31<sup>st</sup> October and in our opinion the current annual pitch fees are very conservative being £2,100/annum (plus electric and gas) for the static vans to the south, £2,250/annum (plus electric and gas) for the static vans to the north and £1,900/annum for the touring pitches.

The business also generates income from static caravan sales.

## AMENITY BUILDINGS FLOORPLAN



## HOUSE & POTENTIAL ANNEXE

The living accommodation at the property is situated in a period stone and pantile property with the benefit of UPVC double glazing and central heating.

The accommodation comprises as follows:

### BOOT ROOM/ENTRANCE PORCH

2.96m x 2.1m

Useful boot room with tiled flooring, door leading through to WC

### WC

2.1m x 1m

Wash hand basin in vanity unit, low flush WC, tiled splashbacks

### KITCHEN

4.8m x 3.54m

Range of fitted wall and base units with 1.5 bowl single drainer sink unit with mixed tap over, four ring hob and raised integrated oven, tiled splashbacks, radiator, tiled floor, tiled surrounds

### PANTRY

3.1m x 1.4m

A useful under stairs pantry with fitted shelving.

### PANTRY/UTILITY ROOM

3.1m x 2.17m

Range of fitted shelving, plumbing for washing machine, fitted shelving, space for fridge freezer

### REAR PORCH

1.3m x 3.3m

### OFFICE

2.25m x 2.17m

Radiator, laminate flooring

### CONSERVATORY

3.3m x 2m

An attractive conservatory with access direct into the rear garden, part stone walls, tiled floor, radiator

### SITTING ROOM

5.2m x 4.85m

A well proportioned and light sitting room with gas fire in stone surround and stone hearth, beamed ceiling, 2x radiators



### DINING ROOM

4.4m x 3.89m

Double aspect room, radiator, large in-built cupboard, door with stairs up to bedroom four

FIRST FLOOR

### BEDROOM ONE

3.9m x 2.4m

Double bedroom, radiator

### BEDROOM TWO

3m x 2.56m

Radiator

### BEDROOM THREE

5m x 3m

Double bedroom, radiator

## BATHROOM

3.79m x 2m

Fitted bathroom suite with in-built airing cupboard, bath, low flush WC and pedestal wash hand basin

## BEDROOM FOUR

4.4m x 5.1m

Accessed from dining room, double bedroom, 2 x radiators.

## OUTSIDE

To the front of the property is a large tarmac driveway with parking for several vehicles together with mature gardens including large lawn area bordered by laurel hedging with mature herbaceous plants.

To the rear of the property is a further garden area which is very private from the caravan site and comprises a walled tarmac yard area with seating area and mixed shrubs and herbaceous borders.

Situated immediately to the south of the house in an adjoining stone and pantile building is a traditional building which has planning consent for an ancillary cottage/annex.

## ANNEXE / COTTAGE ACCOMMODATION

The cottage has been fitted out in a shell like state and now requires first and second fix internal completions and the property currently comprises:

### GROUND FLOOR

#### POTENTIAL OPEN PLAN LIVING, KITCHEN, DINING AREA

6.2m x 4.1m

### FIRST FLOOR

#### POTENTIAL EN-SUITE BEDROOM

6.3m x 4.1m



## FLOORPLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## GENERAL INFORMATION - REMARKS & STIPULATIONS

### BUSINESS ACCOUNTS

Trading accounts will only be available to seriously interested parties who have viewed the property.

### EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not.

### METHOD OF SALE

The property is being offered for sale by private treaty. The agent reserves the right to conclude negotiations by any other means at their discretion. To be kept informed of sales progress, interested parties should inform the agents of their interest on 01653 697 820 or email: [tom.watson@cundalls.co.uk](mailto:tom.watson@cundalls.co.uk)

### GENERAL INFORMATION

Services: Mains electric and water supply. Private sewage treatment plant and septic tank drainage system

Council Tax: Band E

Business Rates: Rateable Value: £9,000. Small Business Rate Relief Applies

Tenure: We understand that the property is Freehold and that vacant possession will be given upon completion.

Planning: North York Moors National Park: Tel: 01439 770657.

Viewing: Strictly by appointment with the agents' office in Malton, 01653 697820

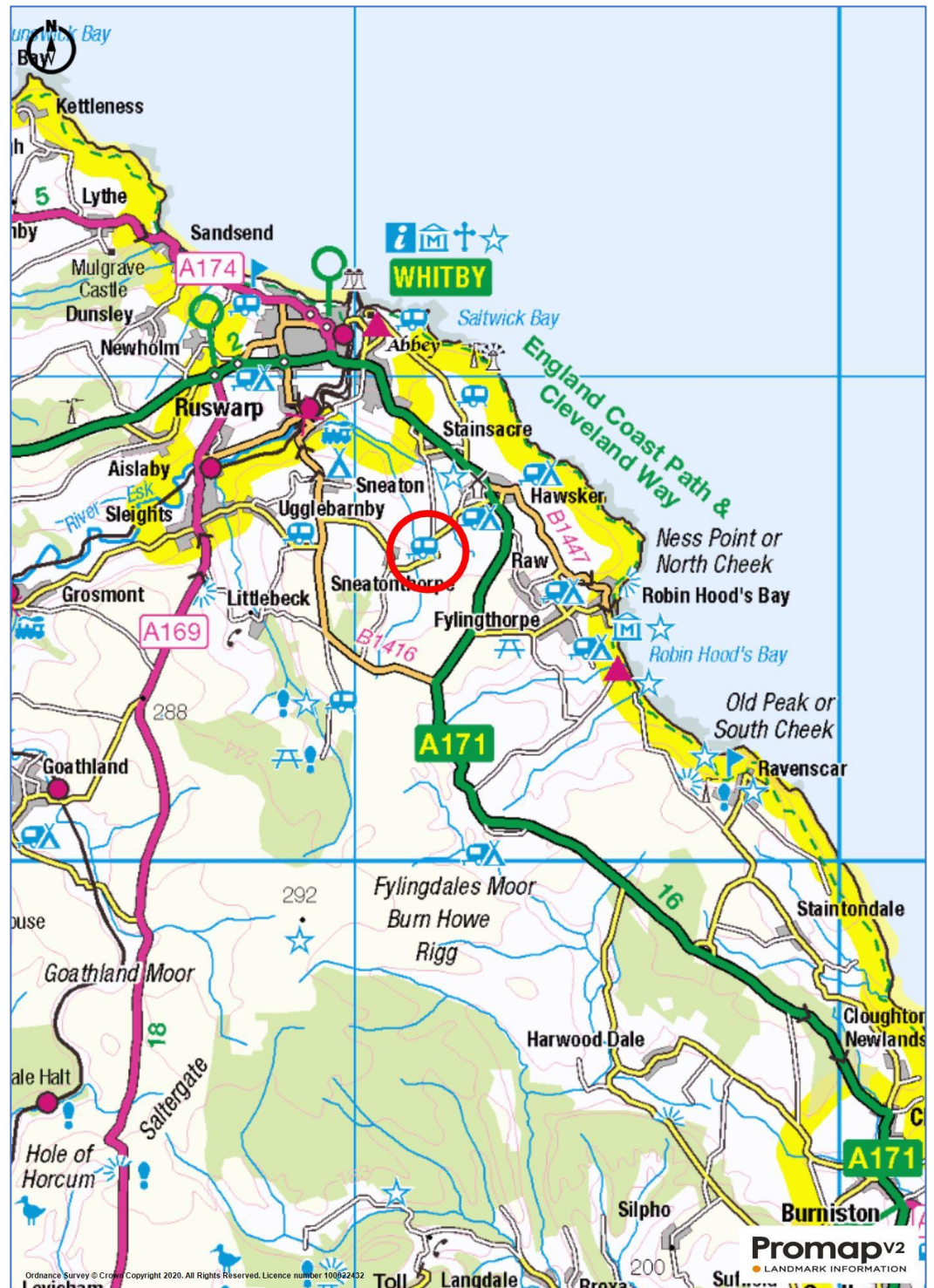
Guide Price: £1,500,000

Postcode: YO22 4LP (Please see insert location plan)

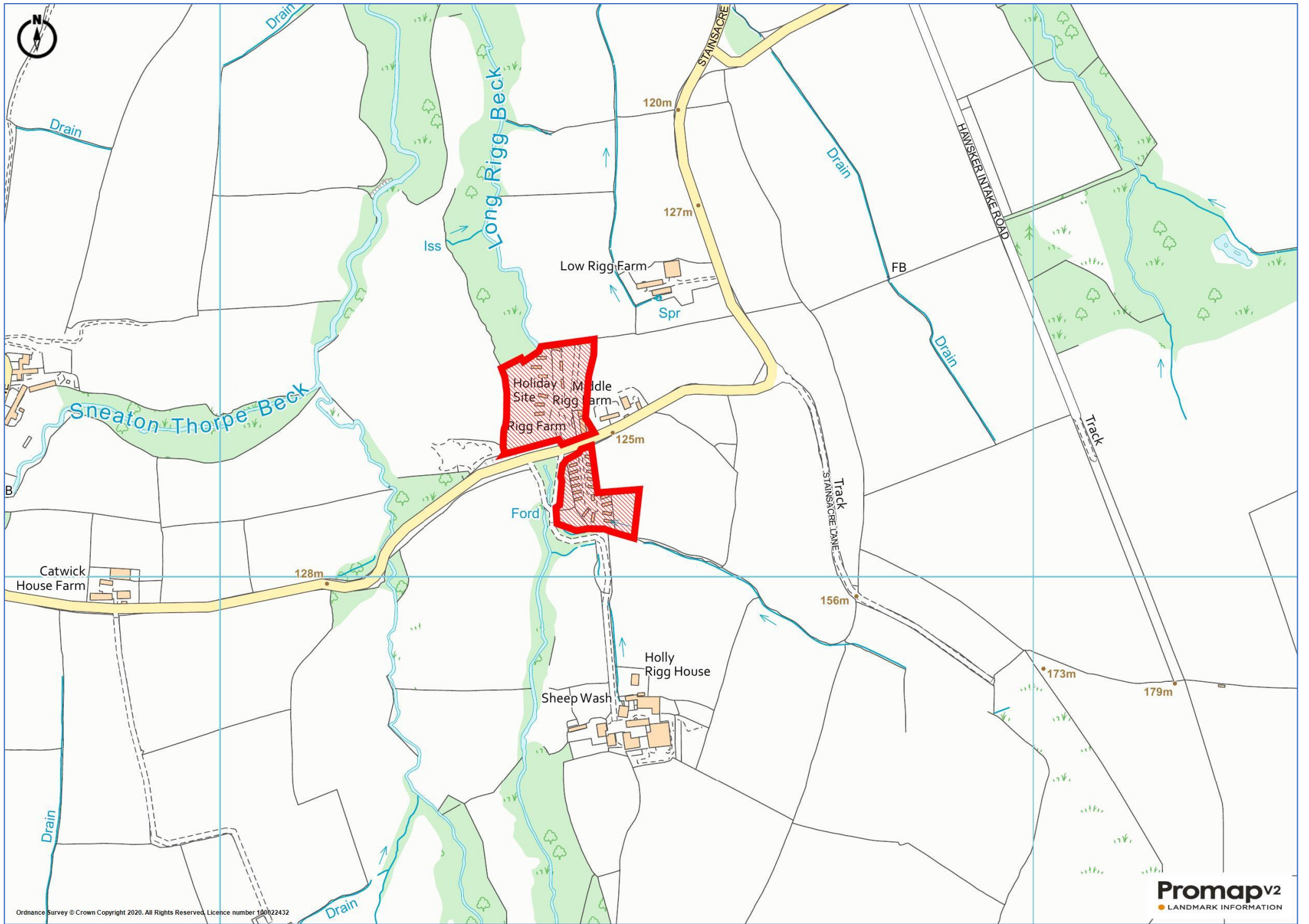
EPC: Please see attached/enclosed within.

### NOTICE:

Details and photographs prepared July 2020  
All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is brought as seen.  
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.









**PROFESSIONALS IN PROPERTY SINCE 1860**



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