



Visitor Attraction for sale
Mabie Farm Park, Dumfries, DG2

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Mabie Farm Park, New Abbey Road, Dumfries, DG2 8EZ

Guide Price

£1,800,000

Description

A thriving and profitable farm park, close to the Solway shore in a popular tourist destination, with good accounts, extending to approximately 54 acres, with two houses, a good selection of play sheds and outdoor rides for sale due to ill health. Optional lodge development site available.

Selling Agents

C&D Rural, Lakeside, Townfoot, Longtown, Carlisle, CA6 5LY





KEY FEATURES

- Popular, profitable, visitor attraction
- Over 1000 visitors on busy days
- Indoor and outdoor facilities
- Turnover in excess of half a million pounds
- 2 Houses, recently modernised, in walk-in condition, ideal as owner's accommodation or as holiday lets
- Optional lodge development site with planning consent
- Large holiday parks nearby
- 54 acres approx
- Well equipped, large tea room (120 covers)
- Excellent potential to extend the operating season



Visitor Attraction for sale as a going concern

A thriving, highly profitable farm park with exceptional visitor ratings for sale as a going concern. Located close to the Solway shore in a popular holiday area, with good trading history, Mabie Farm Park extends to approximately 54 acres, with an excellent arrangement of play sheds, animal housing and outdoor activities and is for sale due to ill health.

Mabie Farm Park was opened in 2000. It is a very well established and very popular local visitor attraction, achieving good ratings on the websites. It is close to Dumfries with numerous holiday parks in the area and less than two hours from Edinburgh, Glasgow and Newcastle.

There is a good range of indoor and outdoor facilities along with a large tea room and shop. There is potential to significantly extend the operating season by increasing the indoor facilities, possibly with an insulated play shed. Mabie Farm Park has two good houses, one with five bedrooms and one with three bedrooms, both recently refurbished which make ideal owners accommodation or would be suitable as holiday lets, subject to the necessary consents.

The land extends to approximately 54 acres.

Adjacent to Mabie Farm Park, planning has been granted for the erection of 10 chalets. This development site is available as an optional extra by negotiation.



Location

Mabie Farm Park is only 5 miles from Dumfries on the Solway Coast. Dumfries is the principle town in the area and provides a wide range of schools, shops, retail outlets and other services including a major hospital and the University campus.

The Solway Coast and Dumfries and Galloway are noted for their scenic beauty and offer a wide range of leisure activities, holiday parks and hotels.

Dumfries has good communications via the M6 and M74 to Glasgow, Edinburgh, Newcastle, Manchester and beyond. The city of Carlisle is only 30 miles away.



Facilities

Reception and Farm Shop (19m x 6.8m)

Traditionally built under a pitched slate roof with brick floor.

Indoor play facilities

Indoor facilities include the straw barn with rope swings over the straw adventure area and ride on tractors. Adjacent is the play barn with climbing wall, large wooden climbing/ play structure and smaller toddler play area, as well as a seating area with picnic facilities and also incorporating two party rooms.

Play Barn (24m x 18m)

Modern wooden framed building with box profile roof.

Straw Barn (18.4m x 18.1m)

Steel portal frame building with blockwork walls and concrete floor box profile roof and cladding.



Outdoor

The extensive outdoor facilities include an astro slide, toboggan run, boating pond, peddle Go-karts, play park with swings, sand pits, aerial runway, play houses, 2 air bouncers, quadbikes and the Mabie Farm “Choochoo express”.

Outbuildings

In addition to the principal buildings listed below there are various structures at the Farm Park including: a poultry display shed, wooden shed at the go kart track, boat house at the pond and a donkey shed.

Animals

The animal paddocks, barn and other areas include horses, cattle, lamas, alpacas, pigs, sheep, goats, donkeys, a broad variety of birds and smaller animals such as rabbits, mice, ferrets, guinea pigs and chipmunks. Donkey rides are also available.

Rabbit Hutches – Pole Barn structure with blockwork walls. Rabbit accommodation.

Sheep Shed (24m x 14m) – Of wooden portal frame under a box profile roof with Yorkshire boarding and concrete floor.



Catering

Tea Room (15.3m x 14.6m)

The Farm Park has a large tearoom with 120 covers which is equipped to provide a good range of meals, hot and cold drinks, snacks, etc. Large parties can be catered for as well as the other visitors. There is also a substantial external patio area, a play area, toilets etc.

This is a traditional constructed building with white rendered finish under a pitched slate roof with solid wood floor and fully fitted commercial Kitchen Unit. Significant seating area for guests 120 covers. Doors opening to a substantial external patio area with additional seating, grass play area and the central courtyard. There are ladies, gents and disabled WC's accessible directly from the Tea Room.

External Toilet Block (7.4m x 5.3m)

Traditionally built with blockwork walls under a pitched slate roof with concrete floor, double glazing and offering male and female toilet areas with a disabled block.



Residential Dwellings

Farmhouse

There is an attractive traditional farmhouse situated adjacent to the Farm Park and part of the courtyard. Traditionally built under a pitched slate roof and has its own private garden. the property presents beautifully throughout and benefits from a recently fitted modern kitchen/ Dining space with Rangemaster, oil fired central heating and double glazing.

The accommodation over two levels comprises:

Ground floor

Store room, Utility Room/ WC. Kitchen/ Breakfast, Dining Room. Living Room, Bedroom En- Suite.

First Floor

Four further Bedrooms, Bathroom



The Old Barn

Traditional building forming part of the courtyard which was converted in 2010 to provide accommodation over three levels. Timber frame construction within the traditional stone walls and benefits from double glazing throughout with oil fired central heating. Providing spacious family accommodation.

To the front the property has an enclosed patio area.

The accommodation over three levels comprises:

Ground Floor

Entrance Hall. Cloakroom/ WC, Utility Room, Living Room.

First Floor

Master Bedroom En Suite, Two further Bedrooms, Bathroom.

Second Floor

Open plan living/ dining Room with adjoining kitchen.



The Land

The land extends to approximately 54 acres (21.8 hectares), currently used in conjunction with the Farm Park for the grazing of a herd of native breed cattle, but also grazed by a herd of commercial sheep.

Lodge Development Site

This is available if required by negotiation.

Planning consent has been granted for the construction of a 10 lodge development with ancillary drainage, additional parking etc. Work has been commenced on this and it has been acknowledged by the planning authorities as being under construction.

Guide Price: £300,000.



Accounts

The business turns over in excess of £500,000 per annum and has done so since 2015. There is an excellent gross profit and a very respectable six figure net profit every year. Detailed accounts are available to bonafide interested parties.

There is substantial scope to further develop the park and extend the opening season with the erection of further insulated indoor facilities.

Fixtures and Fittings

The general catering, play and operational equipment is included in the sale with the exception of the quad bikes which are replaced at the beginning of every season. Livestock, catering and shop stock are all available by separate negotiation.



Website and Social Media

The website and all social media pages, logos, marketing products etc are all included in the purchase price.

Access

The access road is not owned by Mabie Farm Park but the maintenance obligation is a tarmac or concrete surface suitable as the main entrance to a busy farm park.

Maintenance is payable according to usage but the Farm Park may unilaterally at their cost carrying out repairs.

Ownership of the access road is part of the optional lodge development.

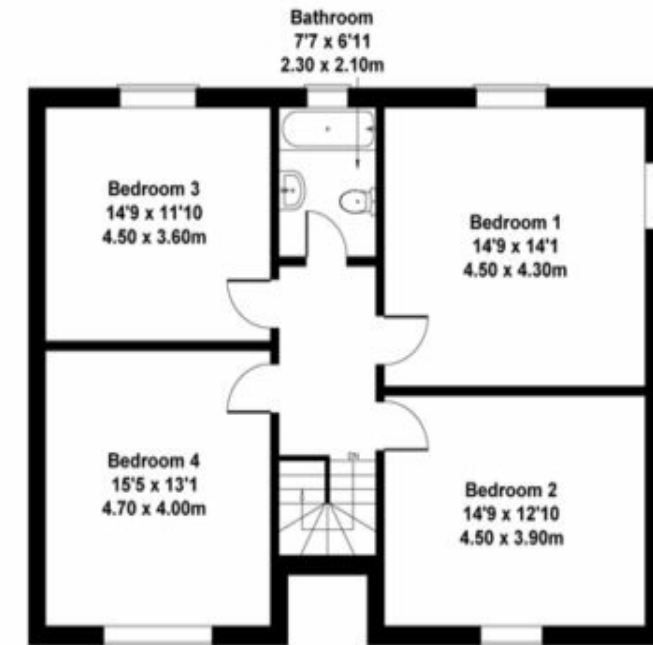


Burnside Farmhouse

Approximate Gross Internal Area
2671 sq ft - 248 sq m



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2018



Directions

Mabie Farm Park is 3.5 miles south west of Dumfries. From Dumfries follow the “Solway Coast” Road, the A710, towards New Abbey. 1.5 miles after passing Islesteps village you will see the sign post on your right for the farm park. The postcode is DG2 8EZ.

Services

Electricity: Mains

Water: Mains water

Heating: Oil fired central heating- there is a separate system for each house.

Drainage: Septic tank

EPC Ratings

Burnside Farmhouse- C

The Old Barn- C

Local Authority

Dumfries & Galloway Council, Carruthers House, English Street, Dumfries, DG1 2DD. Tel: 03033333000

Fax: 01387 260225.

Council Tax Bands

Farmhouse- E

The Old Barn- D



Fixtures and Fittings

All the equipment and Farm Park animals are included in the sale. Dry goods, perishables, livestock feed, shop contents etc must be taken over at cost for current stock.

Rates

The Rateable Value for Mabie Farm Park is set at £35,000 effective from 1st April 2017.

Viewing

Strictly by appointment with the Selling Agents.

Joint Agents

Galbraith, 93 King Street, Castle Douglas, DG7 1AE. Tel: 01556 505346.

Entry & Vacant Possession

At a date to be mutually agreed.

Offers

Offers for the property should be submitted Scottish Legal Form to C & D Rural, Lakeside, Townfoot, Longtown, Carlisle, CA6 5LY. Those parties wishing to be informed of a closing date for offers, should notify the selling agents of their interest, as soon as possible, to ensure they are contacted. The Vendor and selling agents, however, reserve right to sell privately and without imposing a closing date and do not bind themselves to accept the highest or any offer. In order to fulfil the requirements of the Money Laundering Regulations 2017, the successful purchaser will be asked to provide proof of identity to the selling agents for which a photogenic driving license or similar would suffice.



Website and Social Media

Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on facebook.com/cdrural.

Generally

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

Sporting and Mineral Rights

These are included in the sale.

SGRPID Local Office and Basic Payment Scheme

SGRPID, 161 Brooms Rd, Dumfries, DG1 3ES T:0300 244 5888

We are advised that the vendors are active farmers and completed an IACS/SAF submission in 2019 (a copy of which can be made available for inspection). No entitlements are included in the sale. For the avoidance of doubt any such payments already applied for (2019 scheme year), will be retained by the sellers.

Basic Payment Entitlements

There are no Basic Payment Entitlements included in the sale.

LFASS (Less Favoured Area Support Scheme)

The whole of the subjects lie within the LFASS area and for the avoidance of doubt any payment due under this scheme for the current season will be retained by the seller's.

Matters of Title

The subjects are sold under the conditions in the title and any existing burdens (rights of way, right of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor for a definitive list of burdens subject to which the property is sold.





Lakeside Townfoot Longtown
Carlisle CA6 5LY

www.cdrural.co.uk

T: 01228 792 299 | E: office@cdrural.co.uk

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