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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



287 St Antonys Bank
Humberston Fitties
DN36 4HB

£55,000

Crofts Estate Agents are delighted to market this superb and one-off opportunity for the buyer to design and build their own holiday chalet on the famous Humberston Fitties.

The Lease on this plot can be purchased free from Stamp Duty Land Tax.

- * Purchaser to apply for Planning Permission
- * Services to be provided by Freeholder
- * No stamp duty to pay
- * Caravan Site Licence on this plot

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Planning information

This is a superb and one-off opportunity for the buyer to design and build their own holiday chalet on the famous Humberston Fitties.

The Lease on this plot can be purchased free from Stamp Duty Land Tax. Clients can either apply to N E Lincs Council for standard planning permission to construct a chalet which complies with the Humberston Fitties Chalet Design Guide, or benefit from the Caravan Site Licence, granted to site owner's Tingdene Holiday Parks Limited on 5th June 2023. Services including electricity, drainage and water will all be provided via Tingdene with no further cost to the purchaser.

Ground rents are delayed until the properties are built out or the start of 2024 whichever is earliest. Service charges are compulsory upon purchase in accordance with the terms of the plot Lease.

Where clients wish to design and build a holiday chalet, planning permission must be sought by applying to N E Lincs Council. Typically, where planning permission is granted, this is subject to a restricted 8-month occupancy period, and the reinstatement of the plot as a cleared site after ten years.

Alternatively, on 5th June 2023, the site owner, Tingdene Holiday Parks Limited, was granted a Caravan Site Licence in accordance with Part 1 of the Caravan Sites and Control of Development Act 1960. The licence enables individual leaseholders that are issued with permission from Tingdene to station a caravan on this plot, and provides that: - Caravans may be placed on this plot without the need for further planning consent; - There is no requirement for the caravan to be fabricated in line with the Chalet Design Guide; - The caravan may be occupied for a period of ten months; and - There shall be no requirement to reinstate the plot as a cleared site after ten years. The site licence, issued under Permitted Development Rights, enables Tingdene to construct a base for the siting of the caravan structure, roadways, pathways and the installation of services or media that may be required to supply the caravan. No further planning permission is required for the Permitted Development works to be undertaken. Caravans that Tingdene may permit should not be confused with the types of static caravans on neighbouring holiday parks, and instead are defined by three key aspects: - The caravan is moveable if required; - The caravan meets a maximum size of 20m x 6.7m; and - The caravan is constructed of a maximum of two parts, that when joined together, are moveable as one unit, if required. ROI: The use of holiday chalets and permitted caravans for short-term holiday lets is becoming an increasingly popular way of maximising investments on the Humberston Fitties. Typically, clients can expect a return on investment of up to 45% per annum.

Council Tax: This plot is not currently subject to a Council Tax Band. The ratings experts at Keystone Asset Management assess that upon the construction of a holiday chalet or the placement of a caravan structure, the applicable Council Tax Band will be Band A.

Annual charge and lease fees

We can confirm the 2023 annual running costs for your holiday home are as follows: Annual Lease Fee £3,021.50 + VAT Service Charge (estimated) £751.32 + VAT*