



Fineburn Caravan Park

Frosterley DL13 2SY

By Auction £39,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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Fineburn Caravan Park

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- Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £39,000
- Two Bedrooms
- Parking Space

- New Wilerby Hampshire Series 3 Lodge
- Piquresque Holiday Park In Weardale
- LPG Heating

- Two Bathrooms
- Open Plan Living Accommodation

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A Holiday Home located on Fineburn Caravan Park in Frosterley, Weardale, this charming park home offers a delightful retreat in the heart of the countryside. This property is part of the New Wilerby Hampshire Series 3 Lodge, designed to provide comfort and relaxation.

The home features a spacious reception room that welcomes you with warmth and light, perfect for unwinding after a day of exploring the stunning surroundings. With two well-appointed bedrooms, this property is ideal for small families or couples seeking a peaceful getaway. One bedroom is complemented by its own bathroom, ensuring convenience and privacy for all occupants.

The park home is set within a beautiful holiday park, surrounded by the natural beauty of Weardale, making it an excellent choice for those who appreciate the great outdoors. The tranquil setting is perfect for leisurely walks, and the nearby countryside offers a wealth of opportunities for adventure and exploration.

Additionally, the property includes parking for one vehicle, providing ease of access for residents and guests alike. Whether you are looking for a holiday retreat or a permanent residence in a serene environment, this park home at Fineburn Caravan Park is a splendid choice. Embrace the charm of countryside living while enjoying the modern comforts this property has to offer.

GROUND FLOOR

Lounge Open Plan Kitchen And Dining Area

5.941 x 4.974

Kitchen is fitted with a range of wall and base units with contrasting work surfaces over , integrated oven and gas hob, separate eye level oven and microwave, integrated fridge freezer, breakfast bar, sink unit with mixer tap and window to side.

Dining area having central heating radiator and patio door to side.

Lounge area has patio doors to the front Decking, feature fireplace with electric fire.

Inner Hallway

Having storage cupboard housing gas boiler.

Bathroom/WC

Fitted with a white suite comprising of panelled bath with mains shower over, wc, wash hand basin and chrome heated towel rail.

Bedroom One

10'1" x 8'6" (3.095 x 2.609)

Having a range of fitted bedroom furniture and central heating radiator.

Bedroom Two

9'5" x 8'9" (2.880 x 2.680)

Having central heating radiator, storage cupboard and uPVC double glazed window to front to side.

En Suite Shower Room/ WC

Having a double shower cubicle, wash hand basin, WC and chrome heated towel rail.

Externally

Externally there is a decked veranda with views ,additionally is a further decked patio area to the rear.

Agents Note

Heating is ran by LPG gas Bottles

The Chalet has a septic tank on site and mains water.

The pitch fees for the chalet is currently (2025) £3024 per annum to include water & sewerage
Electric and gas are the owners responsibility

Agents Note

The property is not freehold nor leasehold however there is a Chalet Pitch License in place however upon change of ownership the new potential owner will need to meet with the owner of the Caravan Park to be granted 'approval' which will not be reasonably withheld. The licence is reviewed annually.

Agents Note

This property is subject to Holiday use, but may be available to live in all year round, after negotiation with the site owner.

Other General Information

Other General Information:

Gas and Electricity: LPG Gas Bottle/ Mains

Sewerage and water: Mains/ Septic Tank

Broadband: Superfast Broadband available. Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Mobile Signal/coverage: Limited with a number of different service providers. We recommend contacting your service provider for further information.

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.

Auctioneers Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and

are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

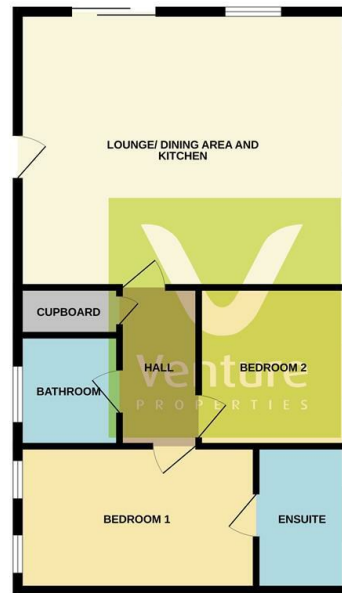
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

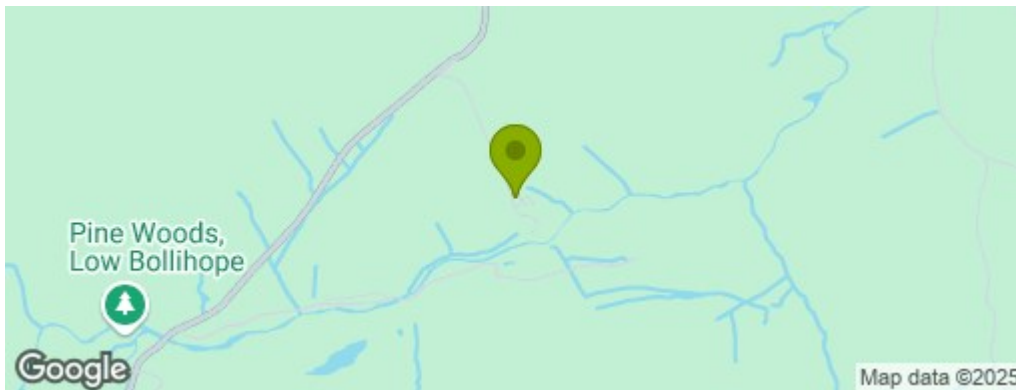
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

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