

LOW GREENLANDS HOLIDAY PARK
Tewitfield, Carnforth, Lancashire





LOW GREENLANDS HOLIDAY PARK

TEWITFIELD, CARNFORTH, LANCASHIRE, LA6 1JQ

J35, M6 (Carnforth) • Burton-in-Kendal 1.7 miles • Kendal 13.5 miles • Lancaster 10 miles
(distances approximate)

ESTABLISHED GLAMPING & TOURING PARK WITH HOLIDAY COTTAGE
BORDERING THE LAKE DISTRICT AND YORKSHIRE DALES, WITH SCOPE FOR
FURTHER DEVELOPMENT

- Planning permission and Site Licence for 12 camping pods and 11 touring pitches
- Developed with 11 hardstanding caravan/motorhome pitches and nine luxury glamping pods
 - Low Greenlands House – 4 bed/3 bath luxury holiday let with hot tub
 - Amenity block and laundry store
- Potential to convert former Pigeon Loft to holiday accommodation, subject to planning

About 1.78 acres (0.72 hectares) in total



Unit 9, Underly Business Centre,
Kearstwick, Kirkby Lonsdale, Cumbria, LA6 2DY

Tel: 01524 880346

www.gscgrays.co.uk

kjw@gscgrays.co.uk



Background

The origins of Low Greenlands Holiday Park date back to approximately 1999, when the current owner's family purchased the property as a former plant nursery.

As part of the initial phase of development, Low Greenlands House was constructed and planning consent obtained for 14 caravan pitches.

Between 2019 and 2022, the park underwent a comprehensive programme of redevelopment and investment, including the installation of nine luxury glamping pods to broaden the accommodation offering.

Low Greenlands House was fully renovated and modernised in 2022, incorporating key upgrades including installation of a hot tub and a 6kW solar array, improving both the guest experience and the property's energy efficiency.

In 2022, a planning application was submitted for the redevelopment of the former pigeon loft to provide three luxury two-bedroom "Loft Apartments". Although the proposal was not pursued at that time due to other commitments, this represents a clear opportunity for future development subject to the necessary consents).

Location

Low Greenlands Holiday Park is situated in the picturesque village of Tewitfield, North Lancashire, on the border of the Lake District National Park and the Yorkshire Dales.

Occupying a prominent position on Burton Road, the park benefits from excellent transport connectivity, with immediate access to Junction 35 of the M6 motorway. This strategic location ensures strong appeal to both regional and national visitors seeking a peaceful yet easily accessible rural retreat.



Within approximately 200 yards of the park are a range of popular local attractions, including Greenlands Farm Village, the Tewitfield Locks on the Lancaster Canal, and The Longlands Hotel and Restaurant, offering convenient dining options for guests.

The wider area is renowned for its outstanding natural beauty, encompassing Morecambe Bay, the Lake District, the Trough of Bowland, and the Yorkshire Dales National Park. The region provides a wealth of leisure opportunities such as walking, fishing, birdwatching, cycling, and visits to notable heritage destinations including Leighton Hall and Lancaster Castle.

Access to the park is provided directly from Burton Road via a wide, splayed entrance with an electronic security barrier.



Low Greenlands Holiday Park

Low Greenlands Holiday Park generates income through a combination of casual touring pitch fees, luxury glamping pod rentals and the letting of Low Greenlands House.

The park currently comprises:

- Nine luxury glamping pods, each fully equipped with a smart TV, underfloor heating, dining furniture, double bed and sofa bed, kitchenette (sink, hob, and fridge), and private bathroom with shower, WC, and hand basin.
- Eleven hardstanding touring caravan/motorhome pitches, all with electric hook-up points, located within an adjacent area.

The park has been strategically designed for remote management, allowing for streamlined operations and strong cost efficiency. It operates on a self-check-in/check-out system, with guests provided with barrier access and key safe codes upon booking. CCTV coverage across the park enables remote monitoring for security and operational oversight.

All sales, bookings, and payments are managed online and are supported by a comprehensive suite of automated email templates that handle guest communications efficiently.

Bookings are made through online travel agents, of which there are over 30 agents connected, generating year-round income from the camping pods and holiday cottage. Many of which offer low or no commission fees. This has resulted in increased revenue and reduced booking costs.

Operational flexibility is enhanced through mobile-based management, enabling the business to be overseen from any location. Core functions, including cleaning, laundry, and hot tub maintenance, are outsourced to trusted local contractors, while general site maintenance is handled by a part-time grounds person (approximately one day per week).

The pricing structure is variable by season and length of stay:

- Caravan pitch: £14 per person per night
- Luxury glamping pods: £40 per person per night plus a supplement of £15 per person per night for a party of more than two guests
- Luxury holiday house: Prices start from £850 for two guests for a three-night stay or £28 per person per night.

These competitive rates support strong occupancy levels and a high proportion of repeat bookings. Full and current pricing information is available on the park's website: www.lowgreenlands.co.uk.

Turnover Summary (last three financial years):

	YE 31.03.2022	YE 31.03.2023	YE 31.03.2024
Turnover	£165,037	£121,696	£120,070

Opportunities

A hands-on new owner could enhance profitability by taking on selected day-to-day maintenance tasks, thereby reducing operational costs.

Furthermore, there is considerable untapped potential to grow the business's digital presence and boost direct bookings through more effective use of social media and targeted online marketing initiatives.

With robust infrastructure, streamlined systems, and scope for future development, Low Greenlands Holiday Park represents an attractive, low-maintenance leisure investment.

Additional growth opportunities include:

- Increasing the number of pitches, including developing additional three pods under existing consent.
- Converting touring pitches to static holiday units
- Extending the operating season to a 12-month period
- Redevelopment of the site for alternative use

All subject to gaining the necessary planning consents.



Foreground - The Amenity Block
Background - The Pigeon Loft



Amenity Building

The park is well served by a modern and purpose-built amenity building, constructed in blockwork with timber cladding beneath a pitched tiled roof. Ideally positioned centrally between the glamping pods and Low Greenlands House, the facility provides guests with high-quality, fully equipped amenities essential to the smooth operation of the park.

The building comprises:

- Ladies, gents and accessible toilet and shower facilities, all finished to a high modern standard
- Baby changing room
- Pot-washing area
- Guest laundry facilities
- Elsan waste disposal point

The Pigeon Loft

Located to the rear of the amenity block is an open storage area, positioned adjacent to a building formerly used for racing pigeon housing (the "Pigeon Loft").

The structure offers clear scope for future development or alternative leisure use, presenting an excellent opportunity to expand the property's income-generating potential.

Subject to the necessary planning consents, the building could be repurposed to provide additional guest accommodation, self-contained holiday units, or alternative residential use, complementing the existing holiday park facilities and enhancing overall site value.

Low Greenlands House

Sleeps 8–10 - 4 Bedrooms - 3 Bathrooms - Private Grounds - Hot Tub - EV Charging Point

Low Greenlands House is a luxuriously appointed detached property set within its own private and enclosed grounds. Offering generous living accommodation arranged over two floors, the property currently operates as a self-catering holiday let within the holiday park. It comprises four bedrooms, comfortably accommodating up to ten guests, and benefits from year-round occupancy.

Alternatively, the house would suit a lifestyle operator seeking a convenient private residence with the advantage of direct, on-site management of the holiday park business.

Accommodation Summary:

Ground Floor:

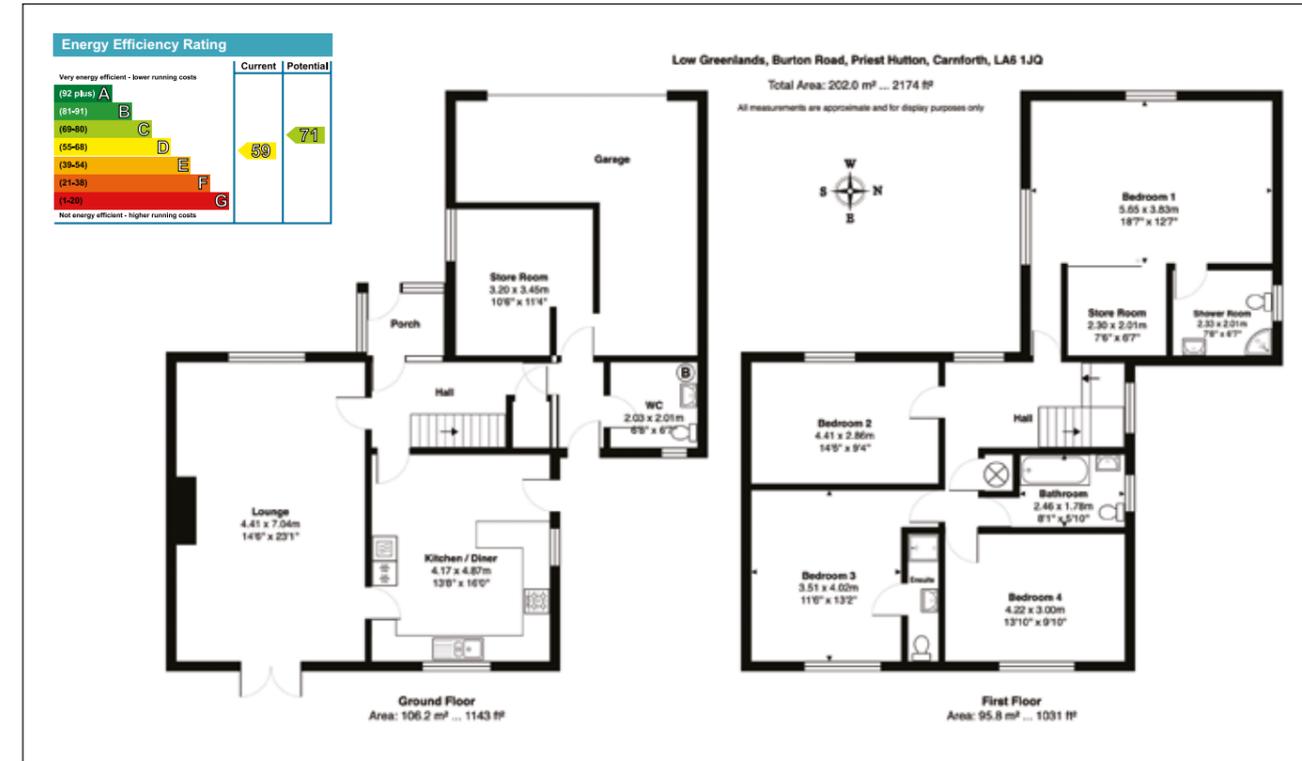
- Entrance porch leading to a welcoming hallway with WC
- Large modern kitchen featuring integrated appliances including hob, oven, microwave, fridge/freezer, dishwasher, and breakfast bar
- Generous open-plan lounge/dining room with direct access to the rear garden via French doors

First Floor:

- King-size bedroom with sofa bed, walk-in wardrobe, and en-suite shower room
- Double bedroom with en-suite shower room
- Two further twin bedrooms with access to a shared family bathroom (featuring bath and separate shower)

Additional key features include a private hot tub and EV charging facilities.

Externally, Low Greenlands House benefits from well-maintained private gardens, featuring mature planting and lawned areas that provide a tranquil and attractive setting. A paved outdoor entertaining space, equipped with dining furniture a hot tub, offers an ideal environment for relaxation and social gatherings.



Additional family-friendly amenities within the grounds include a children's play area, a barbecue zone, and a spacious picnic area.

Shared laundry facilities are conveniently located within the onsite amenity building, supporting the holiday cottage, glamping pod and touring caravan guests.

The business operates a two-night minimum stay policy, with rental prices starting from £805 for two guests for a two-night stay.

Further details, including availability and booking options, are available via the park's website: www.lowgreenlands.co.uk/book

Energy Performance Certificate (EPC)
The Energy Performance Certificate (EPC) rating for Low Greenlands House is D (59). A full EPC report is available upon request.

General Information

Services and Utilities

Water: Mains supply.

Electricity: 100 Amp. Single phase supply to Low Greenlands House. 100A 3 phase electric supply (300A) supply to the glamping pods and touring pitches.

Solar: A 6kw solar array is connected to Low Greenlands House.

Gas: LPG bulk supply to Low Greenlands House and the amenity block

Drainage: Two Klargestor Biodisc water treatment plants connected to Low Greenlands, House and the glamping pods, (installed in 2020). A septic tank is connected to the touring caravan park Elsan point.

Wi-Fi: Available across the park.

Telephone: Connected.

Business Rates

The current rateable value of the property is £14,000, effective from 28 May 2023. We understand this assessment is currently under review with the Valuation Office Agency.

Town and Country Planning and Site Licensing

The property falls under the jurisdiction of Lancaster City Council. www.lancaster.gov.uk

Planning permission has been granted for 12 glamping pods, benefiting from 12-month occupancy and 11 touring caravan pitches which can be occupied from 1st March to 31st October.

Wayleaves, Easements, Rights of Way

The property is sold subject to and with the benefit of all rights of way whether public or private, rights of water, light, support, drainage, electricity and other rights and obligations, easements, quasi-easements, restrictive covenants and all existing and proposed wayleaves whether referred to or not.

Tenure, Method and Basis of Sale

The freehold interest is held in the property in accordance with HM Land Registry title number LA725702. Offers are invited for the entire shareholding in Low Greenlands Holiday Park Limited.

- Vacant possession will be provided upon completion
- Fixtures, fittings and equipment are included in the sale
- Deposits for future booking of accommodation will be apportioned between the vendor and purchaser at the time of completion
- The property is offered for sale by private treaty as a whole
- All potential purchasers are advised to register their interest with the selling agents so that they can be advised as to how the sale will be concluded

Boundaries

The Vendor will only sell such interests as they have in the boundary hedges and fences. The boundary liabilities are delineated on the sale plan in accordance with the information we have been provided.

VAT

In the event of the sale of the property or any part of it or right attached to it becoming a chargeable supply for the purposes of VAT, such tax will be payable in addition to the purchase price. The land is opted to tax and therefore VAT will be applicable on the purchase price.

Directions (LA6 1JQ)

The property is well-connected with access convenient from both the north and south:

- From the north: Via the M6, connecting to either the A6070
- From the south: Via the M6, connecting to the A6 leading onto the A6070

what3words: ///buggy.cello.caravan

Health and Safety

Please take care when viewing the property and follow normal health and safety practices for your own personal safety. No liability is accepted by the vendor or the Selling Agents.

Anti-Money Laundering

All offers to purchase the property from the UK or from overseas (regardless of whether the offer is for cash or subject to lending) must be accompanied by evidence of source of funds. This can be in the form of a bank statement showing the purchase price offered, a financial reference from a bank or funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase.

In addition, the purchaser must be able to supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti-money laundering legislation. These documents will be required for all individuals whose names are to appear on the title documents, or who have a beneficial interest in the purchase, once the transaction is complete.

A charge of £37.50 per person will be levied to carry out the necessary checks, prior to issue of Memorandum of Sale.

Viewings

By appointment through the Selling Agents GSC Grays, Unit 9, Underly Business Centre, Kearswick, Kirkby Lonsale, Cumbria, LA6 2DY.

Katherine Wigham: kjw@gscgrays.co.uk

Lucy Rutherford: lur@gscgrays.co.uk

Tel: 01524 880346

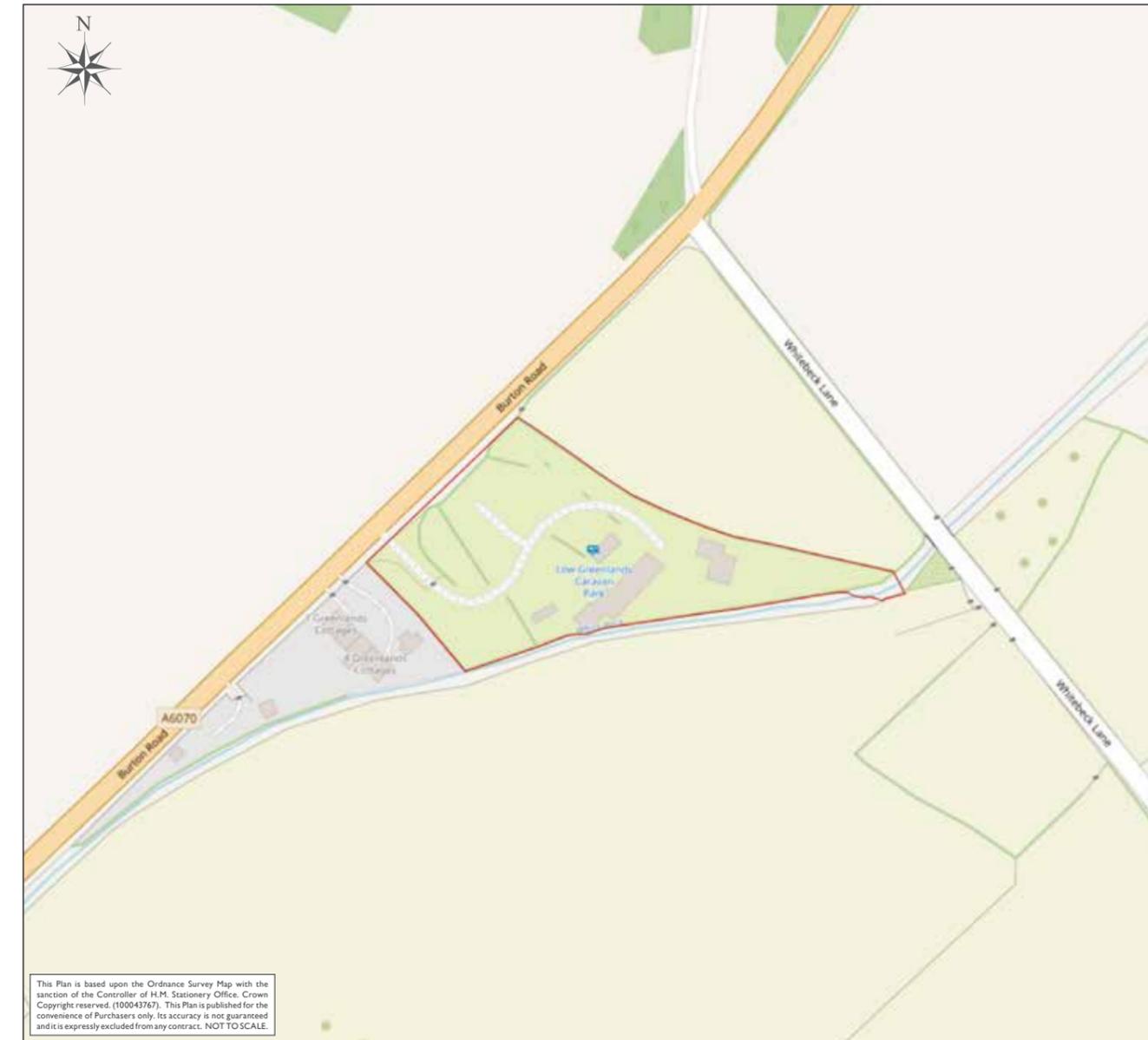
Condition of Sale

Purchase Price & Deposit: Within 7 days of exchange of contracts a non-returnable deposit of 10% of the purchase price shall be paid. The balance will fall due for payment on completion at a date to be agreed whether entry is taken or not, with interest accruing at a rate of 5% above the Bank of England base rate.

Disputes: Should any discrepancy arise within these particulars of sale or in the interpretation of them, the question shall be referred to the arbitration of the Selling Agents whose decision acting as experts will be final.

Plans, Areas and Schedules: These are based on the Ordnance Survey and Rural Land Register records and are there for reference only. They have been carefully checked by the Selling Agents and the purchaser/s shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation thereof.

Lotting: It is intended to offer the property for sale as described as a whole, but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude part.



DISCLAIMER NOTICE: PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows: 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. 2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise. 3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused. 4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first. 5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order. 6. Please discuss with us any aspects that are important to you prior to travelling to the property. Particulars written: November 2025 Photographs provided by the vendor, taken in June 2025.

