



**Holiday Park and the Leisure Development Site to the North
of Whitbarrow Farm, Berrier, Penrith, Cumbria, CA11 0XB**

Open Market Value £4.5 Million

Offer Price £2.5 Million plus the Buyer's Premium



Description:

A greenfield site of some 16 acres with the benefit of planning permission for the development of 103 caravan-style holiday lodges.

The site also includes an additional 8 acres of agricultural land, adjacent to the development land with potential for additional lodge development, subject to planning, together with another 40 acres of agricultural land opposite the development land and adjacent to Whitbarrow Hall. This additional land may also have potential for future development, subject to planning permission.

Tenure:

Freehold. The majority of pitches will be occupied under occupational licenses for around 40 years, subject to an annual pitch fee with provision for index-linked annual increases.

Operation Structure:

We have assumed that the park will be owner-operated with the purchaser following a principally sales-led model. Depending on sales rates, a holiday hire fleet could be introduced as an alternative income stream, either permanently or for a short period. We have assumed that 30 park-owned lodges will be retained as hire fleets for valuation purposes.

Location:

On the northeastern edge of the Lake District National Park, Some 3 miles from Ullswater 1 mile from the A66, and a few miles from the M6 Beyond.





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IMPORTANT INFORMATION



For sale by Auction – Terms & Conditions Apply, Enquire for more details.

Considering offers prior to auction.

Buyer's Premium:

Applies on the fall of the hammer. The purchaser shall pay a 10% deposit. Plus, In addition, the buyer's premium upon the exchange of contract. The current Guide price is quoted inclusive of buyer premium.

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In addition:

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2. Were quoted, approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before considering internal or external plans.
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