

For sale

Green Pastures Farm
Caravan Park
Whitemoor Lane
Ower
Romsey
Hampshire
SO51 6AJ

**Prime touring park in the
New Forest National Park**

August 2019

08449 02 03 04
avisonyoung.co.uk/15164



Green Pastures Farm Caravan Park
Whitemoor Lane
Ower
Romsey
Hampshire
SO51 6AJ

- Prime touring park situated in the New Forest National Park
- Highly accessible location
- Two touring fields - 1st field 48 pitches with electric hook-ups; and 2nd field - 2.71 acres (1.096 ha) with unrestricted pitch numbers (with 20 electric hook-ups)
- Refurbished shower/wc block
- Reception and shop
- Owner's 2 bedroom house plus 1 bedroom flat
- Extensive storage barns
- Site area approximately 6.19 acres
- Freehold for sale





Background

Green Pastures Farm Caravan Park is one of the few privately owned touring parks in the New Forest National Park and benefits from an outstanding location just 2 miles from the M27.

Having carried a number of improvements in recent years including a consolidation of the planning use of the site, our clients are looking to retire, giving an incoming purchaser the opportunity to build on the work carried out to date. The park includes the significant added benefit of living accommodation which makes Green Pastures an ideal investment and business opportunity in a prime tourist location.

Location

The property lies on the eastern side of the New Forest National Park (NFNP), one of the largest areas of woodland, heathland and pasture in Southern England. In 2017 there were an estimated 15.2m visitor days to the NFNP, up 12.4% since 2004, of which 13.55m were for leisure and recreation. There are an estimated 16m people living within a 90 minutes drive of the NFNP.

Whitemoor Lane is located off the A31 Romsey Road, 2 miles west of Junction 2 of the M27 and 3 miles east of Junction 1. Romsey is within 5 miles and Southampton is 10 miles to the east.

Description

Green Pastures comprises a well established touring park with a main camping area and adjoining field with refurbished utility block, shop and reception, owner's bungalow, flat and extensive storage barns set in approximately 2.51 ha (6.19 acres).

Caravanning and camping park

The park is approached along a hedge lined shared drive. A barrier controlled entrance and arrivals area leads to the main grassed and level camping field bordered by mature trees and hedges developed with 48 x 16 amp electrical hook ups.

The adjoining field is level and broadly square and extends to approximately 2.7 acres with 20 x 16 amp electrical hook ups. This field is not restricted in terms of pitch numbers.

Toilet and shower block

Located between the two touring fields, the refurbished timber clad block comprises:

- Ladies; 4 wc cubicles, 4 wash hand basins and 2 shower cubicles
- Gents: Urinal, 3 wc cubicles, 4 wash hand basins and 2 shower cubicles
- 3 wash up sinks

- Laundrette with coin operated washing machine and dryer
- Mobile shower unit with 6 cubicles
- Elsan Chemical disposal point

Reception/shop

A single storey building which adjoins the bungalow and comprises a combined reception/shop and office.

Living accommodation

The accommodation has a separate entrance and comprises bungalow with adjoining flat which could be enlarged if the reception was utilised.

Bungalow

- Sitting room
- Kitchen
- Bathroom
- 2 bedrooms
- Conservatory
- Small front garden and yard to the rear

Flat

- Sitting room
- Galley kitchen
- Bedroom

- Shower room

The accommodation is contained in the reception building and adjoining bungalow.

Storage barns

Situated to the side/rear of the reception and bungalow building, there are 2 agricultural barns, one 3 bay, and the other a 4 bay barn open on three sides. Secure dog kennels are located at the rear. A "Nissen hut" is used for further storage.

Planning

Our clients obtained 2 Certificates of Lawful Use and Development in 2017 covering the two fields as follows:

- Use of land for 48 pitches in the main field between 15 March and 31 October together with weekends in the closed season.
- Use of land for camping and caravanning between for an unrestricted number of pitches between 15 March and 31 October for each year in "the land known as the Rally Field".

Site Licence

The property has the benefit of a site licence issued by New Forest District Council dated 15 November 2011.

Services

The property is connected to mains water and electricity. Bulk stored LPG is connected to shower and toilet block and the bungalow for central heating purposes. Drainage is to a private system located in the grounds with a soak-away system.

Business Rates

Information provided on the HMRC website shows that the rateable value, effective November 2017, is £10,250.

The property currently benefits from 100% Small Business Rates Relief. Interested parties are advised to contact New Forest District Council for more information.

Three Gates bungalow is in Band C for Council Tax purposes and the amount payable for 2019/20 is £1,508.12.

The Business

The park is family run and operates from 15 March to 4 November in 2019.

The 2019 tariff for 2 people sharing a pitch varies between £16 and £27 per night dependent on the size of unit with gazebos and extra adults charged at £3 and £5 respectively. Children between 5 and 15 are charged at £2.50 per night and an additional car is £2 per night. Electric hook up is £5 per night.

Turnover for the year ended 31 October 2018 was £84,778.

Tenure

The property is held freehold with the benefit of a right of way along the entrance drive subject to a contribution towards the upkeep.

Asking Price

£1,280,000 for the freehold property, goodwill and trade contents. Stock is to be purchased separately at valuation.

Energy Performance Certificate

The bungalow has an EPC rating of E (45). A copy of the certificate is available on request.

Contact

For further information please contact the vendor's sole agents Avison Young:

Philip Gibson

Tel: 0121 609 8689

Email: philip.gibson@avisonyoung.com

John Mitchell

Tel: 020 7911 2489

Email: john.mitchell@avisonyoung.com

For further information please contact:

Philip Gibson

Tel: 0121 609 8689

Email: philip.gibson@avisonyoung.com

John Mitchell

Tel: 020 7911 2489

Email: john.mitchell@avisonyoung.com

Property ref

avisonyoung.co.uk/15164



Avison Young

3 Brindleyplace, Birmingham B1 2JB

Avison Young is the trading name of GVA Grimley Limited. © 2019 GVA Grimley Limited

Avison Young hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is) in this brochure is provided on the following conditions:

- (1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- (2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.

- (3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- (4) All prices quoted are exclusive of VAT.
- (5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.