

For Sale

Spindrift Park Home
Estate
Little Kildrummie
Cawdor Road
Nairn
IV12 5SH

**Modern Park Home Estate
with consent for further
development in an
attractive rural location
within easy reach of Nairn.**

September 2020



08449 02 03 04

avisonyoung.co.uk/14682



Overview

- Gated park home estate with consent for 14 park homes
- Currently developed with a total of 12 privately owned park homes
- Attractive rural location close to Nairn
- Current rent roll of £14,400 per annum
- Potential to develop additional pitches

Freehold for sale £320,000

Location

The property is situated in a rural location approximately two miles south of Nairn in the village of Little Kildrummy. Nairn is located on the A96 which runs from Aberdeen and Inverness. Nairn has a number of amenities including a supermarket, national retail chains and other service outlets. It is a popular town for retirement, located on the Moray Firth with a sandy beach and is a popular resort town and county town of Nairnshire.

Inverness and Elgin are approximately 17 miles and 22 miles to the west and east respectively. Inverness is the main city and administrative centre for the Highland region of Scotland with a population of about 46,000. It lies at the eastern end of the Great Glen and Moray Firth.

Communications are good with a travel time to Aberdeen via the A96 taking approximately 2 hours. The train station at Nairn has a regular service to Aberdeen with a travel time of 2 hours, Inverness train station has regular services to Edinburgh with a travel time

of three hours. Inverness airport is within 10 miles with flights to national and international destinations.

Description

Spindrift Park Home Estate has a site licence for a total of 14 park homes, 12 twin homes have been developed in recent years. The property comprises a residential park home estate, amenity land and storage area in a rural location with a southerly aspect overlooking the surrounding countryside and woodland. The site is split broadly over two tiers with the park arranged at the top of the site, with the amenity land below fronting onto the River Nairn. The site occupies approximately 2.6 acres.

The park has recently been developed with the pitches set out around a tarmacadam road way running across the site from east to west. All homes benefit from private parking with visitor parking spaces around the site. Along the southern edge of the site and forming the boundary is an area of amenity land made up of landscaped grassland, shrubs and hedges.

There is an area of land to the east of the site which is currently used for the storage of the home owners' touring caravans etc. as well as equipment associated with the day to day maintenance of the site.

There is a site licence for 14 park homes and there is potentially space to develop these units in the storage area, subject to planning.

Services

Mains water, electricity and drainage are connected. The site owner currently pays the water charges.



The Business

The income is derived from a combination of pitch fees from private homes and any commissions on assignment. The current pitch fees and rents provide a current annual total of £14,400 made up as follows:-

Pitch fees

12 private homes at £100 per month.

Annual total £14,440

Assignment Commissions

We understand that the occupational agreements allow for commission to be charged on the sale of second hand park homes at the industry standard of 10% of the sale price.

The occupied pitches are on standard Mobile Home Act agreements with the pitch fees increased annually in line with the rise in the Retail Prices Index.

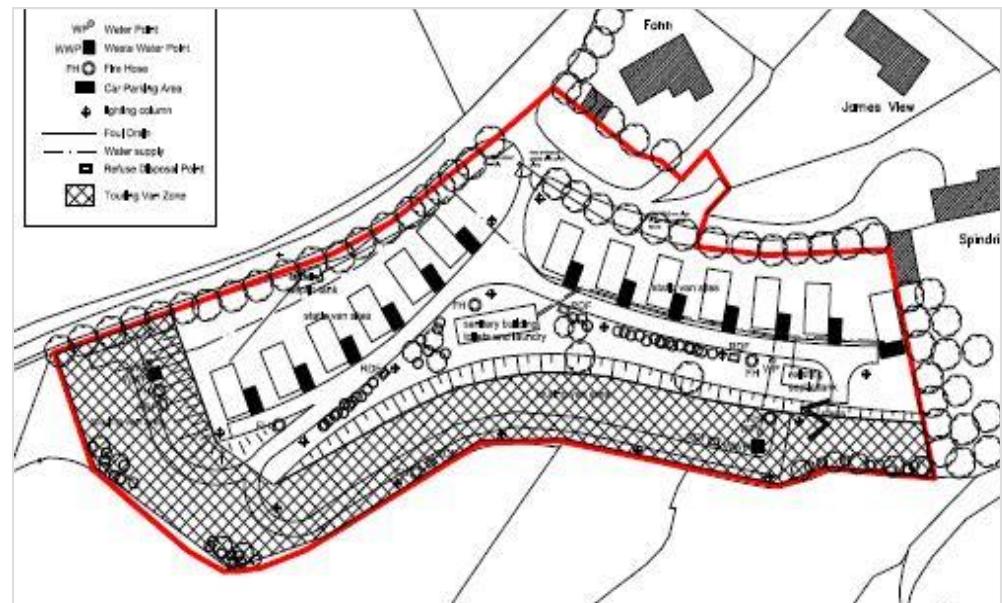
We understand the pitch fees have not as yet been reviewed. There is currently a park home being marketed for sale for a price of offers over £95,000.

Asking Price

£320,000 as a going concern for the heritable interest (freehold) of the property subject to the occupational agreements referred to above.

VAT

All prices quoted exclude VAT where applicable.



For further information please contact:

Philip Gibson

Tel: 0121 609 8689

Email: philip.gibson@avisonyoung.com

Henry Sayers

Tel: 020 7911 2857

Email: henry.sayers@avisonyoung.com

Property ref

avisonyoung.co.uk/14682



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.