

DEVELOPMENT
POTENTIAL



SCOTCH CORNER CARAVAN PARK, SCOTCH CORNER, DL10 6NS
For Sale with Existing Use or with Potential for Redevelopment (stp)
Approx 3.9 Ha (9.65 acres)

Scotch Corner Caravan Park, Barracks Bank, Scotch Corner DL10 6NS

For Sale

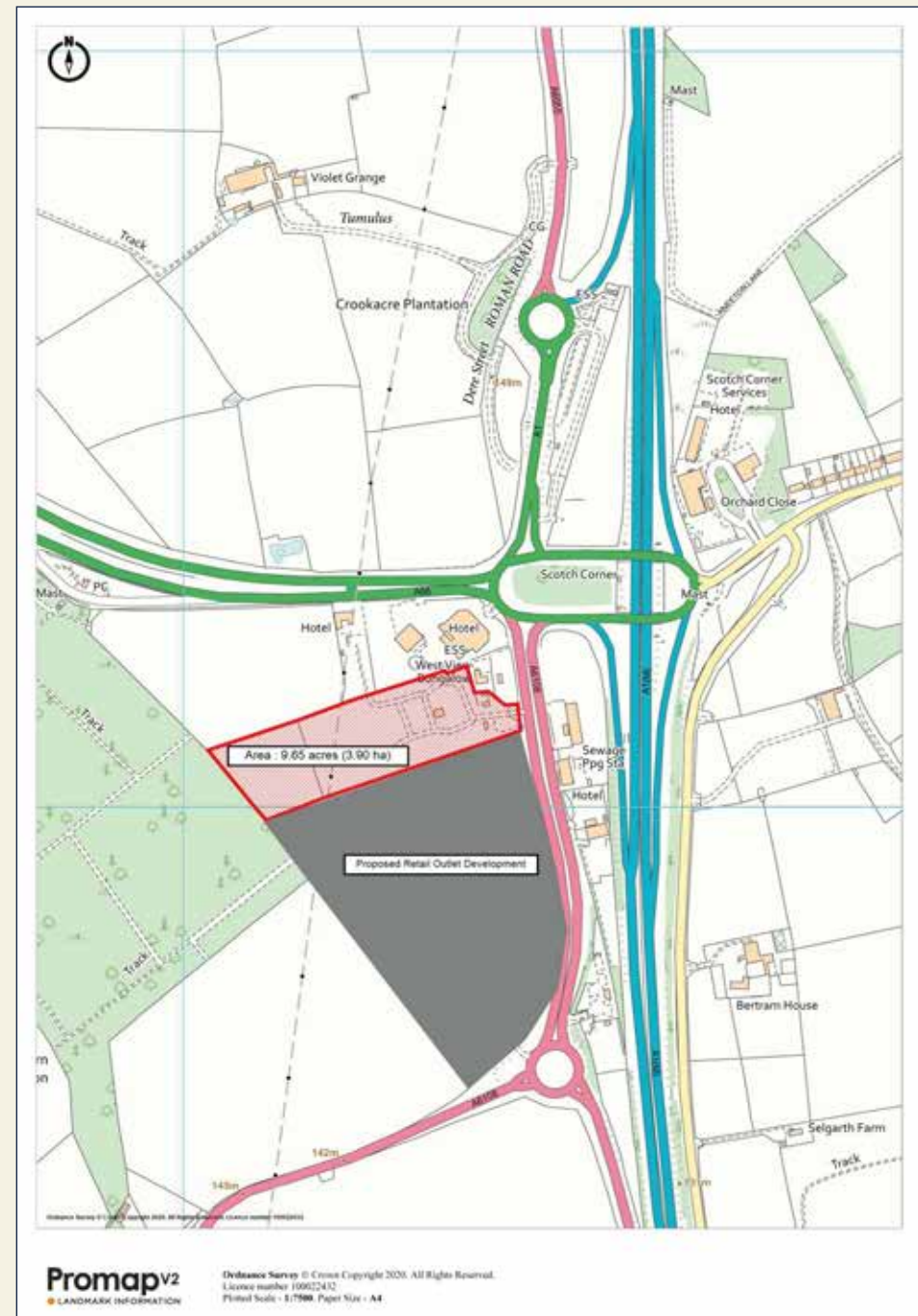
Freehold as a Whole

Approx 3.9 Ha (9.65 acres)

Established Touring Caravan Park with 96 Touring Pitches and additional 50 Seasonal Pitches, with Planning to Extend to Create 80 Holiday Static Caravans and Retention of 50 Touring Pitches.

Potential for Alternative Redevelopment Options (subject to planning). The site adjoins the proposed Scotch Corner Designer Village.

www.fordymarshall.com/Scotch Corner Caravan Park



Plan Not to Scale

Location

Scotch Corner is often described as the Gateway to the North, and is an important Interchange of the A1(M) and A66 trunk road near Richmond. This iconic location is well known as the point of divergence for traffic coming from London, the East Midlands and Yorkshire.

The A1(M) continues north to the North East and Scotland, and south towards London. The A66 connects west towards Penrith and the M6 motorway. The junction also connects with the A6055 and the A1608 towards the Yorkshire Dales and Richmond.

A £380 million upgrade of the A1(M) between Leeming Bar and the Barton Interchange to a three lane motorway was completed in 2018.

Approximate travel times:

Travelling North - Darlington 15 minutes; Middlesbrough 30 minutes; Durham 35 minutes; Newcastle 45 minutes.

Travelling South - Harrogate 45 minutes; York 60 minutes; Leeds 60 minutes.

Darlington Railway Station with a regular train service to London Kings Cross and Edinburgh lies 15 minutes away.

Given its accessible location, the property lies within easy access of the nearby Market Towns of Richmond, Masham and Bedale. The Caravan Park offers a convenient stopping off point for those looking to visit the Yorkshire Dales and further afield across to the Lake District.

Situation

The property is prominently situated on the south western side of Scotch Corner, with the Scotch Corner Hotel lying to the north and the proposed Scotch Corner Designer Village immediately to the south.

Site Area

The property extends in total to approximately 3.9 Ha (9.65 acres).

Description

Scotch Corner Caravan Park is a well established business, having been in existence for over 30 years.

It currently provides space for 96 touring pitches, an additional 50 seasonal pitches, tent pitches and space for motor homes. Facilities include an administrative office building which once included an on-site shop; 72 electric hook-ups; 2 sanitary blocks with hot showers; wc's; washing up and chemical disposal. The Park is currently occupational between April and October.

The current owners recently secured planning consent to further expand facilities to accommodate a total of 80 statics and 50 touring pitches. There is good access to the Park from the A1608 from where there is also excellent signage including Highway Authority brown directional signage. The property itself is generally level, with a number of attractive mature parkland trees and landscaped hedgerows along the boundaries.



Current Planning

The planning consent for expansion, granted in August 2017, is yet to be implemented. The details can be viewed via the Richmondshire Council Planning Portal under Application Reference 17/00490/FULL.

Development Potential / Other Uses

Prospective purchasers may see opportunities for alternative development of this prime site, particularly given its location adjoining the proposed new Scotch Corner Designer Village retail development. Work is due to commence on this consented scheme during 2020, which is advertised to include 92 shops, 10 restaurants/cafes and expected to be the fifth largest outlet centre in the UK by spend. Further details on this development can be viewed via www.scotchcornerdesignervillage.com.

Planning Authority

Interested parties should make their own enquiries with Richmondshire District Council. Telephone: 01748 829100. www.richmondshire.gov.uk.

Services

We understand that the property is connected to mains electric and water. Foul drainage is to a private septic tank. Prospective purchasers are advised to make their own enquiries with the relevant service providers to satisfy themselves that there are sufficient services available for their proposed use and that connections can be achieved.

Business Rates

The property is currently assessed for business rates as Caravan Site & Premises with a Published Rateable Value of 10,640. As the RV falls below £15,000 the business may qualify for Small Business Rates Relief.

Title & Tenure

The property is to be sold freehold, with vacant possession on completion. The property will be sold subject to the rights, reservations, obligations and title as otherwise referred to within the registered title. Title documentation is available on request.

Easements, Wayleaves and Rights of Way

The property is offered subject to, and with the benefit of, all existing rights of way, covenants, wayleaves and easements, whether or not specifically referred to in these particulars.

VAT

We understand that the property is elected for VAT, and therefore VAT will be due in addition to the purchase price. All offers submitted will be presumed to be exclusive of VAT.

Method of Sale

The property is being offered for sale freehold as a whole by private treaty. Offers are invited either on an unconditional basis, or conditional upon planning in the event of alternative redevelopment proposals. In such circumstances bids are to be accompanied with full supporting details.

Viewing

Viewings to be arranged by prior appointment with Fordy Marshall. Viewers and visitors to the property do so at their own risk. For more information and appointments for access please contact Christopher Fordy BSc MRICS:
Email: christopher.fordy@fordymarshall.com
Office: 01937 918 088





Particulars Prepared October 2019

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