



The Green Caravan Park
Wentnor, Bishops Castle, Shropshire, SY9 5EF

An established caravan park set in the picturesque South Shropshire hills with the shallow East Onny river running through the entire length of the site. It offers scope for further development and expansion.

OFFERS OVER £2,000,000 (Freehold)

Ref: 4121/Chester

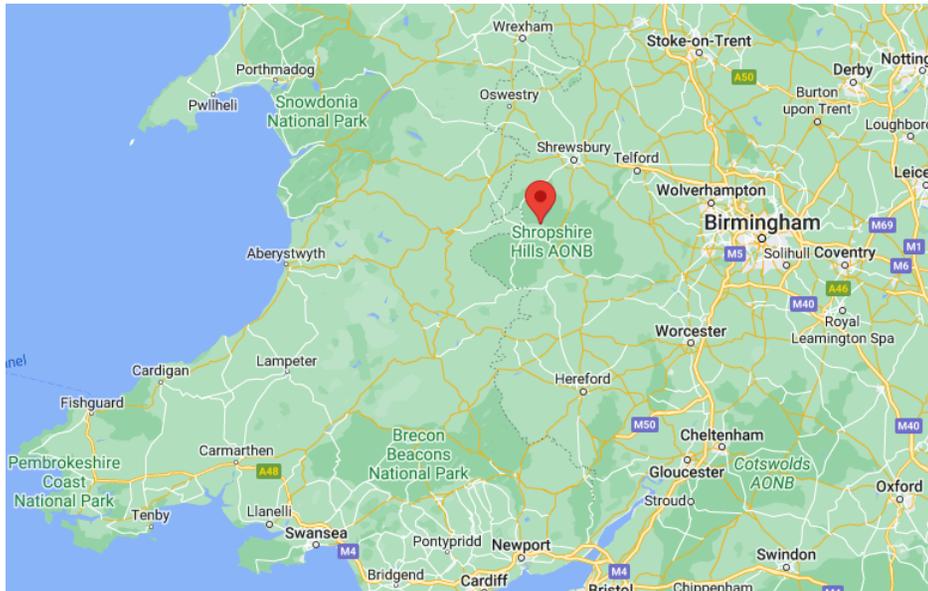
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SUMMARY

- Caravan and Camping Park retirement sale after 35 years of ownership
- Licenced for 150 touring & tent pitches, 6 residential twin unit pitches & 14 holiday static caravans.
- Currently trades from 1st April to 31st Oct (touring) & 1st March to 31 Dec (Statics) with residential all year around.
- Permission to open the touring park from 1st March to 31st Oct and the statics from 1st March – 31 January.
- Three vacant twin unit residential park homes (2 no. x 2 bed & 1 no. x 3 bed) included - 2 of which will be vacant on completion and one occupied with a short term let
- One vacant twin unit pitch ready for the siting of a new home.
- Picturesque riverside site extending to 15.35 acres (6.2 hectares)

LOCATION

The park is located off the A489 close to the town of Bishops Castle in South Shropshire, in the River Onny valley between the Long Mynd and the Stiperstones, within the Shropshire Hills Area of Outstanding Natural Beauty.



There is a popular pub called 'The Inn on the Green', located by the entrance to the park boasting 'Excellent' reviews on Tripadvisor and there is also a handy village shop just opposite the park.

Wentnor and Norbury are the local villages, Bishops Castle is the nearest local town (6 ½ miles away) and the larger thriving medieval towns of Ludlow and Shrewsbury are both within 20 miles.

DESCRIPTION

The caravan park is elongated in shape with the shallow River East Onny running through the whole length of the west side of the site and over which fishing rights are enjoyed. The park has substantial frontage along the public highway and benefits from 2 access entrances.

STATIC PARK

The southern entrance provides access into the static & residential part of the park. There are 14 privately owned statics (paying £2,470 per annum inc VAT), including 1 old one to be included in the sale (with vacant possession upon completion); 3 no. twin unit chalets (2 with vacant possession and one short-term let) with private gardens and large pitches included in the sale. These provide an immediate further rental income potential for or owner occupation. A further twin unit base plus a garage is currently un-occupied giving scope for a mobile home sale and additional rental income. Two twin unit pitches are owner-occupied providing an annual income of £6,720 per annum.

TOURING PARK

The northern entrance provides access to a timber clad reception building incorporating shop/office and kitchenette and where the touring and tenting customers are welcomed. The touring / tenting pitches are arranged in various pictured large fields as well as smaller more informal quaint fields. The southern part of the site houses the electric pitches whilst the northern part is occupied by the non-electric pitches.

Opposite the reception building is a substantial, 7,200 sq ft steel portal framed building used for storage / workshop uses. Part of this building has been converted to provide the toilet & shower facility for the park comprising of 16 toilets, 10 showers, 14 wash basins and a launderette with washing machine, tumbled drier and 5 deep sinks for washing up. Adjacent to the workshop is a large area for caravan storage and overspill parking.

Electric pitches: There are a total of 84 electric pitches. No. 55 of these are suitable for permanently sited touring caravans. No. 46 of these are currently occupied producing an annual income of £73,094 per annum plus £5 per caravan per night when owners visit. A further 29 pitches are available for casual touring & tents (13 large riverside pitches, 6 medium riverside pitches, 4 medium grass pitches, 4 gravel pitches & 2 gravel & grass riverside pitches). Average income from casual touring between April 2017 to April 2023 was £51,517 (or £57,520 if we exclude the 20/21 pandemic season). This includes the income from non-electric pitches.

Non-electric pitches: There are 12 grass riverside permanent caravan pitches and a further 7 permanent grass pitches. No. 17 of these are occupied with an annual income of £23,273. A further 39 pitches are available for casual camping under the current licence.

RALLY FIELD

A large meadow, the rally field, at the far northern part of the site can accommodate up to 40 touring pitches. This is not part of the licenced area but has been in use under permitted development rights (28-day rule) for approx. 35 years and offers scope for development.

ADDITIONAL WOODLAND

The park benefits from a dedicated dog walk leading to a large, partially wooded area plus a further wooded area to the north of the rally field, both areas offering scope for further development, subject to planning.



INCOME SCHEDULE

Type	No.	Pitch fee	Total p.a
Privately owned Statics	14	£2,470	£34,580
Privately owned Residential	2	£3,360	£6,720
Residential on short-term rental	1	£1,800	£1,800
Permanent tourers electric	46	£1,589	£73,094
Permanent tourers non-electric	17	£1,369	£23,273
Casual Touring (5 year average exc Covid Yr)	-	-	£57,520
Total			£196,987

Please note there is no VAT on the statics caravan and residential income and 10.5 % on the touring income as the owner is on the VAT flat rate scheme.

ADDITIONAL SOURCES OF INCOME

The shop used to average £8,000 per annum pre-Covid but has been operating with limited opening and stock post covid. It opened for the first time in April 2023 post Covid. Additional income is earned from gas sales, shower, hair dryer, washing machine, and tumble dryer fees. Also nightly fees of £5 are payable for all permanent electric pitches.

SERVICES

- Water:** Mains supply, metered, and included in the pitch fees
Gas: Bottled
Drainage: 2 x Sewage Treatment Plants and 3 septic tanks
Electric: Mains; all static pitches billed in addition to seasonal pitch fees @ £5 per night

PLANNING & LICENSING

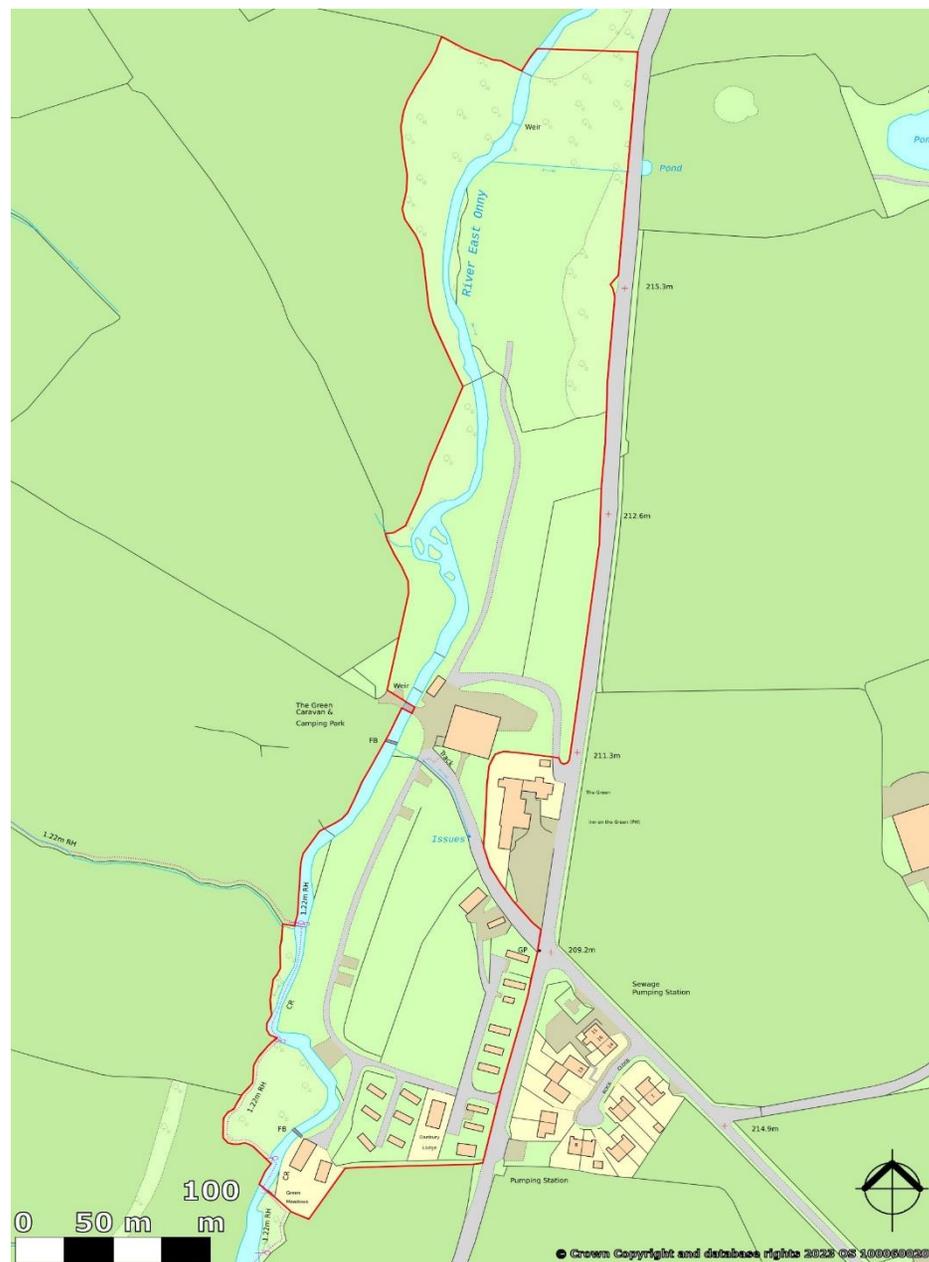
Shropshire Council issued Site Licence No. 16/03901/CARAS on 18 Oct 2016. Some planning history is available on the Shropshire Council planning portal. Link: <https://pa.shropshire.gov.uk/online-applications/>
Interested parties should make their own planning enquiries.

TENURE & TERMS OF SALE

The property is offered for sale FREEHOLD as a going concern with vacant possession on completion. An apportionment of the pitch fees will be made on completion of sale.

VIEWING

Strictly by prior appointment through the vendors' sole agents: Fox Leisure. Contact Zoe Hughes 01244 679933 or zoe@foxleisure.co.uk



Under the Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.



Play Area Field



The Island



River and Dingle 1



Play Area Field & Plateau