



Oakwood Lodges,
Greengate Lane, South Duffield, Selby, North Yorkshire, YO8 6EQ.

A premium holiday rental business with 11 self-catering holiday lodges let via Hoseasons Premier Autograph range, with permission for an additional lodge and a further application submitted for another 6 lodges.

The site also benefits from residential use if a new owner wanted to take the site in a different direction.

Offers over £2 million

Ref: 4185/Chester

These sales details, including boundary plans, dimensions and areas, do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. For further information see the Property

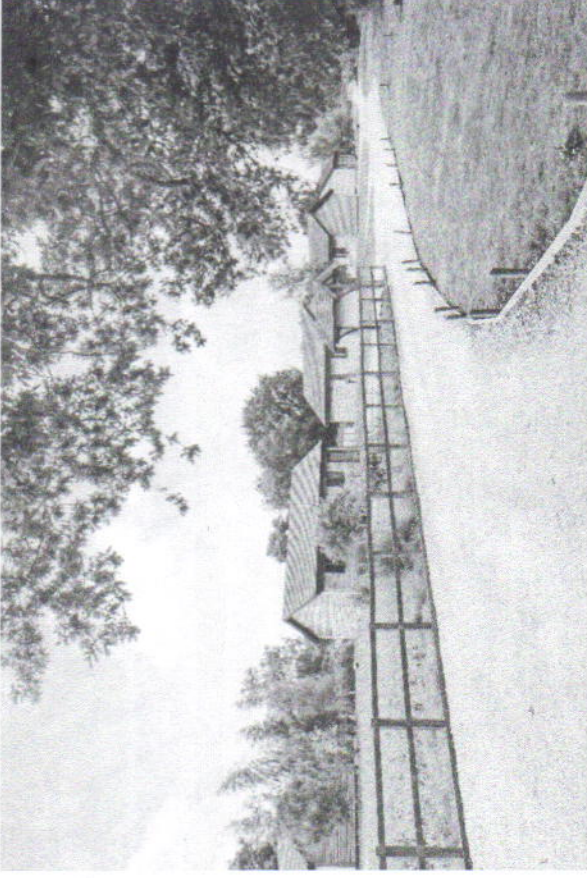
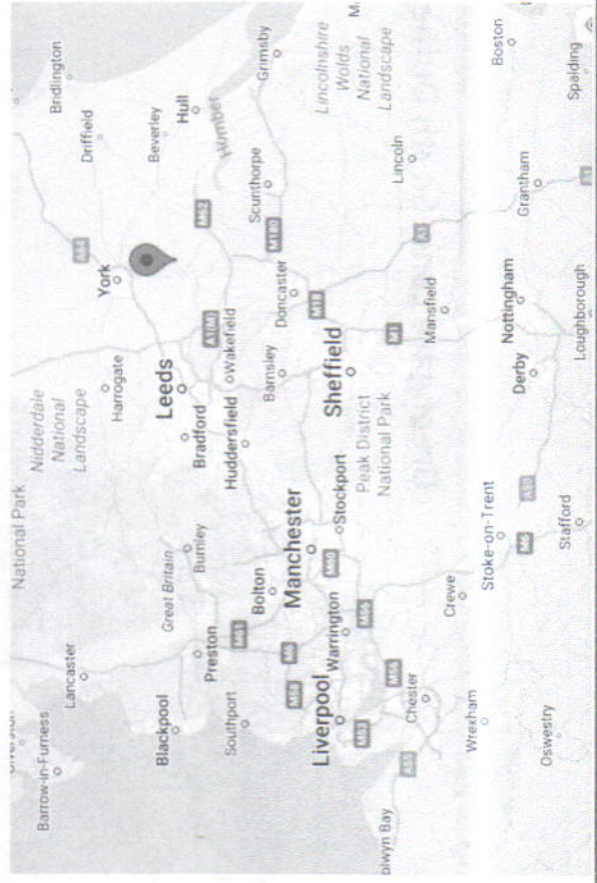
SUMMARY

- Holiday site trading with 11 holiday rental lodges and 1 vacant plot.
- Planning permission for 12 lodges
- Currently trading all year around on a holiday basis.
- Strong trading history of short-term, holiday rentals via Hoseasons.
- Planning permission submitted for an additional 6 lodges.
- Certificate of Lawful Use to use the cabins as residential dwellings.
- Site area of approx. 4.31 acres (1.74 hectares)

LOCATION

The property is located in the heart of the picturesque Yorkshire Wolds, within striking distance of the Yorkshire coastline and within 30 minutes of the historic Roman City of York which is situated approx. 15 miles away to the north. The larger city of Leeds is located approximately 32 miles away (approx. 52 minutes drivetime) to the west via the A63.

From the A19, take the turning for the A163 towards Market Weighton. Travel for just over 2 miles and take a right turn onto Low Moor Road at the crossroads and then first left onto Greengate Lane. The park is located on the left-hand side after approx. ½ a mile.



THE PARK

The property comprises 11 solid oak clad lodges, attractively designed in a lakeside setting with expansive decks and hot tubs overlooking the lakes and currently being traded on a short-term holiday rental basis.





We understand the owner has applied for permission a further 6 lodges.

Planning permission Decision No. 2018/0177/CPE confirms that the land can be used for self-catering holiday lodges open all year and for use as residential dwellings.

BUSINESS

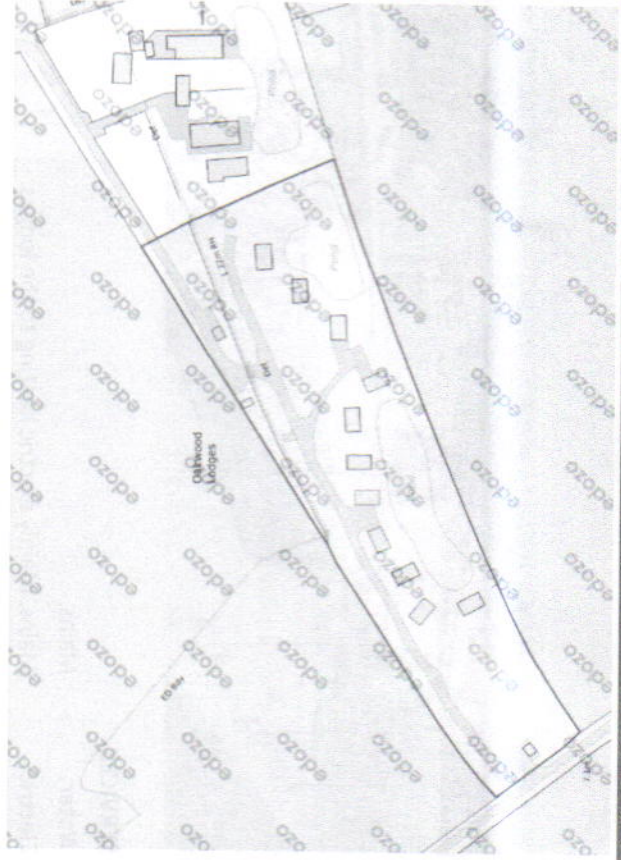
The table below summarises the last 3 seasons trading figures and take account of the travel expenses, use of private residence (working from home) and finance costs to arrive at an adjusted EBITDA figure for each year.

Year Ending	Turnover	Net Profit	Adjusted Net Profit
31.03.2024	£420,529	£136,671	£165,661
31.03.2023	£369,284	£86,316	£119,779
31.03.2022	£445,318	£187,491	£213,410

Alternatively, a new owner could take the property in a different direction and rent or sell off the properties as residential dwellings.

TENURE

Freehold



In addition to the 11 trading holiday lodges there is a large vacant plot that could accommodate an additional lodge. There are 6 no. 2 bedroom lodges and 5 no. 1 bedroom lodges, and all the lodges have substantial decked areas fitted with hot tubs. In addition, there are 4 outbuildings for storage of cleaning products and machinery plus a reception at the entrance of the park.

PLANNING HISTORY

Permissions can be viewed on the North Yorkshire planning page under search planning applications or by clicking the link below & searching for the relevant Reference Numbers in the list also below:

<https://public.selby.gov.uk/online-applications/search.do?action=simple&searchType=Application>

Ref 2006/1531/FUL

Ref 2017/0229/FUL

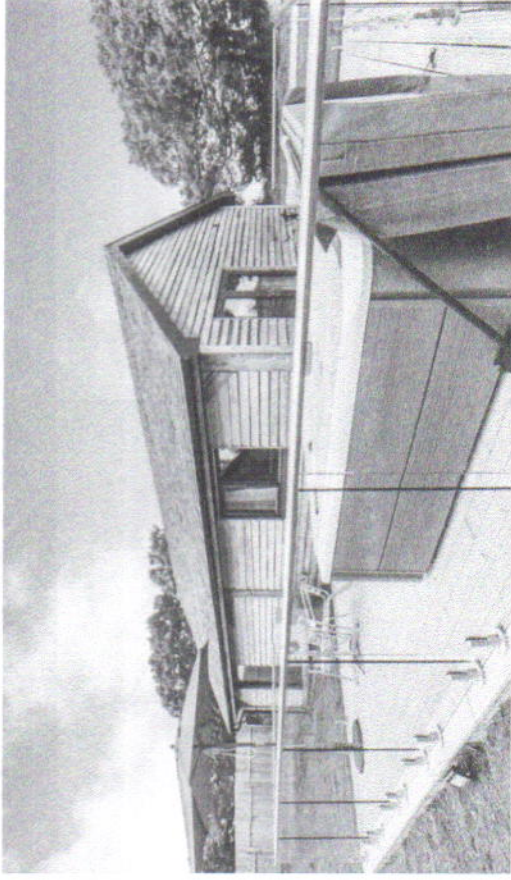
Ref2017/1270/DOC

Ref 2018/0125/DOC

Ref 2018/0177/CPE

Ref 2022/0722FUL

Ref ZG2023/0684/S73



SERVICES

- Water:** Mains.
- Electric:** Mains. Mainly electric heating to the lodges.
- Drainage:** Treatment Plant.

TERMS OF SALE

The entire property is outlined in red on the above plan and is available for purchase freehold as an asset sale of the land & business as a going concern at a price of £2 million with vacant possession upon completion.

~~OVERAGE PAYMENT~~

~~An additional payment of £50,000 per lodge permission, up to a maximum payment of £300,000, will be due to the sellers if the current planning application for 6 additional lodges is permitted.~~

VIEWING

Contact Zoe Hughes Tel: 01244 679933 or zoe@foxleisure.co.uk

NOTE

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.

