



BANFF LINKS CARAVAN PARK

BANFF, INVERBOYNDIE, AB45 2JJ

**ABERDEEN
&
NORTHERN
ESTATES**





Macduff 3 miles



Huntly 21 miles



Aberdeen 47 miles

BANFF LINKS CARAVAN PARK, BANFF

A rare opportunity to purchase the leasehold interest of this first class caravan park in an exceptional setting with 17 years unexpired term remaining. The current proprietors have developed a fantastic reputation, invested significant sums during their tenure and operated the business at a substantial profit in recent years. Contemporary warden's lodge, 6 business-owned static caravans and other plant & machinery available by separate negotiation.

OFFERS OVER £150,000



Directions

Travelling westbound from the town of Banff, continue on the A98 road for less than 1km before coming across crossroads on a long straight-away. Turn right at this junction (the caravan park is signposted in brown). Follows this road down the hill for approximately 200m before turning right on a left-hand bend. After a short distance the park will be directly ahead of you.

Viewings

A viewing is highly recommended to appreciate qualities of the park. Please arrange directly with the proprietor:

Mr Jim Duncan: 07460 758 575

Alternatively, please call our office on: 01467 623 800

Situation

The park's main attraction is the stunning beach, which no amount of description or photographs can do justice.

However, the situation of the park has much else to offer. The historic town of Banff provides a wide range of facilities and services including shops, supermarkets, restaurants and both primary and secondary education. Activities range from golf at Duff House Royal to visiting the Macduff Marine Aquarium and of course the famous Spotty Bag Shop.

Banff is also a great base for travelling further afield and exploring the surrounding area. It is ideally placed to explore the Moray coast in either direction, to venture further north or to pick up the Malt Whisky Trail in Speyside to name only a few options.

Caravan Park Lease

The park is let by Aberdeenshire Council, with the property forming part of the Common Good Fund. The current lease is a 25-year lease on standard commercial terms with 17 years left unexpired from July 2022. The passing rent is £20,339/annum (no VAT payable) quarterly in advance. Rent is currently paid on a monthly basis.

Aberdeenshire Council have been informed of the current proprietors' desire to sell and are supportive of the assignation. The assignation of the interest in the lease will be subject to approval by Aberdeenshire Council.

Aberdeenshire Council own the majority of the current infrastructure, which has been maintained and improved by the current proprietors.

The lease & license to operate allow operation of the park for 11 months of the year only (closed for February).

A summary of accounts and copy of the lease & license can be provided to serious interested parties post-viewing.

Park Description

The park extends to 2.05 ha (5.06 ac) with space and license provision for 101 caravan sites, split 42/59 between static caravans & touring sites respectively. The majority of the static caravans occupy their respective sites on a seasonal license basis, whilst the majority of the touring sites are short-term holiday lets (though there are a small number of seasonal touring sites). An additional area in the west allows the site to cater for tents too.

Servicing the touring/camping sites are two recently and substantially refurbished (in line with BH&HPA guidelines) shower & toilet blocks. Along with the shower/toilet facilities (which also have baby-changing & disabled facilities) are laundry, waste disposal, recycling, Elsan disposal, water points, washing-up points and outdoor showers.

A shop unit close to the entrance of the park generates a significant and important source of income, providing essentials, drinks, snacks and children's toys. A Calor Gas cage is also in situ with gas sold on-site and being a popular outlet with customers travelling from outwith the park to use this facility.

A council maintained playpark and links green lies immediately to the east of the park and is freely accessible for use. The park is extremely well connected by path network, with the National Cycle Network Route 1 passing directly through the park itself.

Goodwill & Online Presence

The current proprietors have developed a strong positive reputation for the park. The Facebook page currently has 3,272 followers with an average rating of 4.8 out of 5 stars. On Google, the park averages 4.6 out of 5 stars based on 483 reviews.

The proprietors hold a database of 7,500 customers with the

primary source of new bookings (away from repeat business) being the proprietary website (banfflinkscaravanpark.co.uk) which incorporates the Campstead booking system.

The current proprietors are existing members of the British Holiday & Home Parks Association (BH&HPA) and the park has been assessed as a 4x Pennant Rating (87%) with the AA (also listed with the ACSI).

All terms of the lease and license to operate are understood to be complied with, along with all other statutory requirements.

A reliable and respected brokerage service has been developed on-site in collaboration with local caravan dealers, with the current proprietors having sourced new/replacement vans for several existing site occupiers during their tenure.

Plant & Equipment

The current Proprietors have installed a wardens lodge, which they currently occupy as part of the running of the park. This is a Willerby Pinehurst 40x20ft with 2x bedrooms (one ensuite), kitchen/living room, utility room & bathroom. This lodge was new in 2017 and a new combi boiler has been very recently installed (carrying a 7 year warranty). Available furnished.

The business owns and operates 6 holiday lodge caravans on the park. There are 4x 3-bedroom and 2x 2-bedroom caravans with the oldest being new in 2018. Additional details are available on request.

A range of plant & machinery sufficient and appropriate to the running of the park is available.

It is the Proprietors' preference that the above items are taken on by separate negotiation, but can arrange for these to be removed from site prior to in-go.

Two pre-fabricated storage units have been integrated into the rear of the shop, which provides essential storage and office space for the shop and wider park's requirements.

A timber garage building for the housing of maintenance equipment has been put in situ for the storage of machinery.

It is the Proprietors' preference that the above items are taken on by separate negotiation as these are well integrated into the ongoing running of the business.

IMPORTANT NOTICE

Note

Prospective purchasers should note that unless their interest in the property is formally intimated to the selling agents following inspection, the agents cannot guarantee that notice of a closing date for offers will be advised and consequently the property may be sold without notice.

Entry

By agreement. The proprietors' preference would be for any incoming assignee to take on the lease from the beginning of the 2023 season where possible.

Local Authority

Aberdeenshire Council, St Leonard's, Sandyhill Road, Banff, AB45 1BH

STIPULATIONS

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise or that any services, appliances, equipment or facilities are in good working order. Prospective buyers must satisfy themselves on all such matters prior to purchase.

Any areas, measurements or distances referred to are given as a **GUIDE ONLY** and are **NOT** guaranteed. If such details are fundamental to a purchase, buyers must rely on their own enquiries.

Where any reference is made to planning permissions or potential uses, such information is given by **ABERDEEN & NORTHERN ESTATES** in good faith. Prospective buyers should however make their own enquiries into such matters prior to purchase.

Purchase Price

Within 7 days of completion of the exchange of missives a non-returnable deposit of 10% of the purchase price shall be paid. The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at the rate of 5% above Clydesdale Bank plc

base rate. No consignment shall be effectual in avoiding such interest.

Disputes

Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan, or the interpretation of any of them, the question shall be referred to the arbitration of the selling agents whose decision, acting as experts, shall be final.

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents but no warranty is given as to their accuracy and the property will be sold only on the basis of the seller's title and as possessed. The buyer(s) shall be deemed to have satisfied himself/herselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

Lotting

It is intended to offer the property for sale as described, but the seller(s) reserves the right to divide the property into further lots, or to withdraw the property, or to include further property.

Offers

Formal offers, in the acceptable Scottish form should be submitted, along with the relevant anti-money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

Servitude Rights, Burdens and Wayleaves

The property is sold subject to and with the benefit of all servitude rights, including rights of access and rights of way, whether public or private. The buyer (s) will be held to have satisfied himself/herselves as to the nature of all such servitude rights and others.

Apportionments

All outgoings shall be apportioned between the sellers and the buyer(s) as at the date of entry.

Obligations of Purchasers etc.

The sale is subject to all existing rights of occupation, whether under agreement or by law or custom or otherwise. Any obligations following upon these incumbent upon the seller(s) will be taken over by the buyer(s) who shall free and relieve the seller(s) of all claims for compensation under statute or otherwise. The seller(s) shall be under no obligation to obtain written or formal contracts, leases, agreements and others where these are informal or have not already been reduced to writing.

Title

The buyer(s) shall be bound to accept the title (in this case relating to the lease) as it presently stands in the name of the seller(s) and the conveyance in favour of the buyer(s) shall be subject to all the exceptions, reservations, burdens and conditions presently contained in the title deeds. There shall be excepted from warrandice in the conveyance in favour of the buyer(s) any leases, tenancies, tenants' rights, missives, agreements, rights of possession, rights of way, access rights, and sewerage and drainage facilities, and all other servitudes and other rights without prejudice to the right of the buyer(s) to quarrel or impugn the same on any ground not inferring warrandice against the seller(s).

Mis-representation

The property is sold with all faults and defects whether of condition or otherwise, and neither the seller(s) nor Aberdeen & Northern, the selling agents, shall be responsible for such faults or defects or for any statements contained in the particulars of the property prepared by the selling agents.

The buyer(s) shall be deemed to acknowledge that he has/they have not entered into this contract in reliance on any said statements, that he has/they have satisfied himself/herselves as to the content of each of the said statements by the inspection or otherwise, and that no warranty or representation has been made by the seller(s) or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the buyer(s) to rescind or to be discharged from this contract nor entitle either party to compensation or damages, nor in any circumstances to give either party any cause for action.

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