

HOBURNE PARK

HOBURNE ROAD • SWANAGE • DORSET • BH19 2RD

savills



Hoburne Park

Hoburne Road • Swanage
Dorset • BH19 2RD

Swanage 0.5 miles

Poole 20 miles

Bournemouth 25 miles

Dorchester 25 miles

Weymouth 28 miles

(Distances are approximate)

Mobile home park
on south coast with
further development
potential

- Site extending to approximately 10.83 acres (4.38 hectares)
- Developed for 68 residential mobile homes
- Planning consent to develop a further seven residential park homes
- Currently owned and operated as part of the Hoburne Group
- A number of pitches on the site benefit from elevated views across Swanage Bay

SITUATION

Hoburne park is situated on an elevated position, overlooking Swanage Bay in Dorset. The park is spaciouly set out, with a number of homes enjoying elevated views across the Bay. The low density nature of the development means that each home sits within a generous plot, many of which have substantial surrounding gardens. The park is approached via a residential road, with Durlston County Park and National Nature Reserve. To the south east of the Country Park is Durlston Bay. The town centre itself is ½ mile to the east of the park.

Swanage itself is a coastal town which has been developed around Swanage Bay, which is popular for swimming, sailing and diving. The town has a range of shops, restaurants, pubs and leisure facilities, as well as being within close proximity to many of Dorset's Jurassic Coast destinations such as Durdle Door, Corfe Castle and Lulworth Cove.

Surrounding towns include Poole (20 miles), Bournemouth (25 miles), Dorchester (25 miles) and Weymouth (28 miles).

THE PARK

53 of the 68 developed park homes are held in private ownership with Mobile Homes Act Agreements. The remaining 15 homes are held on long leases, also within private ownership. Set out below is a summary of the annual pitch fees payable by each of the homes:

No. on agreement	Rent from 29 Sept. 2024	Annual income – 2024-2025	Rent from 03 Oct. 2025	Annual income – 2025-2026
45	£2,547.74	£114,648.30	£2,646.75	£119,103.75
1	£2,236.22	£2,236.22	£2,323.12	£2,323.12
3	£2,473.71	£7,421.13	£2,569.84	£7,709.52
1	£2,294.75	£2,294.75	£2,383.93	£2,383.93
1	£2,896.17	£2,896.17	£3,008.72	£3,008.72
2	£3,475.31	£6,950.62	£3,610.37	£7,220.74
15	£10.00	£150.00	£10.00	£150.00
		£136,597.19		£141,899.7

All pitch fees are invoiced bi-annually. The 15 homes held on long leases pay an annual rent of £10 per annum (fixed until 2079), which are invoiced annually.

For 49 of the pitches, there is an annual charge for services, grounds & maintenance, which for the year to September 2023 was £652.92. For the year to 30 September 2025, there have been no charges raised to owners in respect of an annual charge for services, grounds and maintenance.

For all of the leases and four units still on the original Mobile Homes Act agreements there is a bi-annual maintenance charge, calculated as 1/68th of actual expenditure. The most recent six monthly maintenance charge was £118 per home.

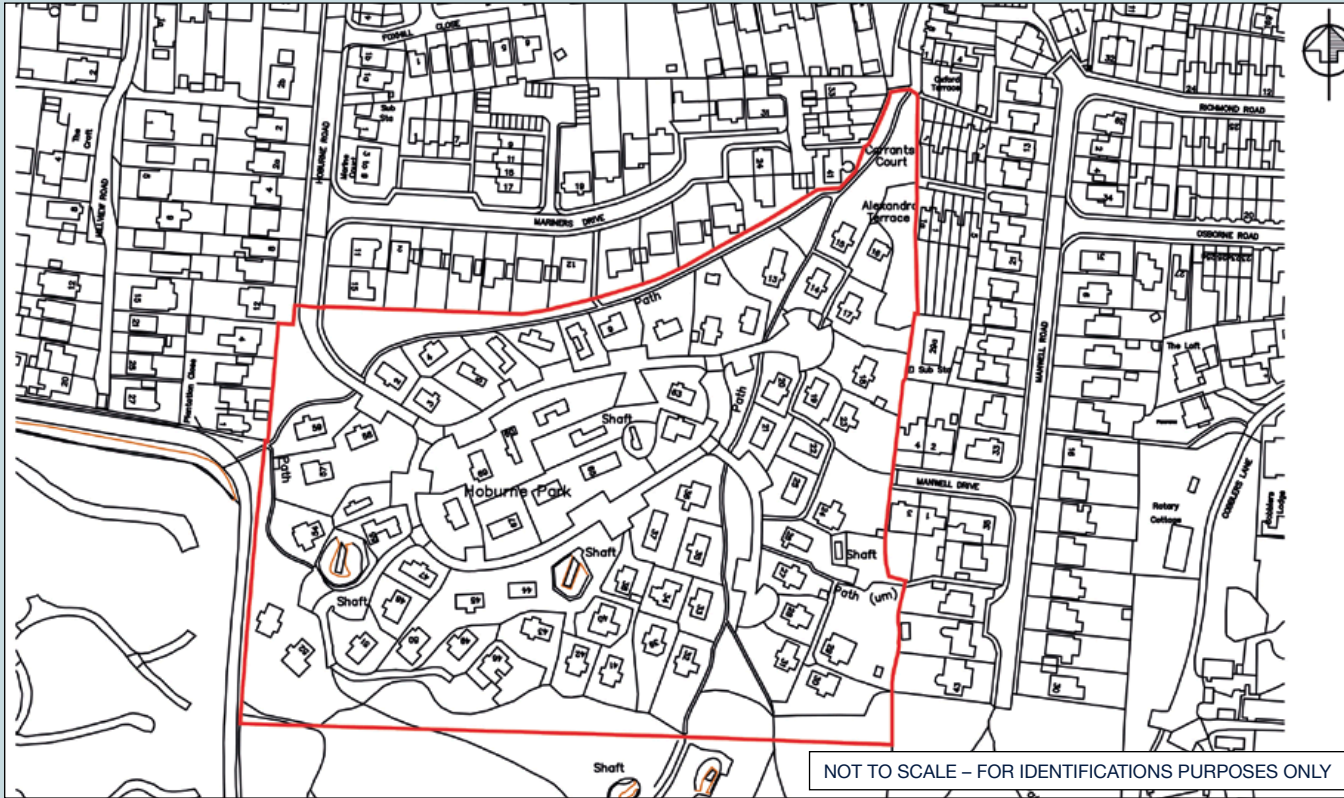
All 68 units are subject to the water/sewerage charge. This is a recharge by Hoburne. There is one water meter on the park (at the entrance) and Hoburne is billed on the basis of water passing through this meter.

45 units on Mobile homes Act agreements are subject to 7.5% commission on a sale and the three units on the highest pitch fees are subject to 10% commission on a sale. The four units still on original agreements are subject to 5% commission on a sale and the leases are subject to 0% commission on a sale. One unit on a Mobile Homes Act agreement is subject to 0% commission on a sale, provided that the sale completes by 14th March 2025. If not, the rate is 10%.

Within the boundary of the park, there are a total of four mine shafts, which provide access to former mines below the site. Copies of all mining surveys available are held within the online data room.

FIXTURES, FITTINGS AND EQUIPMENT

A summary of the fixtures, fittings and equipment, all of which is owned outright, is included in the online data room.



SERVICES

Water – Mains

Electricity (three phase) – Mains. Individually metered to each home

Gas – Mains. Individually metered to each home

Sewerage – Main

COUNCIL TAX

All units are subject to Council Tax and owners are responsible for paying their own.

TOWN AND COUNTRY PLANNING

The park benefits from a Certificate of Lawful Use or Development (Existing) for “use of the land for the siting of 68 caravans”. In addition to this another Certificate of Lawful Use or Development (CLUD) was granted by Dorset Council Application Number 6/2019/0032 dated 4th April 2019. The CLUD permits “use of the land for the siting of seven caravans”.

A copy of the planning permission and CLUD, along with all

associated plans are included within the online data room for the property.

VAT

Should the sale of the property or any right attached to it be deemed a chargeable supply for the purpose of VAT, such tax shall be payable by a purchaser in addition to the sale price.

TENURE AND BASIS OF SALE

The freehold interest in the property is held.

Offers are invited for the freehold interest in the property upon the following basis:

- Vacant possession will be provided upon completion subject to the rights enjoyed by each of the 53 privately owned homes under the Mobile Homes Act Agreement, and the 15 homes owned on a leasehold basis.
- Pitch fees will be apportioned between the vendor and the purchaser upon completion.

TUPE

Purchasers will be required to comply with the relevant legislation in respect of current employees.

ENERGY PERFORMANCE CERTIFICATES

No buildings included within the sale qualify for an Energy Performance Certificate.

DIRECTIONS

The postcode of the property is BH19 2RD.

FURTHER INFORMATION AND VIEWINGS

An online data room providing detailed information in relation to the property and business is available to seriously interested parties, subject to signature of a confidentiality agreement.

Viewings are to be undertaken strictly by appointment through the selling agents, in order to avoid disruption to the business.

For further information or to arrange a viewing, please contact Savills, Sterling Court, 17 Dix's Field, Exeter, EX1 1QA.

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