

savills

Shamba

HOLIDAY PARK



EAST MOORS LANE • ST LEONARDS • RINGWOOD



Shamba

HOLIDAY PARK



East Moors Lane • St Leonards
Ringwood • BH24 2SB

Bournemouth 12 miles, Poole 13 miles,
Southampton 26 miles, Bristol 67 miles (all
distances are approximate)

Shamba Holiday Park is a
long-established camping
and touring park within
easy reach of the A31
dual-carriageway

Site extending to approximately
2.22 hectares (5.32 acres)

Planning permission to be developed for
150 touring caravan pitches

Owners/managers 2 bedroom
accommodation

Central leisure facilities including heated
swimming pool, bar, shop and laundrette

Permitted to operate as a holiday park
throughout 11 months of the year

**Savills are exclusively mandated to market
Shamba Holiday Park on behalf of the joint
administrators, Geoffrey Bouchier and
Benjamin Wiles, who act as agents for TIME
GB (SHP) LIMITED and TIME GB (SHP) OPCO
LIMITED and without personal liability**





LOCATION

Shamba Holiday Park is located in St Leonards, Dorset. This long-established holiday park is accessed off East Moors Lane which links with the A31 trunk road. The park is located in a prime trading location, allowing ease of access to the surrounding towns of Poole and Bournemouth. There are numerous popular attractions near by, including country parks and forests, along with a number of pubs and restaurants. Dorset is one of the country's most popular tourist destinations, with the park well-positioned for customers to use as a base when exploring the local area.

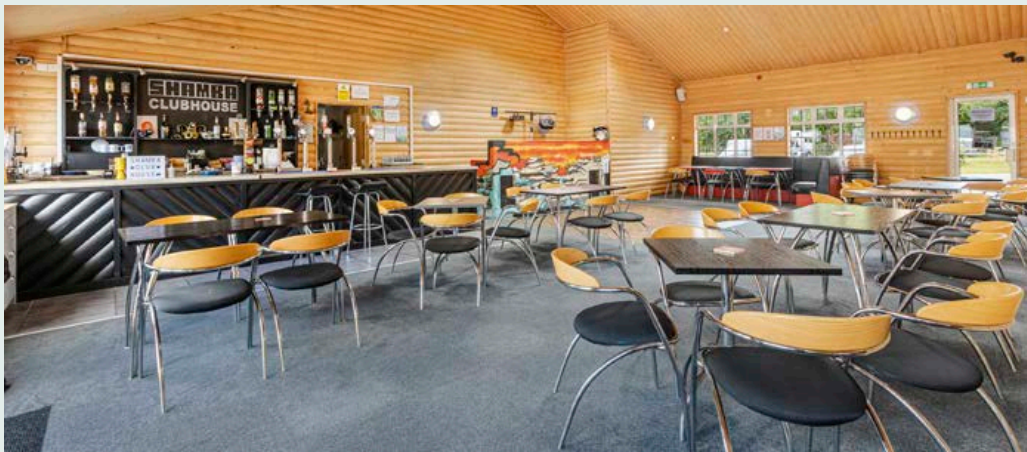
THE PARK

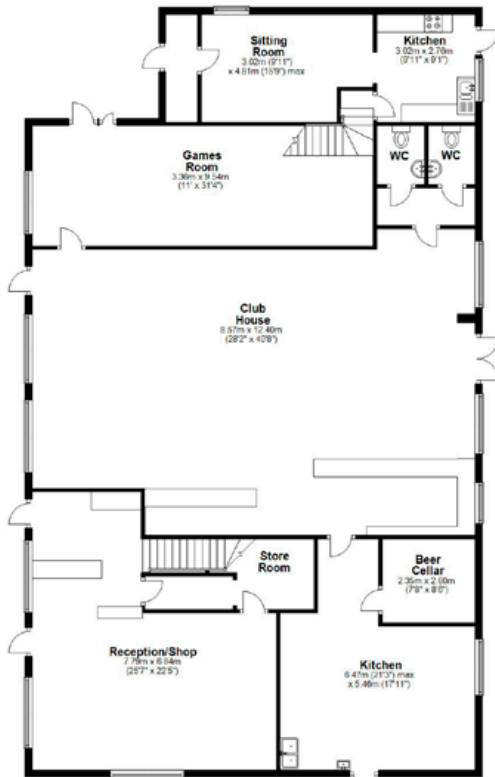
The park is permitted to be operated for a total of 150 touring caravan pitches throughout 11 months of the year. The site is set out over level land, with a network of site roads and paths providing access to each of the pitches. A number of pitches benefit from hardcore hard standings and electric hook-up points.

A central amenity building provides two bedroom owner/manager's accommodation, office, reception, shop, bar and restaurant, games room and laundrette.

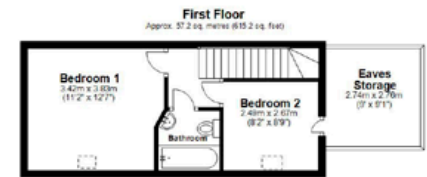
Additional facilities include a heated swimming pool, toilet block, unisex changing rooms, laundry along with a maintenance store.

Floor plans for the central buildings are included within the online data room.

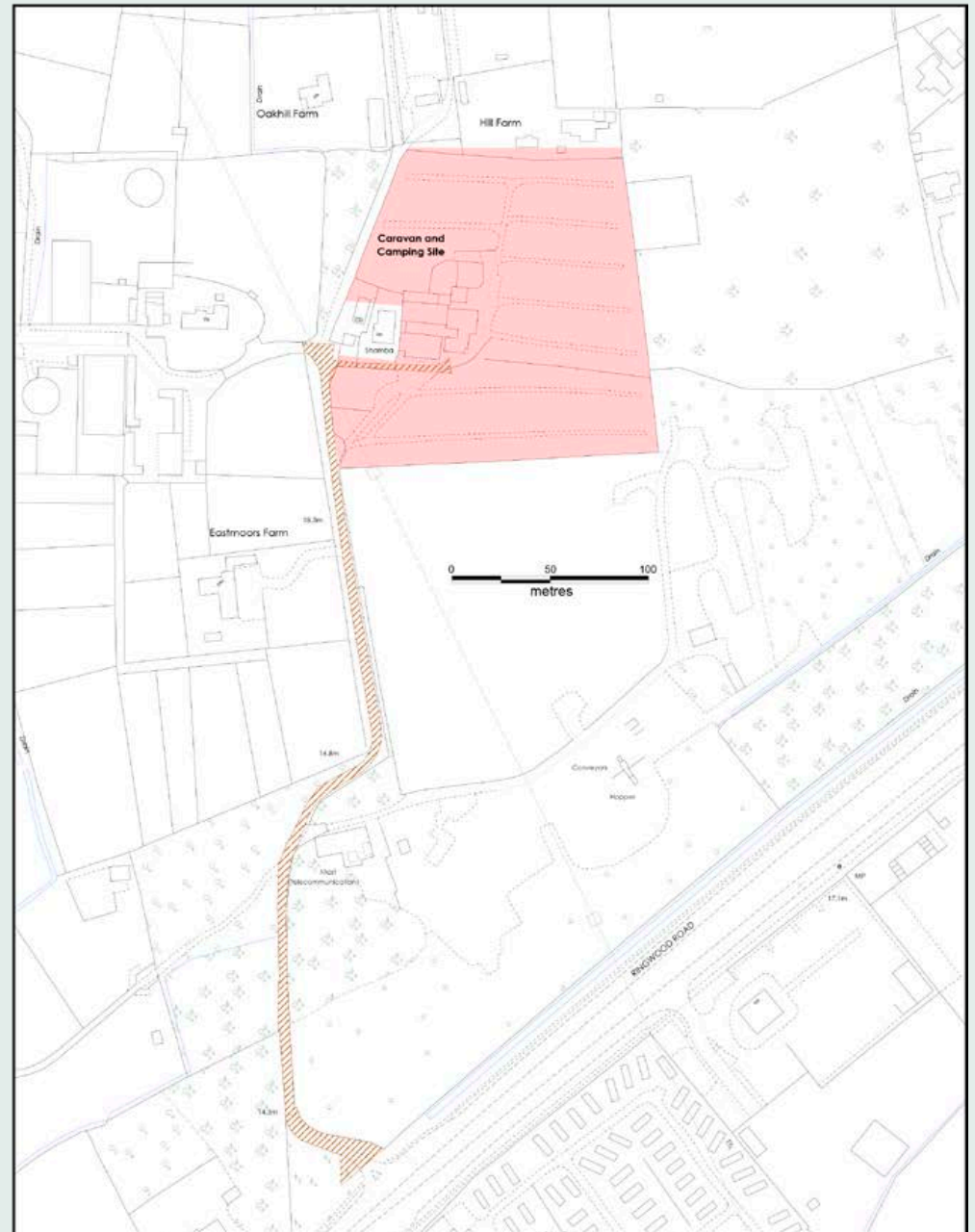




Ground Floor
Approx. 715.1 sq. metres (2674 sq. feet)



Total area: approx. 772.3 sq. metres (8312.6 sq. feet)



Where this plan is based on the Ordnance Survey map it is with the sanction of the controller of H.M. Stationery Office Crown Copyright reserved. Licence No. VA 10033416

Drawing No X21271-02c Date 04.07.24

Scale
1:2,500
@ A4

Location SP 104 026

Shamba Holiday Park



PROPERTY INFORMATION

THE BUSINESS

For the 12 month financial period 1st July 2023 - 30th June 2024, the business generated a turnover in the region of £300,000, excluding VAT.

SERVICES

Water	Mains
Electricity	Mains
Sewerage	Mains
Gas	2 X LPG tanks

The site has historically suffered from surface water flooding in periods of heavy rain.

TOWN AND COUNTRY PLANNING

The park benefits from planning permission reference number 3/00/0340 dated 12th July 2000 granted by East Dorset District Council. This permits the site to be developed for a total of 150 touring caravan pitches. The site is required to be closed for the month of January in any one year.

The current site licence conditions are based on a historic planning consent. The site licence will therefore need updating to reflect the most recently granted planning permission referenced above.

BUSINESS RATES

The current rateable value of the property is £46,400 (April 2023 to present).

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 Licence Agreements held by the privately owned units that are currently sited.
- Any deposits for future bookings of events and accommodation will be apportioned between the vendor and purchaser upon completion.
- In addition to the purchase price, all consumable stock is to be purchased at valuation upon completion.

TUPE

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

VAT

We have been advised that the sale of the property or any right attached to it is deemed a chargeable supply for the purpose of VAT. VAT shall be payable by a purchaser in addition to the sale price.

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.

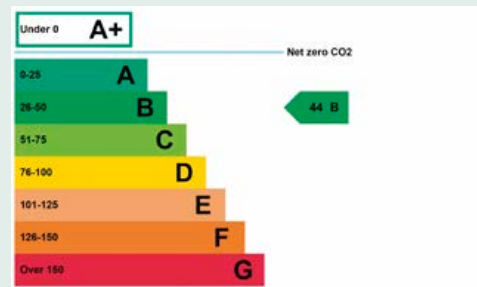
DIRECTIONS

The postcode of the property is BH24 2SB.

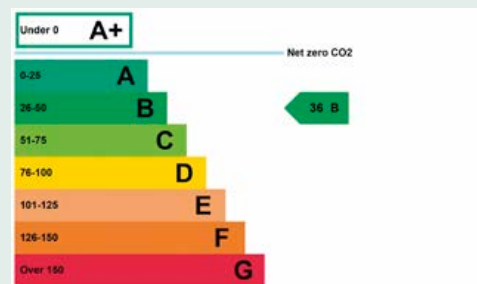
ENERGY PERFORMANCE CERTIFICATES

Full copies of the Energy Performance Certificates are available on request or alternatively can be viewed in the online data room.

Administrators Block



Swimming Pool Block



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 or intrusion upon occupiers of the privately owned holiday homes.

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

Contact: Chris Sweeney

+44 (0) 7855 999456

csweeney@savills.com

Contact: Rosie Chisholm

+44 (0) 7970 033600

rosie.chisholm@savills.com

IMPORTANT NOTICE

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24.08.14.CS. Capture Property 01225 667 257.