



Feoffee Lane, Pocklington, York, North Yorkshire, YO42 1PG

• Holiday Park with 4.9 acres • Three luxury lodges with planning for another two • Wildlife pond, an attractive pod and a commercial storage building • Fully furnished lodges with hot tubs. Everything on the site is included • Bookings already in place for 2023 which should only increase as the year goes on • Planning Ref. No: 23/00896/PLF • Operational from December 2022 • Potential for further development subject to planning

Guide Price £765,000

If you are looking to buy a business or expand an existing portfolio, then look no further as Eastfield Holiday Park could be the opportunity you have been waiting for. This attractive site extends to 4.9 acres with a wildlife pond at its centre. There are three large timber cabins, all of which have been fitted out to a very high specification. In addition to the existing cabins, there is planning permission for two additional lodges and a site office/accommodation.

There is a smaller pod at the entrance to the site which can also be utilised for a variety of purposes including accommodation subject to approval. A steel portal framed building with a roller door can be found in the far corner which is currently used for storage. The cabins have been connected to package treatment plants which are awaiting final sign off.

Lodge 3 (Stag) - Living room with log burner, kitchen/diner with a range of appliances, three double bedrooms, one ensuite and a family bathroom. Enclosed rear garden, hot tub, parking and raised timber decking.

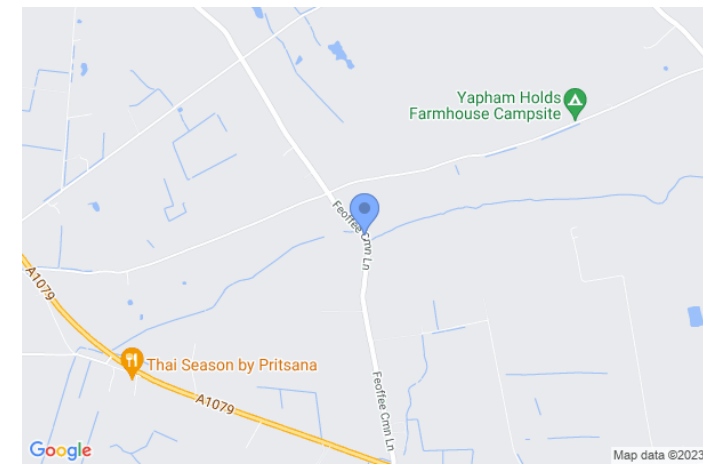
Lodge 4 (Hedgehog) - Kitchen/living/dining room with fitted appliances, three bedrooms, one ensuite, a family bathroom and a utility. Hot tub, parking and raised timber decking.

Lodge 5 (Fox) - Living room with log burner, kitchen/diner with a range of appliances, four double bedrooms, one ensuite, a Jack & Jill bathroom and a separate family bathroom. Hot tub, parking and raised timber decking. External utility room/storage.

Pod - Fitted with a worktop and storage cupboards. Space for a bed and breakfast table.

The site has been operational from December 2022. From January to the end of April this year (2023) the site will have generated just short of £30,000. The site is already showing a huge amount of potential considering it has only been open for such a short period of time. There are advanced bookings for 2023 totalling £64,000, which is likely to increase considering it is still early in the year. The new owner will be able to install two further lodges immediately after purchasing which will increase income significantly.

The change of use permission was subject to conditions as per the planning approval; however the current application Ref. No: 23/00896/PLF should address all of the non-standard conditions with the exception of items 6 & 7 which may require further details being made available to the local authority. Item 8 could realistically be subject to a variation/negotiation with the local authority by the purchaser should they wish to retain the current entrance.





4.9 ACRES, THREE LUXERY LODGES, COMMERCIAL BUILDING & PLANNING FOR 2 ADDITIONAL LODGES



R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900



Viewing strictly by appointment

Tenure Freehold

Council Tax Band Not Specified

Local Authority

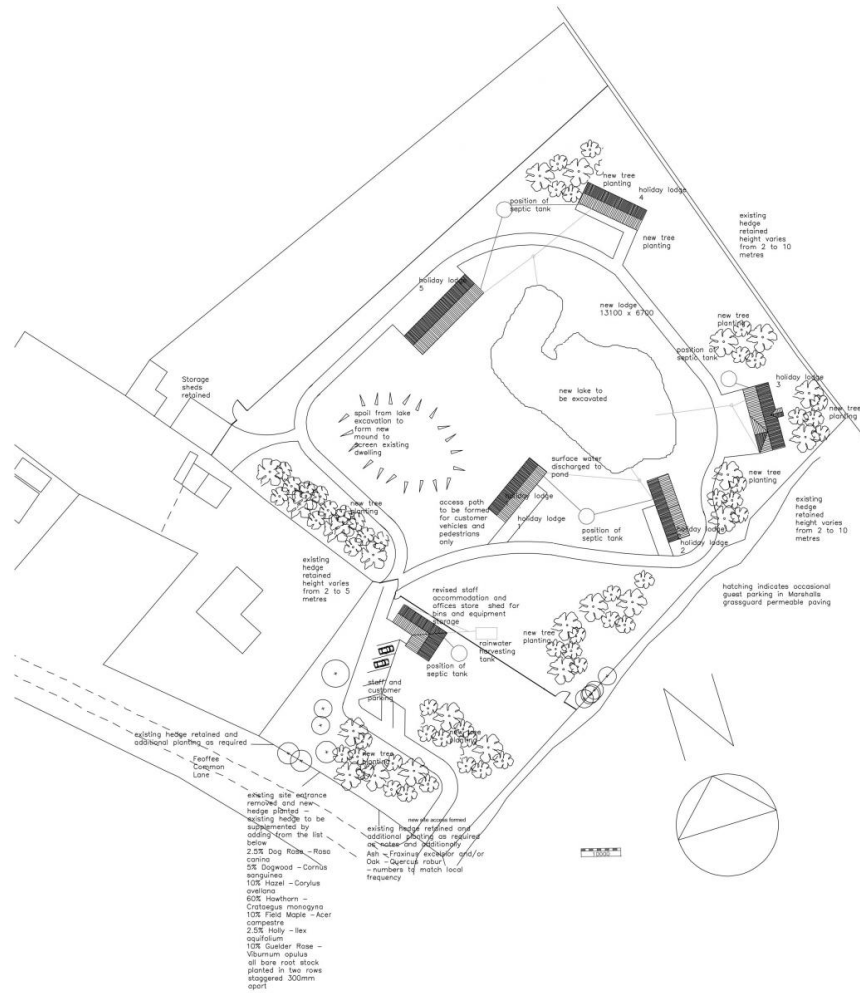
Services Color gas & waste treatment plants. Mains water & electric.



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NB
Do not scale from this drawing, only written dimensions are to be used
any other dimension due to be checked prior to work commencing
Extent of work shown does not indicate that an asbestos survey has
been carried out and reference should be made to the client for this
information prior to work commencing



| Revisions | | | |
|-----------|---|-----|--------|
| Rev | Description | By | Date |
| d | lodges amended | RTL | Apr 23 |
| c | lodges amended | RTL | Oct 22 |
| b | notes ref hedge planting added | RTL | Apr 20 |
| a | entrance relocated as per highways comments | RTL | Apr 20 |

SERIES ONE DESIGN ASSOCIATES
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DRAWING TITLE
 Proposed Holiday Lodges
 Eastfield
 Feoffee Common Lane
 Barmby Moor
 Y042 1PG

**Proposed Site Plan
 With Drainage**

| | |
|----------------|----------|
| SCALE | DATE |
| 1 : 500 | Oct 2022 |
| DRAWING NUMBER | |
| FCL/2019/02D | |

Disclaimer

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