

For Sale

On the instructions of Brian Murphy & Michael Jennings, Joint Administrators of Castle Bay Residential and Holiday Park Limited. The affairs, business and property of the company are currently managed by Brian Murphy and Michael Jennings as Joint Administrators. The Administrators act as agents of the company and without personal liability.



Castle Bay Residential & Holiday Park

Portpatrick, Dumfries & Galloway DG9 9AA

- Established Holiday & Residential Caravan Park
- Total Area of 22.5 acres
- Site Licence for 125 units
- Picturesque location overlooking Irish Sea and Dunskey Castle
- Includes immaculate managers bungalow



**For Further Information and viewing arrangements contact:
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lisney.com

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Location

Castle Bay is located in an elevated position overlooking the ruins of Dunskey Castle and the Irish Sea, approximately 1 mile south of Portpatrick.

Portpatrick is a popular fishing village on the Dumfries and Galloway Coast, approximately 8 miles from Stranraer. The village is popular with tourists all year round who are attracted by the surrounding countryside, as well as the many local amenities including some top quality golf courses, the local harbour and a number of very well regarded pubs and restaurants.

There is a coastal footpath linking the caravan park with the village.

Description

The park is currently developed with 91 static caravan pitches as follows:

- 56 occupied by privately owned Static Caravans for holiday home use;
- 11 occupied by privately owned Static Caravans for residential use;
- 3 occupied by hire fleet static caravans
- 6 Park Homes;
- 7 vacant developed plots; and
- 8 partially developed plots.

There is a large area for touring caravans and tents with hook ups for 50 units.

There is a newly built managers bungalow incorporating 4 bedrooms (1 en-suite) presented in excellent order throughout. Other facilities include:

- Shop;
- Games room; and
- Amenity block – incorporating WC, shower and laundry facilities.

Site Licence

The caravan park has a Site Licence allowing for not more than 125 units. Part of the site (the area used for touring caravans and tents) is restricted to use between 1st March – 31st October; the remainder is unrestricted.

Tariffs 2010/2011

Type	Fee inc VAT & net of rates & electricity
Static Caravans and Park Homes	£1,283.14 - £1,518.72
Tourers & Motorhomes	£14 - £20 per night
Tents	£8 - £21 per night
Seasonal Touring pitches	£1,000

Services The park is served by mains water and electricity, sewage is by way of 3 septic tanks.

Tenure The subjects are held Feuhold subject to any individual tenancies and licence agreements as above.

Price Offers in excess of £1.5m for the feuhold property as a going concern.

Business Information & Information Pack

There is a pack of information on the business and further information available to seriously interested parties following a formal viewing.

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