



ccl
RESIDENTIAL & BUSINESS
PROPERTY SPECIALISTS

Kevock Vale Park

Westmill Haugh | Lasswade
Edinburgh | EH18 1LY

- Prime Location
- 8 Park Homes
- 1 Luxury Glamping Pod
- Excellent Reviews
- On-site Laundry & Workshop
- Growth & Development Opportunity
- Riverside Location
- Planning Permission for 4 Houses

Located on the banks of the North Esk River in the village of Lasswade, on the edge of Edinburgh city, is Kevock Vale Park; a modern development of 8 mobile homes, a glamping pod and workshop area. Currently operating with a mix of long-term tenancy agreements and short-term holiday lets Kevock Vale allows new opportunities to develop the park and income streams in a number of different directions. The current owners are operating the holiday lets in a limited capacity to suit their lifestyle. Additionally, there is planning permission for 4 houses on the site. A prime location, only a relatively short distance from Edinburgh city centre and on a main bus route, Kevock Vale is ideally placed to take full advantage of the ever-popular tourist market.

Situation

Kevock Vale Park is situated on the North Esk river, in the village of Lasswade approximately 9 miles south of Edinburgh city centre. Lasswade is an exceptionally popular village with a great variety of independent bars, restaurants, and shops in the village and close by. Although officially considered a commuter town it is a great base to explore Edinburgh, the Lothians, Fife, and the Scottish Borders. Local activities include horse-riding, golf, walking, dry-slope skiing, and swimming. There is a frequent bus service passing through the village with a multitude of city destinations, including Waverley Station, Princes Street, Haymarket, and Edinburgh Zoo, as well as a bus service to the coast. Local railway stations are a short drive away at Eskbank and Newtongrange with regular trains to Waverly Station and the Scottish Borders. Lasswade is 5 minutes from the Edinburgh city bypass which links to the A1, M8, M9 and M90, and approximately 12 miles from Edinburgh Airport, which has an excellent daily selection of national and international destinations.



Kevock Vale Park will allow new owners to take on a truly wonderful lifestyle business in a stunning location on the edge of the North Esk river a short journey from Edinburgh city centre. The business could easily be run and expanded by a partnership. There is a great opportunity to significantly increase revenues by increasing the number of units available for self-catering hire. Kevock Vale Park is unique in that it has fishing rights on the River Esk. Kevock Vale Park is an excellent business opportunity offering a truly turnkey business with great potential for any new owner.



Business

Kevock Vale Park was built by the current owners approximately 5 years ago as a residential park and is currently licensed for operation 12 months of the year. In total there are 9 pitches on the site, 8 benefit from a river view and 1 has a garden view. 4 river view sites are occupied by long term residents who own their own homes and pay a monthly ground rent. 1 of these belongs to the current owners and is included in the sale. All other homes are owned by the business and have been refurbished and configured to provide self-catering accommodation, although the current owners only let 2 units at any one time.

Prices vary from £100 per night in low season up to £160 per night in high season while rates can increase up to £200 per night for Hogmanay and during the Edinburgh festival. Quiet and quirky Kevock Vale Park benefits from its stunning unique location, excellent reviews and is rewarded by much repeat business.

This is an exceptional opportunity for new owners to take on a growing business, operate a total of 5 self-catering holidays units, and in due course more. It is currently run as a lifestyle business to suit the requirements of the current owners.

Kevock Vale Park is also unique in that it has valid planning permission for 4 houses that could be built on the site if the new owners so desired.

Property

Kevock Vale Park is a development site of 8 mobile homes, a glamping pod, and a workshop / laundry. The site was developed approximately 5 years ago and benefits from an extensive new infrastructure. All of the mobile homes benefit from river views and access to the waterfront. The mobile homes consist of a mix of long-term tenants and short-term self-catering lets.

5 units have been configured for self-catering use and as such have been refurbished to a very high standard. Typically, each home consists of 2 bedrooms and can sleep up to 4 people. They each benefit from a well-equipped kitchen with cooker, microwave, and dishwasher. There is also a spacious living area with views over the river. Each home has a decking area with seating to benefit from the riverside location. The 2 bedrooms comprise of either double or twin layout. The bathrooms are of a contemporary design and refurbished with either a modern shower or bath.

The luxury glamping pod is a bespoke design with double bed, integrated bathroom, kitchenette and living area. Exceptionally popular with guests who also benefit from the private BBQ area. There are 3 homes which are on long-term lease where the tenants pay a ground rent to the park. These homes are occupier owned. These properties are all retirement homes.

External

The property is accessed via a private drive from Westmill Haugh. The tarmac road extends the length of the site which in turn provides access to the 8 homes, each with their own parking. Each home has a decking area that overlooks the river and there are several points allowing visitors / residents to access the river. The glamping pod is situated at the rear of the site and has a dedicated parking space and private decking and BBQ area.

In total the site extends to approximately 1.2 acres. It sits on the edge of a relatively new housing development and as such Kevock Vale Park also benefits from planning permission for 4 houses.

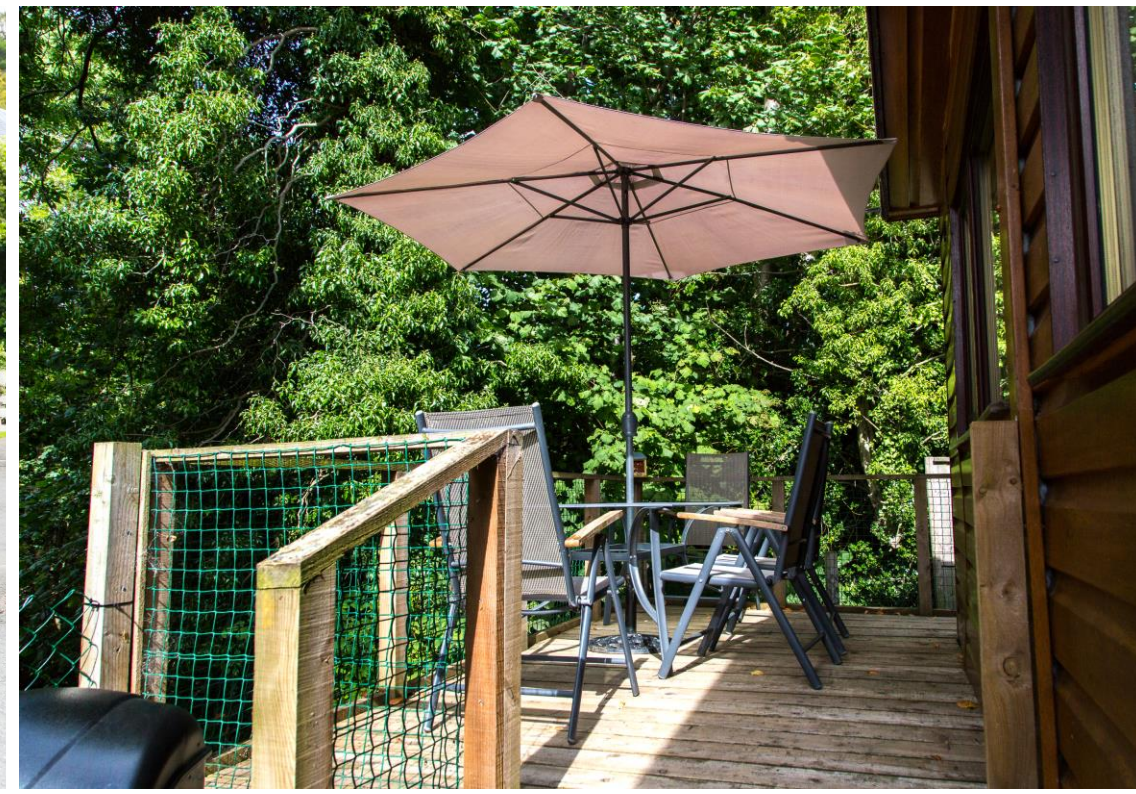
New owners will also acquire the fishing rights to the river which is plentiful with brown trout. There is an abundance of wildlife in the area with deer, otters, and kingfishers among the frequent visitors to Kevock Vale Park.

Trading Figures

Full trading information will be made available after a formal viewing has taken place. The business trades successfully beneath the VAT threshold.









Services

All holiday homes have mains electricity, water, and drainage.

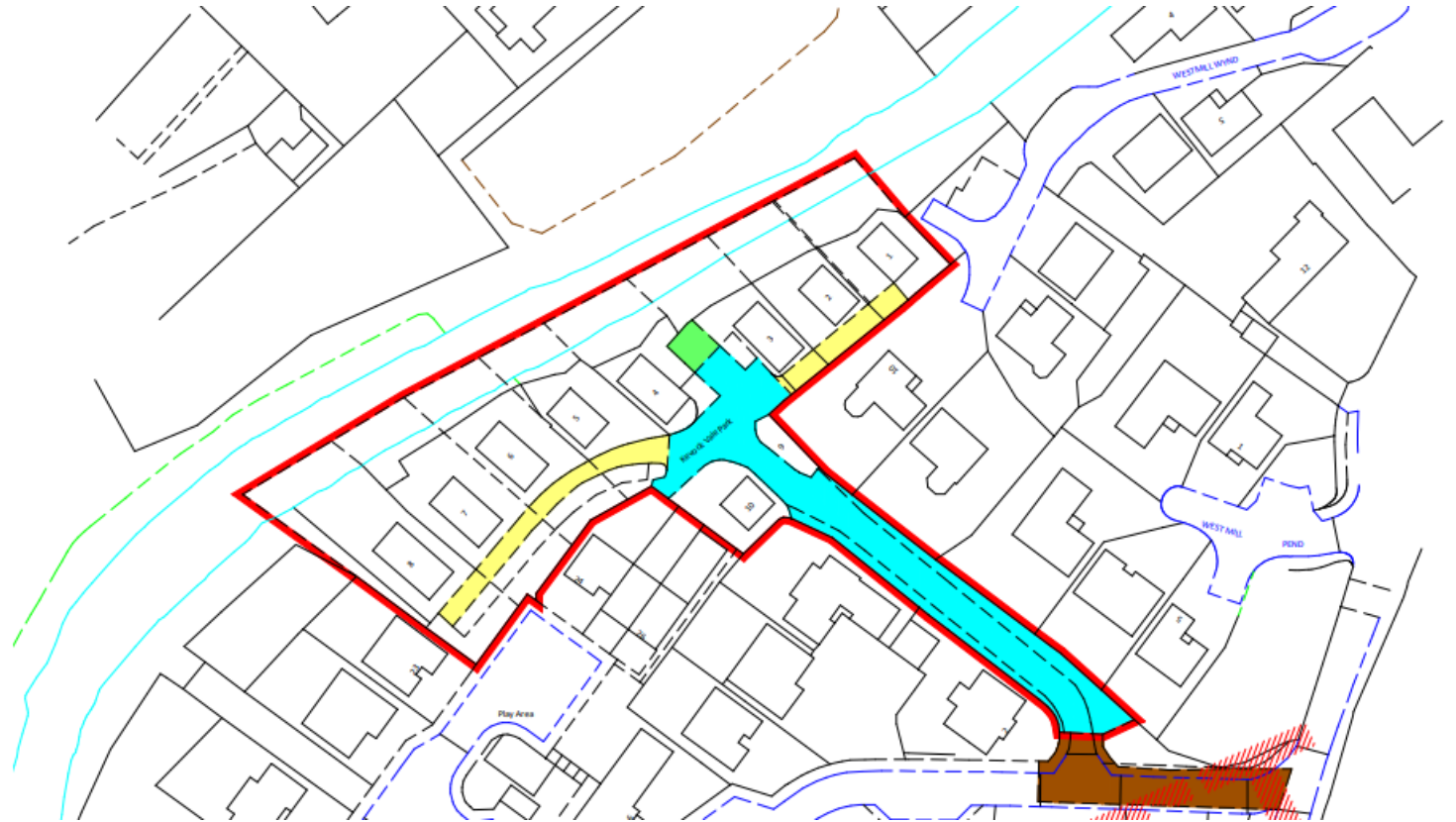
Tenure

The property is held on the Scottish equivalent of a freehold.

Price

Offers over £875,000 are sought for the business and freehold property. Fixtures, fittings, and goodwill of the business are included.

OFFERS OVER
£875,000



All appointments to view this or any of our other properties must be made through the vendors sole agents:



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be submitted in writing to CLL Property Ltd with whom the purchasers should register their interest if they wish to be advised of a closing date.

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