

# Touring Caravan Site, Public House Restaurant and Planning Consent for 3 Holiday Cottages on 4.6 Acres

Poplar Farm Caravan Park and Restaurant | Chapel Lane | Addlethorpe | Skegness | Lincolnshire | PE24 4TG



42 Pitch Newly Refurbished Touring Caravan Park with New Infrastructure  
Modernised Public House with Seating for Over 40 Diners with Newly Fitted  
Commercial Kitchens, Managers Accommodation  
Planning Permission for 3 Holiday Cottages  
Customer Parking Area with ANPR Automated Gateway for Campers, Site Office,  
Amenity Areas  
Superb Opportunity to Acquire Recently Refurbished Premises

For Sale Freehold with Vacant Possession  
£1.35 Million plus VAT Subject to Contract

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

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## Location...

Addlethorpe is a village to the south of the main vehicular route linking the seaside resorts of Ingoldmells and Skegness.

The area has over 28,000 static caravans and boasts transient tourist population of over 1.2 million visitors and is famous for the North Shore Golf Club, Addlethorpe Golf Training Academy amongst various coastal amusement arcades, beaches and tourist destinations.

Poplar Farm is located opposite the Skegness Golf Academy and is a recently refurbished caravan park pitch, refurbished public house and holiday cottages.

Close by is Fantasy Island, the large Butlins resort, Sea Lane with various attractions, Skegness and Ingoldmells.

## Description...

A newly resurfaced driveway leads to the check-in area and residents parking area with space for over 20 vehicles.

Access to the campsite is restricted by an ANPR gateway which allows access for pedestrians to get to the site office to organise pitches.

The driveway extends east into the site, beyond the amenity area and is arranged to provide 9 individual shower cubicles which have recently been fitted, new infrastructure and services.

The site is arranged to provide 42 individual gravelled pitches with individual electric hook ups. It is estimated that the site has the potential to be extended to provide another 8 pitches or thereabouts (subject to any statutory consents).

At the front of the site is Poplar Farm Bar and Restaurant.

This is a two-storey building of conventional construction providing a bar restaurant with Manager's Accommodation over.

## Infrastructure...

The site has undergone much recent expenditure relating to infrastructure including new distribution boards to each pitch, new water and waste facilities, a recent sewage treatment plant, 2 bows of grey water and a new cesspit, road surfacing, CCTV, DDA compliancy, new shower and toilet blocks, disabled facilities, laundry, Manager's Reception, burglary alarm for the restaurant and even a new doggy wash.

## Accommodation...

A ramped rear access leads over a seated patio area to the main circulation hall with Male WCs and Female WCs off.

Main Dining Area.....11.5m x 4.8m, 55.2sqm  
Being recently refurbished to include laminate floors and is set out to provide over 40 covers.

Conservatory Area.....3.6m x 2.9m, 10.4sqm  
Within the main dining area is a fully fitted oak bar with glass storage facilities optics and pumps, all equipment is available by negotiation. Visible from behind the bar is a full CCTV monitoring system for the site.

TV Room.....4.3m x 3.6m, 15.5sqm  
Kitchen.....6.2m x 4.8m, 28.7sqm  
To the rear of the main dining area is the recently (2020/21) fully fitted stainless steel kitchen (being available by negotiation).

There is a separate access leading to a stairway to the first floor where there is a spacious 3 bedroomed Manager's accommodation with spacious landing hall, open plan kitchen dining area, family bathroom and CCTV system access.

## Holiday Accommodation...

Planning Consent S/002/02368/20 has been granted for the Conversion of Former Agricultural Buildings located to the north of the restaurant.

The holiday cottages will have parking accessed through the campsite.

Each unit is a house with open plan kitchen dining living areas, stairs leading to the first floor where there is a large bedroom with en-suite facilities.

## Trading Figures...

Trading figures for recent activity are available as abbreviated management accounts, the site being closed for much of the past 18 months because of Covid restrictions.

## Rates...

Rates have been set at £30-32 per night with bottled gas available to permanent residents.

## Outgoings...

The property has a Rateable Value of £11,000 therefore qualifying business will be able to apply for rates relief.

## EPC...

The property has an Energy Performance Asset Rating D88. Full details are available on request.

## Viewing...

All viewings are to be made by appointment through the agent.

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