



**ACTON FIELD CAMPSITE, ACTON, LANGTON MATRAVERS
£250,000 FOR THE BUSINESS LEASEHOLD**

This is a rare opportunity to acquire a thriving and financially successful campsite in the heart of the Isle of Purbeck, about 1 mile from the coast.

The business is thought to have been established in 1948 and has never been offered on the open market since that time. It is situated in an outstanding and picturesque rural location on the outskirts of the hamlet of Acton, about 2 miles from the Jurassic World Heritage Jurassic Coastline. It is approached via a shared access and comprises approximately 7 acres including proprietor's 2 bedroom timber chalet, shower block and WCs.

❑ **Operational Period & Planning**

The campsite operates from Easter to the end of October. During this time there are periods when it is solely for the use of registered licensed groups of which there are some 323 (list available). For the Whitsun holiday and 24th July to the end of August the campsite is fully open.

There is no restriction to numbers, however, each pitch needs to conform with current Fire Regulations which requires the units to be 3 metres apart.

- ❑ The business is offered for sale at £250,000 leasehold.
- ❑ The business generates excellent profits. Audited accounts are available to genuine applicants only upon request.
- ❑ There is scope for growing the business by creating additional pitches and also expanding the leisure facilities, subject to planning consent.
- ❑ The owners will consider selling the freehold.

LEASE DETAILS

- ❑ Term 10 years with Rent Review in 5th Year.
NB. the lease will be outside of the 1954 Act and, therefore, will not be automatically renewed at the end of the period.
- ❑ Rental - £25,000 pa for the first 5 years.
- ❑ Tenants Responsibilities - Full Repairing and Insuring lease.

SERVICES

Mains water, electricity and drainage. No gas.

BUSINESS RATES

We have been advised by Purbeck District Council that the property has a Rateable Value of £5,000 and the Rates Payable £2,495 for 2024/2025, however with the current Small Business Relief the Rates Payable is nil.



VIEWING

By appointment only please through the Agents, Corbens, 01929 422284. Please note the post code for this property is **BH19 3BN**.

Property Ref: ACT2000

THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		99
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Ground Floor



