



Albion Lodge

Manor House Holiday Park, Church Laneham, Retford, Nottinghamshire DN22 0NJ

Price: £120,000

Ref: 96367

 **Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Tranquil location on the Lincs/Notts border
- Three bedroom luxury holiday lodge
- Open plan living with integrated appliances
- Pets welcome and no age limit on site
- Dedicated parking space/driveway
- Fishing rights on the adjacent River Trent

Location

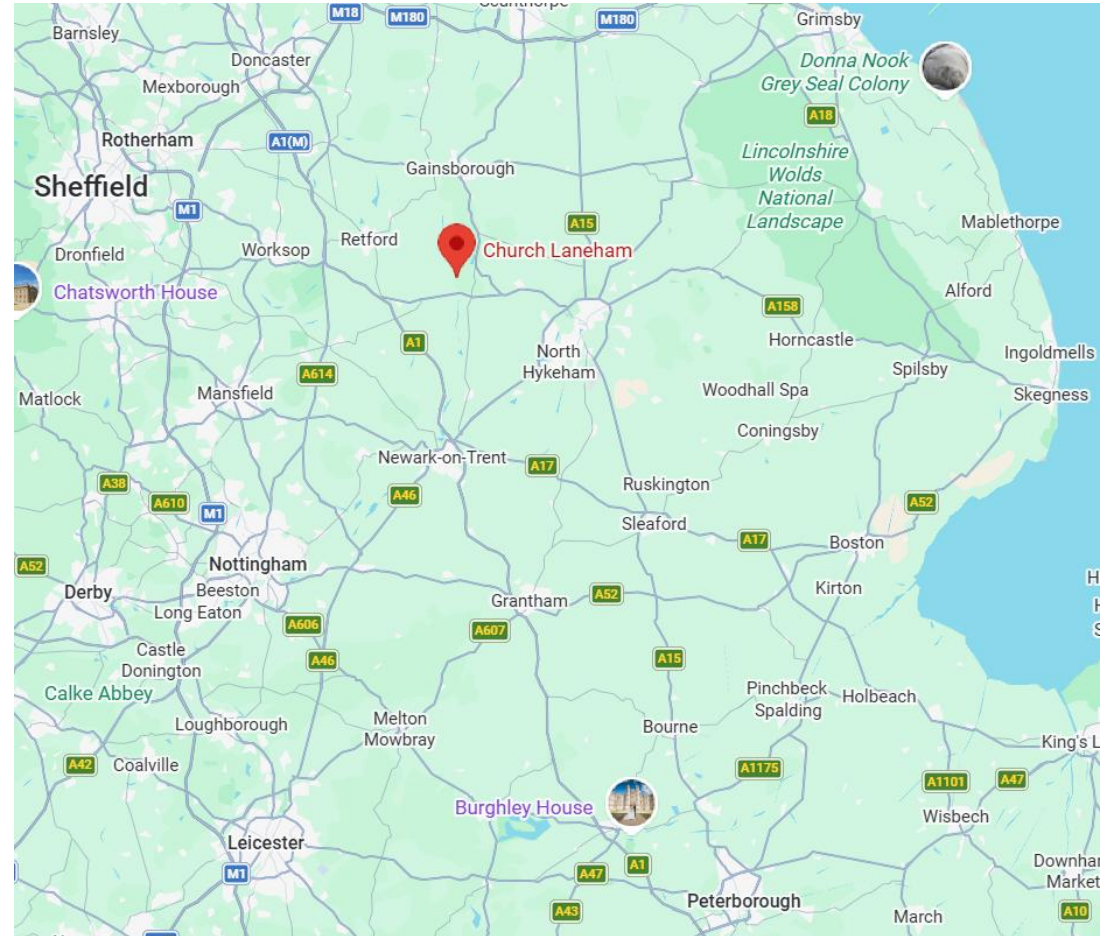
Manor House Holiday Park is situated on the Nottinghamshire/Lincolnshire border in the rural village of Church Laneham.

The village is approximately 9 miles (14.4 km) east of the Nottinghamshire market town of Retford, 14.4 miles (23.1 km) west of the county capital and cathedral city of Lincoln, 13.9 miles (22.3 km) south of the former inland port town of Gainsborough and 8.5 miles (13.6 km) northeast of the A1 motorway which connects the capital cities of London in the south to Edinburgh in the north.

The closest railway station to the property is in the Lincolnshire village of Saxilby, 9.3 miles (14.9 km) east, from which services run on the Sheffield-Lincoln line. Regular village bus services permit travel to the nearby town of Retford and the Nottinghamshire villages of Tuxford and Rampton. The nearest airport is Doncaster-Sheffield International Airport which is located 29.5 miles (47.4 km) northwest.

The area benefits from a variety of notable landmarks and amenities such as Sundown Adventureland theme park, Orchard Nursery Garden Centre and Millfield Golf Complex. Also found within the area is a multitude of fuel stations, shopping venues, public houses and farm shops.

The site itself is a gated collection of privately owned holiday homes, benefitting from 21 free-to-use private fishing pegs on the adjacent River Trent. The river also has a range of boating facilities and is popular for its riverside walks. The property briefly comprises:



Property Information

(Stately Designed)

- Open plan LOUNGE/DINING ROOM/KITCHEN.
- STORAGE CUPBOARD
- BATHROOM
- DOUBLE BEDROOM with EN SUITE SHOWER
- TWIN BEDROOM
- SINGLE BEDROOM with FITTED WARDROBE
- DEDICATED DRIVEWAY with space for 2 vehicles.

(The kitchen area benefits from an integrated electric oven with induction hob and overhead extractor).

(The site provides the option to install a dedicated decked veranda should it be of interest to the prospective purchaser).

The Opportunity

The opportunity is available to acquire one or more luxury holiday homes within Manor House Holiday Park. The homes permit occupancy for 46 weeks during a holiday season that runs from 1 March - 1 January.

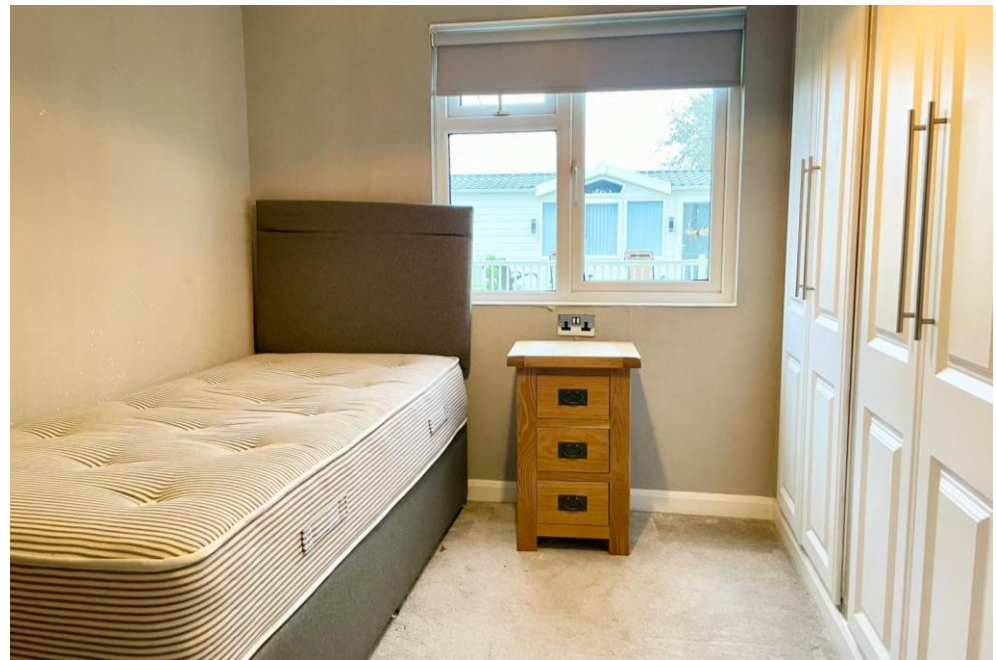
Manor House Holiday Park has been established for over 50 years and is a family-run business. A number of future developments are planned which include the creation of a modern entertainment complex. Unlike a number of similar ventures, the site has no age restrictions so residents of all ages are welcome. Pets (including dogs) are also permitted.

Site fees for the first year are included in the sale price. From the second year, a minimum fee of £3100 per annum will be charged.

Finance is available, subject to status.







Tenure & Price

ASKING PRICE £120,000

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

Services

Bottled gas heating.

All other mains services are connected.

The property benefits from being fully double glazed.

Local Authority: Nottinghamshire County Council





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