

# Kessingland

## Alandale Chalet Park, Bethel Drive, Suffolk NR33 7SD

- **A Freehold Reversionary Ground Rent Investment**
- Secured upon a Chalet Park comprising 46 x 2 Bedroom Chalets
- Site Area Approximately 1.159 Hectares (2.86 Acres)
- 27 Leases provide for annual RPI reviews, 16 for 3 year RPI reviews and 3 for 7 year RPI reviews
- Reversions from 2064
- Coastal location with access to beach
- Total Current Rents Reserved

**£21,586 per annum  
(excluding VAT)**



### To View

Please call: Tingdene Holiday Parks Limited Group Operations.  
Tel: 01502 218 292.

### Seller's Solicitor

Messrs Shoosmiths (Ref: Lisa Williams).  
Tel: 03700 868 377.  
Email: [lisa.williams@shoosmiths.co.uk](mailto:lisa.williams@shoosmiths.co.uk)

### INVESTMENT – Freehold Ground Rent Investment



### Tenure

Freehold.

### Location

Kessingland Village lies between the towns of Southwold (approximately 9 miles) and Lowestoft (approximately 7 miles) via the A12 trunk road on the Suffolk coast. The city of Norwich is approximately 28 miles to the west via the A416 and London is around 125 miles to the south via the A12. Rail services run from Oulton Broad South Station (within 4 miles drive) to London (Liverpool Street) via Ipswich. Kessingland is a popular holiday destination offering access to a sandy beach, theme parks and local restaurants.

### Description

The property comprises a ground rent investment secured upon a chalet park comprising 46 x two bedroom single storey chalets. The chalets occupy a site extending to approximately 1.159 hectares (2.86 acres).

### Accommodation

Each chalet provides the following accommodation:  
Two Bedrooms, Reception Room, Kitchen and Bathroom

### Tenancies

A full Schedule of Leases is available to download from our website [www.alltop.co.uk](http://www.alltop.co.uk)  
Further information is available at [www.alandalepark.co.uk](http://www.alandalepark.co.uk)  
The chalets are each subject to a lease. Lease terms vary. Rents are reviewable by reference to the retail price index (RPI). 27 increase annually with 16 increasing every 3 years and 3 increasing every 7 years. Expiry dates range from 2064 to 2101.  
Total Current Rents Reserved £21,586 per annum (excluding VAT).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.alltop.co.uk](http://www.alltop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.



