

Peter  
**illingworth**  
ESTATE AGENTS



**6, Bulmer Farm Lodges, Riggs Road, Ryton, YO17 6SA**  
**£120,000 or nearest offer, including furniture**

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A lovely three bedroom cherished park home, situated on a park development in keeping with the local environment and forming part of a wildlife haven rather than a traditional lodge park of tarmac and concrete with no private space. A big vote of confidence was given by Professor David Bellamy, international botanist and environmental campaigner, the site owners John and Barbara incorporated his design suggestions and planting scheme to attract wildlife.

The lodge offers generous accommodation and comprises: entrance hall, large open plan sitting room/ dining area and fitted kitchen, double doors leading on to a timber decked sun terrace for those alfresco evenings, inner hall, principal bedroom with dressing room and en-suite shower room, bedroom 2 (double), bedroom 3 (single), house bathroom. Externally car standing area.

Situated close to the renowned North York Moors National Park and the Great Dalby Forest, the popular ancient market towns of Malton, Pickering, Helmsley and Kirkbymoorside. The ancient city of York and coastal resorts of Scarborough, Whitby and Filey are within easy reach by car.

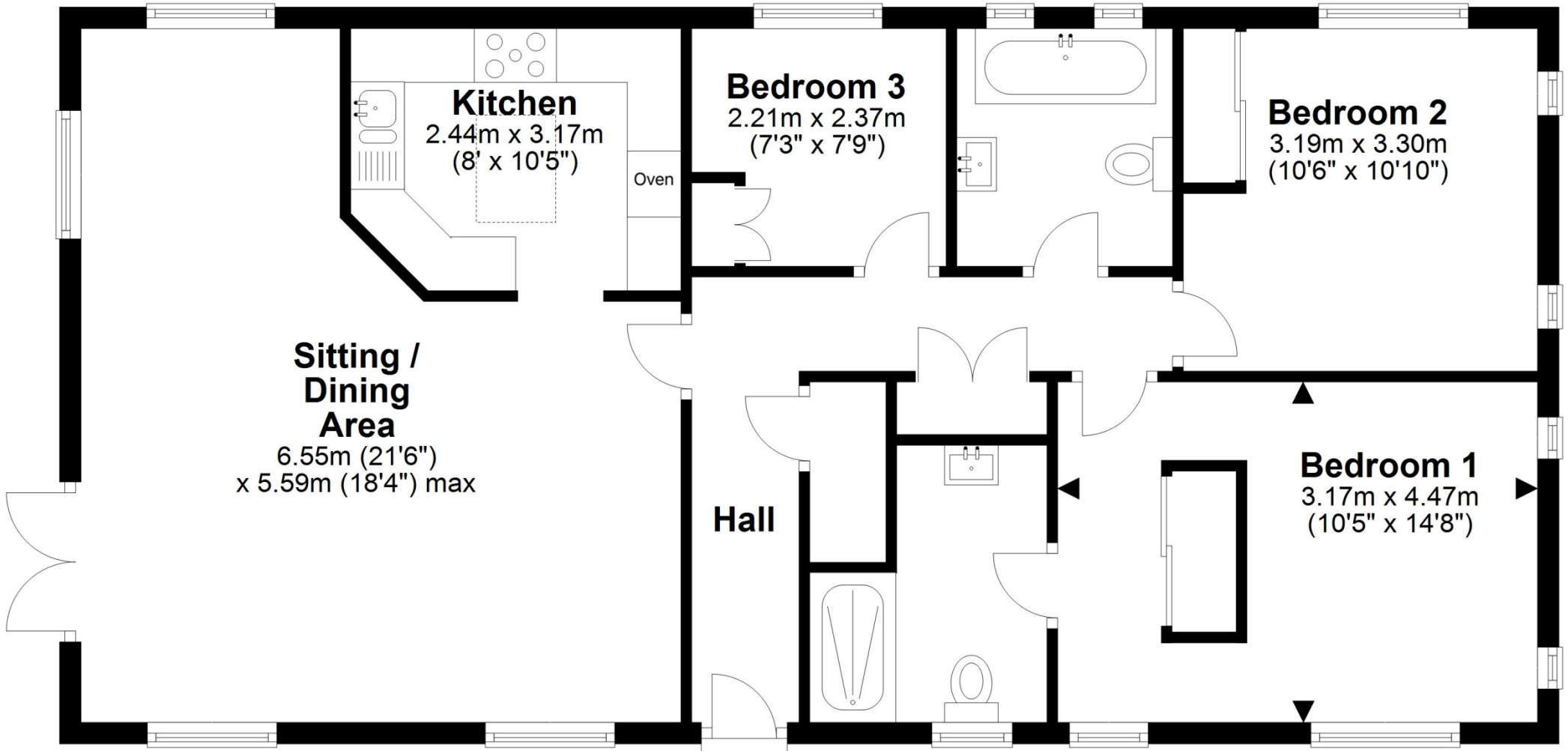
What3words: ///daisy.redeemed.lushly





# Ground Floor

Approx. 89.4 sq. metres (962.2 sq. feet)

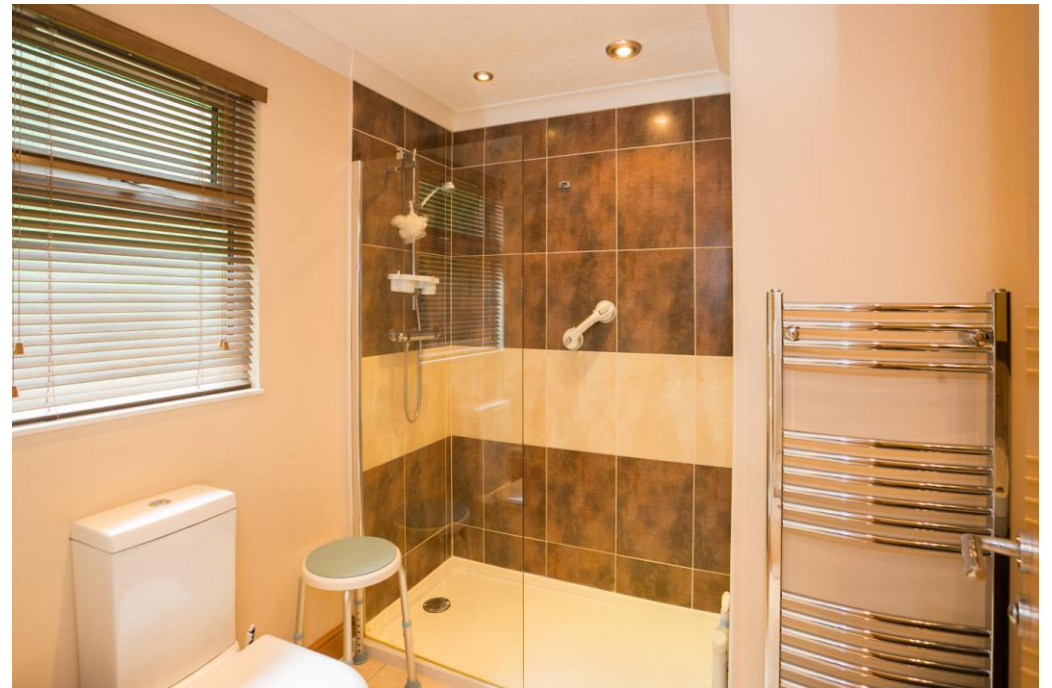


Total area: approx. 89.4 sq. metres (962.2 sq. feet)

**6 Bulmer Farm Lodges, Ryton**









**Tenure:** 99 year licence from 2010

**Annual Site Fees:** 2023/24, £3,338 Includes access to the resort, water, sewage, refuse disposal and general upkeep of recreational spaces.

**Annual Rates:** As this holiday home is not a primary residence, non-domestic rates not currently payable due to business rate exemption, if this is dropped then they will be billed in line with the council tax year and are included in the site fees.

**Electricity:** This is metered and invoiced a 12 week rotation at cost to Bulmer Farm Lodges.

**Gas:** LPG, metered and billed on a 12 week rotation at cost to Bulmer Farm Lodges.

**Wifi:** Available at extra cost.

**Insurance:** Must include public liability insurance.

**Note 1:** 11 month holiday park, must have a primary residence to comply. Note: not to be let out as a holiday let, to be used by family and friends only. The site has a 12 month licence.

**Note 2:** LPG Combi boiler and fridge freezer have been recently replaced with enhanced models.

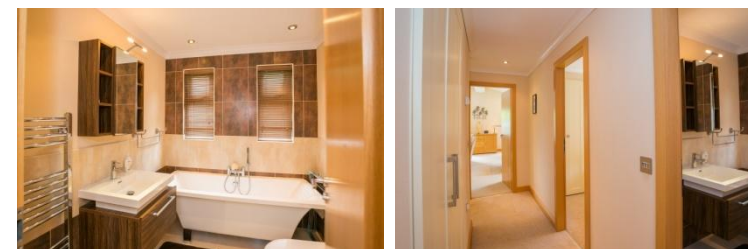
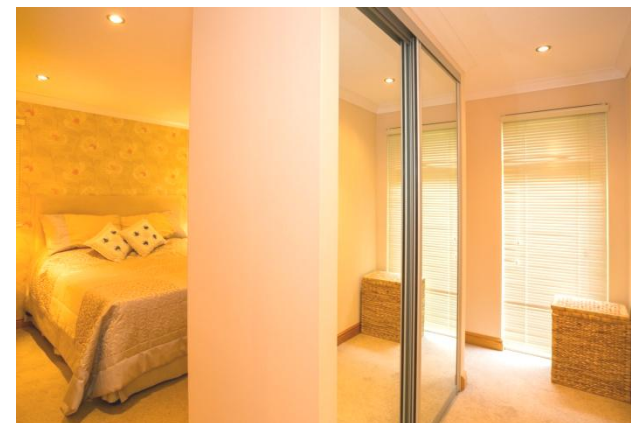
The information in this property listing is correct to the best of our knowledge. We recommend any potential purchaser is aware of all details including park rules and conditions before sale completion. We also recommend consulting the Mobile Homes Act 2013 for conditions of any future sale of this property.

**Photography:** By Peter Illingworth

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**Need advice on buying through another agent?** Contact Helen Shaw on 01751 431107 for an independent inspection by an experienced Chartered Surveyor, backed up by the RICS HomeBuyer report.

**Viewing:** Strictly by appointment through the agents Pickering office, Champley's Mews, Market Place, Pickering, YO18 7AE. Tel: 01751 475557



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