



ASHFIELD CARAVAN PARK  
TEESSIDE, TS27 3HY





# ASHFIELD CARAVAN PARK

DALTON PIERCY, TEESSIDE, TS27 3HY

A LONG-ESTABLISHED TOURING CARAVAN PARK WITH FULL YEAR-ROUND OPERATIONAL STATUS  
AND PLANNING CONSENT FOR 37 STATIC HOLIDAY CARAVANS, 143 CARAVAN STORAGE BAYS  
AND A FOUR-BEDROOM DWELLING, OFFERING SIGNIFICANT CAPACITY FOR GROWTH

Hartlepool 4 miles • Middlesbrough 12 miles • Durham 20 miles • Sunderland 23.5 miles • Saltburn-by-the-Sea 26.5 miles • Newcastle 34 miles

- Planning permission for 105 touring caravan pitches, fully developed with hardcore bases and electric hook-up points connected
- Planning permission for 37 static holiday caravans, with potential to increase to 47 units
  - Planning permission for touring caravan storage for up to 143 units
  - Planning permission for a four-bedroom detached house
    - Site Licence period 12 months
- Central reception with licenced social club, fully equipped amenity block with additional space for conversion to manager accommodation, subject to planning permission
  - Single static caravan for staff use
    - Equipment store
- All in about 11 acres, (4.45 hectares)



GSC GRAYS

PROPERTY • ESTATES • LAND

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Barnard Castle  
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Boroughbridge  
Tel: 01423 590500

Chester-le-Street  
Tel: 0191 303 9540

Driffield  
Tel: 01377 337180

Kirkby Lonsdale  
Tel: 01524 880320

## ASHFIELD CARAVAN PARK

### Location

Ashfield Caravan Park is located on the outskirts of the village of Dalton Piercy, just a short drive from Hartlepool. Set within a rural landscape close to the coast, it offers a peaceful and scenic environment, ideal for those seeking a countryside retreat while remaining within easy reach of local amenities.

There is also strong demand for accommodation from casual contract workers travelling from nearby industrial areas. Many stay while working in the area, with their families often joining them during school holidays.

The caravan park's location offers rural serenity within easy reach of essential services and transport links to the surrounding area including close proximity to the A19, which connects to major towns and cities such as Middlesbrough and Newcastle to the north and Sunderland to the south. Elwick, just 2.5 miles away, has two welcoming village pubs, while Hartlepool Marina, 3 miles distant provides award-winning attractions, sailing courses and a wide choice of waterside dining. The world-famous Beamish Museum (28 miles) brings the Georgian, Victorian and Edwardian eras to life, and historic Durham City (17 miles) offers its magnificent cathedral, castle and popular river trips. For shopping, the Metro Centre in Gateshead (32 miles) hosts over 330 stores with free parking. Further afield, Whitby (44 miles) is a charming harbour town and York (56 miles) is renowned for its Roman and Viking heritage.

The property is approached from the south via the A19, turning onto Dalton Lane and continuing through the village of Dalton Piercy before joining a private single-track access lane. From the north, access is gained directly from the A19 onto a tertiary road, which also leads onto the same private lane serving the property.





### Ashfield Caravan Park

The holiday park extends to approximately 11 acres (4.45 hectares) of level land, bordered predominantly by mature hedgerows and open farmland.

The site is accessed via a secure gated entrance that leads onto a private access road. This road opens up to provide dual entry points through two electronic security barriers in to an internal hardcore-laid road network that serves all areas of the touring park. A private access road leads from the reception along the rear of the equipment store to the building plot for the owner accommodation.

The property is effectively divided into three principal areas. To the western side of the park, extending to approximately 4.88 acres (1.98 ha), there are 105 motorhome and touring caravan pitches, each developed on hardcore bases with electric hook-up points.

A two-bedroom single static caravan is sited to the northwestern section of the park, provided for staff use only.



Amenity Block and Equipment Store

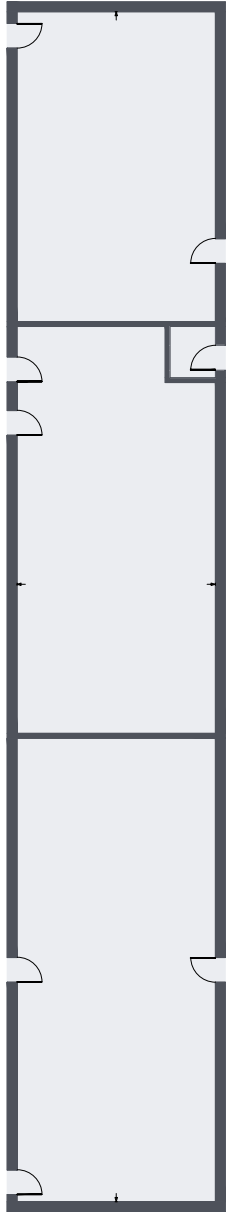
The northeastern section of the site, comprising approximately 1.8 acres (0.73 ha), benefits from planning permission for the storage of up to 143 touring caravans and a four-bedroom dwelling to be provided for owner/manager accommodation.

At the boundary of this area stands a steel-framed equipment shed of corrugated sheet construction, ideally positioned near the entrance of the private access track, separated from guest areas. Numerous vehicles, plant and equipment are provided and included within the sale. An inventory of all items will be provided to seriously interested parties.

To the southeastern section, an area of approximately 3.06 acres (1.24 ha), benefits from planning permission for 37 static holiday caravans, with potential to increase this to 47 units, subject to further exploratory ground surveys and compliance with planning guidelines.

# AMENITY BLOCK AND EQUIPMENT STORE

Approximate Gross Internal Area  
2325 sq ft - 216 sq m



AMENITY BLOCK

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



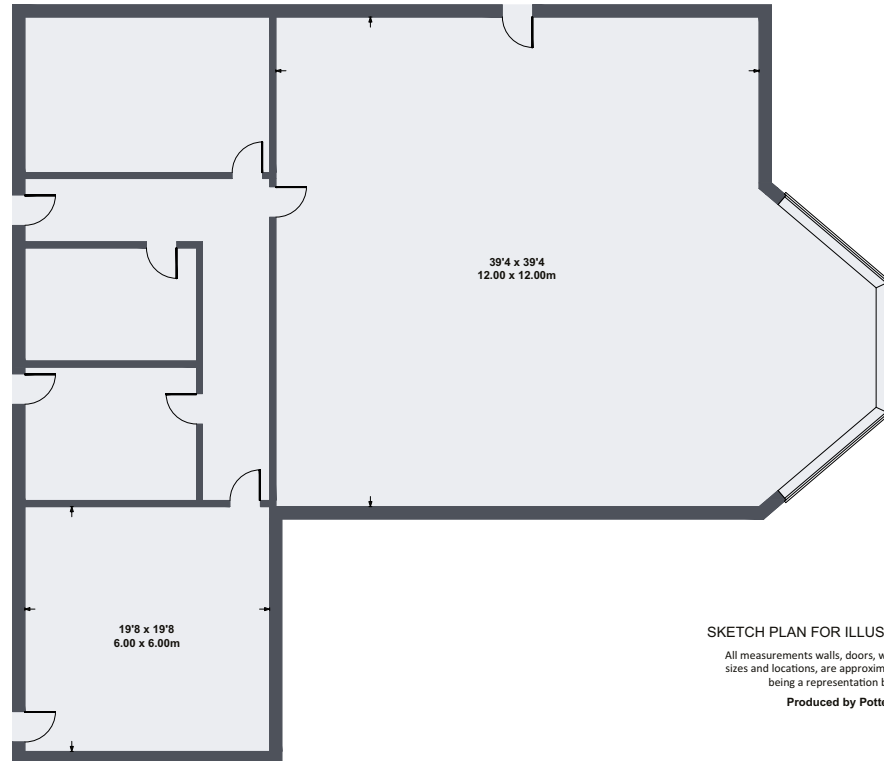
Amenity Block and Equipment Store



Park Reception and Social Club

# RECEPTION AND SOCIAL CLUB

Approximate Gross Internal Area  
2874 sq ft - 267 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Produced by Potterplans Ltd. 2025

## PARK RECEPTION AND SOCIAL CLUB

[2,874 SQ FT / 267 SQM].

A single storey building of brick construction, built in 2006. This is the main hub of the park, providing a reception foyer with space for convenience store, staff amenities, commercial kitchen and rear access into the social club with bar servery and seating.

A children's play area and picnic benches are set outside adjacent.

### Amenity Block [2,325 sq ft / 216 sqm]

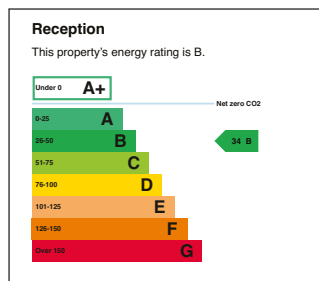
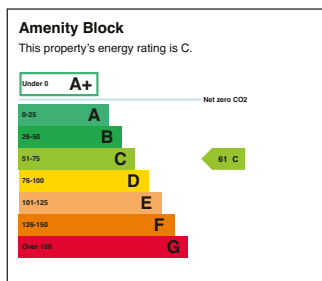
Servicing all pitches is a fully equipped amenity block incorporating ladies and gents showers and toilets, baby changing facilities and a pot-washing station.

Part of the internal space is currently used for storage which can be accessed internally and externally. This room could be converted to self-contained manager accommodation, providing further flexibility of the building if required by a future operator, subject to gaining the necessary planning consents.

## ENERGY PERFORMANCE CERTIFICATES (EPCs)

In summary, the EPC rating for the buildings are as follows:

Amenity Block - C (61)  
Reception - B (34)



## SERVICES

Electricity: Three phase supply

Gas: Bottled LPG supply connected to individual touring caravans and the single static caravan. Solar panels are connected to the amenity block.

Water: Mains supply

Drainage: Condor sewerage treatment plant

CCTV: Connected to reception/social club

The reception/social club and amenity block are connected to mains water and drainage. The single static caravan is sited on a serviced hardcore base and connected to bottled LPG gas. Heating and hot water for the amenity block are provided via an oil-fired central heating system.

## THE BUSINESS

Ashfield Caravan Park operates as a successful touring park and campsite, benefitting from full planning consent and permission for year-round operation.

Historically, the park welcomed casual touring caravans; however, pitches are now reserved exclusively for seasonal touring caravans and contractor workers. This approach provides the current owners with a more streamlined, flexible and easily managed business model.

The park accommodates seasonal touring caravans for holidaymakers for an 8-month period each year, from 1 April to 31 October. Annual tariffs are £1,700, with an additional £300 charge for winter storage. Electricity is metered and charged separately.

The park remains open throughout the year for contractor bookings, with local workers using the site to station their touring caravans while working in the area. Contractor tariffs are £70 per week, with electricity metered and charged separately. Approximately 60 contractor touring caravans were sited during 2025.

All reservations are currently managed using an in-house manual booking system.

Copies of the past four years trading accounts are available to seriously interested parties.

## BUSINESS RATES

The current Rateable Value of the property is £12,725.

## EMPLOYEES

The park is owner-operated with all management, administrative and maintenance work carried out in-house. No staff will therefore transfer with the business upon completion of the sale.

## PLANNING PERMISSION AND SITE LICENSING

The Local Authority is Hartlepool Borough Council. The property benefits from a comprehensive planning history; key permissions include the addition of 37 static pitches with conditions discharged, caravan storage for up to 143 units, a licensed clubhouse, enhanced facilities, and a four-bedroom dwelling, highlighting the site's strong commercial viability and its readiness for further development, flexibility for owner/manager operation and long-term investment potential.

## Licensing

Site Licence: Site Licence dated 9 August 2019 permits the use of the land as a touring caravan and campsite for up to 105 touring caravans throughout the full 12 months of the year.

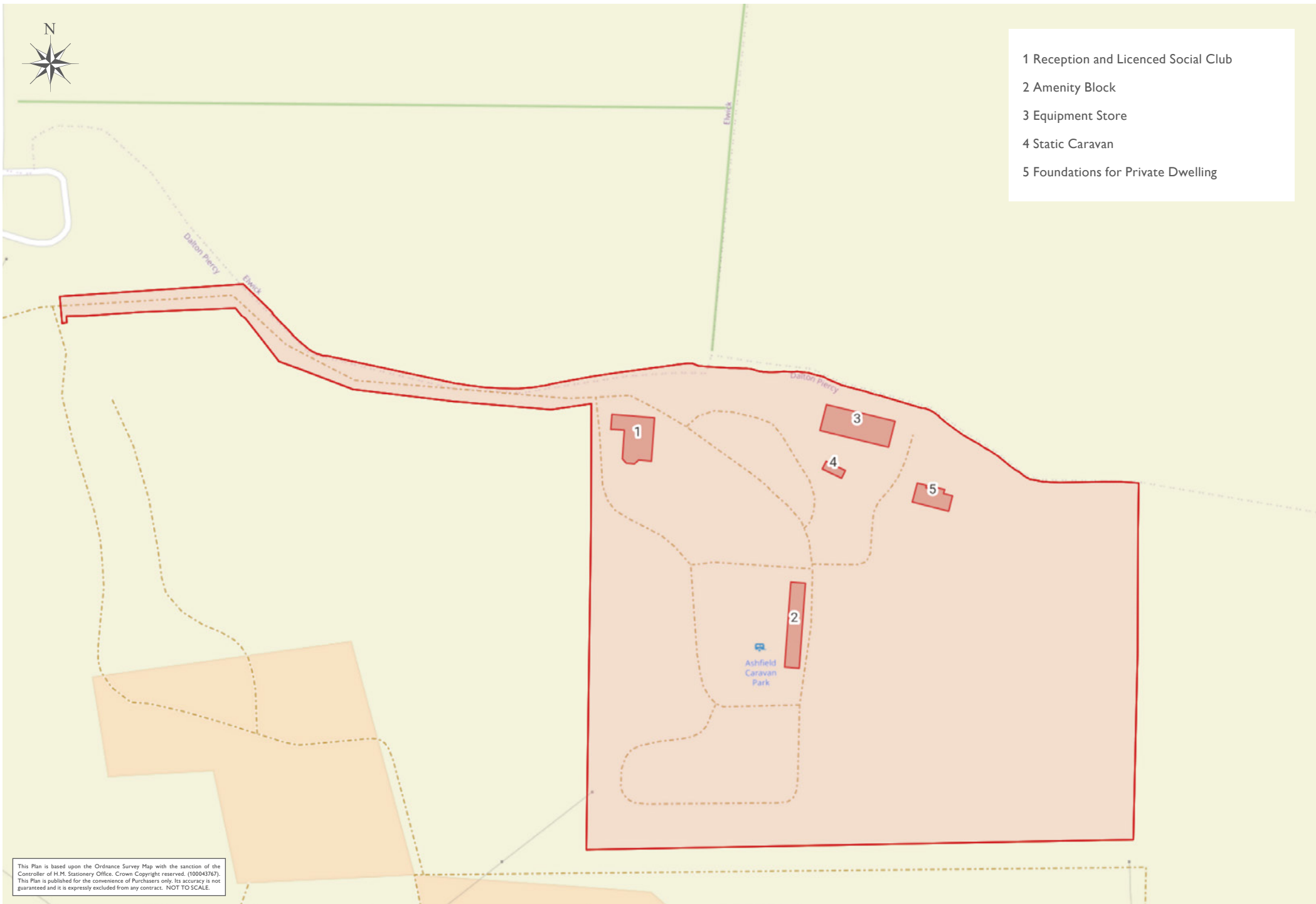
The social club operates with the benefit of a Premises Licence for the supply of alcohol, live music and recorded music.

## Lotting

It is intended to offer the property for sale as described as a whole, but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude part.



- 1 Reception and Licenced Social Club
- 2 Amenity Block
- 3 Equipment Store
- 4 Static Caravan
- 5 Foundations for Private Dwelling



This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (100043767). This Plan is published for the convenience of Purchasers only, its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.

## TENURE AND BASIS OF SALE

The freehold interest in the property is held within Land Registry title number CE122350.

The property is offered for sale on the following basis:

- The land is offered for sale by private treaty as a whole. All potential purchasers are advised to register their interest with the selling agents so that they can be advised as to how the sale will be concluded.
- Deposits for the future booking of pitch fees, caravan storage, and social events be apportioned between the vendor and purchaser at the time of completion
- Fixtures, fittings and equipment will be included within the sale, and an inventory of equipment will be provided to seriously interested parties.

## WAYLEAVES, EASEMENTS, RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights of way whether public or private, rights of water, light, support, drainage, electricity and other rights and obligations, easements, quasi-easements, restrictive covenants and all existing and proposed wayleaves whether referred to or not.

## FURTHER INFORMATION and VIEWINGS

Further detailed information is available from the selling agent to seriously interested parties.

### Viewing

All viewings are to be arranged strictly by appointment only through the selling agent, in order to avoid disruption to the business or intrusion upon occupiers of the caravans.

Katherine Wigham MRICS:

[kjw@gscgrays.co.uk](mailto:kjw@gscgrays.co.uk)

Lucy Rutherford:

[lur@gscgrays.co.uk](mailto:lur@gscgrays.co.uk)

GSC Grays, 5-6 Bailey Court, Colburn Business Park,  
Richmond, DL9 4QL. Tel: 01748 829 203



## DIRECTIONS

From the North: Travel south on the A19, then exit at Dalton Piercy, turning into Dalton Back Lane; the property is situated approximately half a mile on the right.

From the South: Head north on the A19, leave at the Dalton Piercy turn-off, and drive along Dalton Back Lane; the property is situated approximately half a mile ahead on your right.

what3words: ///hurry.lamps.latest

## Health and Safety

Please take care when viewing the property and follow normal health and safety practices for your own personal safety. No liability is accepted by the vendor or the Selling Agents.

## Condition of Sale

**Purchase Price & Deposit:** Within 7 days of exchange of contracts a non-returnable deposit of 10% of the purchase price shall be paid. The balance will fall due for payment on completion at a date to be agreed whether entry is taken or not, with interest accruing at a rate of 5% above the Bank of England base rate.

## Anti-Money Laundering

All offers to purchase the property from the UK or from overseas (regardless of whether the offer is for cash or subject to lending) must be accompanied by evidence of source of funds. This can be in the form of a bank statement showing the purchase price offered, a financial reference from a bank or funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase.

In addition, the purchaser must be able to supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti-money laundering legislation. These documents will be required for all individuals whose names are to appear on the title documents, or who have a beneficial interest in the purchase, once the transaction is complete.



A charge of £37.50 per person will be levied to carry out the necessary checks, prior to issue of Memorandum of Sale.

## Disputes

Should any discrepancy arise within these particulars of sale or in the interpretation of them, the question shall be referred to the arbitration of the Selling Agents whose decision acting as experts will be final.

## Plans, Areas and Schedules

These are based on the Ordnance Survey and Rural Land Register records and are there for reference only. They have been carefully checked by the Selling Agents and the purchaser/s shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation thereof.



**DISCLAIMER NOTICE:**

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written December 2025

Photographs taken Summer 2025



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