

Guide Price £89,995



**Holgates**  
Family Group

· Since 1956 ·

Ribble Valley Holiday Park, Hardacre Lane, Rimington, Clitheroe, BB7 4EE







Hardacre Lane  
Rimington  
Clitheroe  
BB7 4EE

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- Stunning holiday park development in a beautiful Ribble Valley position
- A countryside setting with panoramic views
- Excellent accessibility to A65, Skipton, Harrogate and beyond
- Available for holiday and recreational use





Set in the heart of the Ribble Valley, Holgates Ribble Valley holiday park is the perfect location for those who love to enjoy holidays all year round. With its unrivalled surrounding and views of Pendle Hill, it is an ideal location to own a holiday retreat and enjoy some valuable time with family and friends.

The position sits in the heart of Lancashire, yet is close to the Yorkshire border, making this an excellent base from which to explore the Forest of Bowland Area of Outstanding Natural Beauty and the Yorkshire Dales National Park. A wealth of old market towns, picturesque villages, olde worlde inns and wonderful walks all await in the surrounding unspoilt countryside.

Whether it's a traditional or modern holiday home you want, each lodge offers the best luxury and build quality for you to create the perfect holiday home to be enjoyed throughout the year for holiday and recreational use.

With an onsite bar hosting a range of events throughout the year and a children's play area, this holiday park offers something for all!











### **ABI Langdale**

This brand-new Langdale lodge is a stylish retreat in which you can make memories with your friends and family. With the modern comforts and contemporary finishes throughout, this is an ideal space for relaxing.

The open plan kitchen living area is a great space with a fully fitted kitchen complete with integral appliances and plenty of storage. The kitchen briefly comprises of dishwasher, oven, grill, gas hob, washing machine and microwave.

This area is seamlessly linked to the dining area with a living area beyond with doors out directly onto the decking.

There is a choice of two bedrooms. The principle bedroom has a spacious en-suite shower room comprising of shower, WC and wash hand basin. The second bedroom offers a twin room with adjacent family bathroom complete a shower, WC and wash hand basin.

Externally, the decking to the front and side is a perfect place to BBQ and enjoy the outdoors.



### General Remarks:

**Services:** Mains water, electricity and tanked gas is available and connected. Wi-Fi is also available to the lodges.

Lodge owners will be responsible for paying for the utilities used and will be invoiced quarterly.

### Lodge Details:

ABI Langdale – 40' x 13' Lodge - £89,995 – Plot L35

All lodges are sold as furnished.

**Tenure:** The lodges are new and are offered with a 15 year licence agreement. Interested parties should satisfy themselves as to the terms of the licence prior to signing.

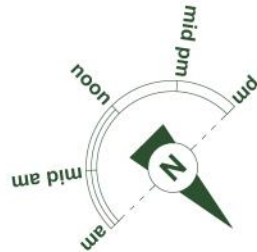
**Use:** The Lodges are available for use all year round for holiday and recreational use only. Owners will be required to provide evidence of their permanent residence upon signing of the licence and each year thereafter.

**Fees:** Each lodge will be responsible for paying site fees, service charges and insurance. Current site fees as of 2nd June are £4,285.

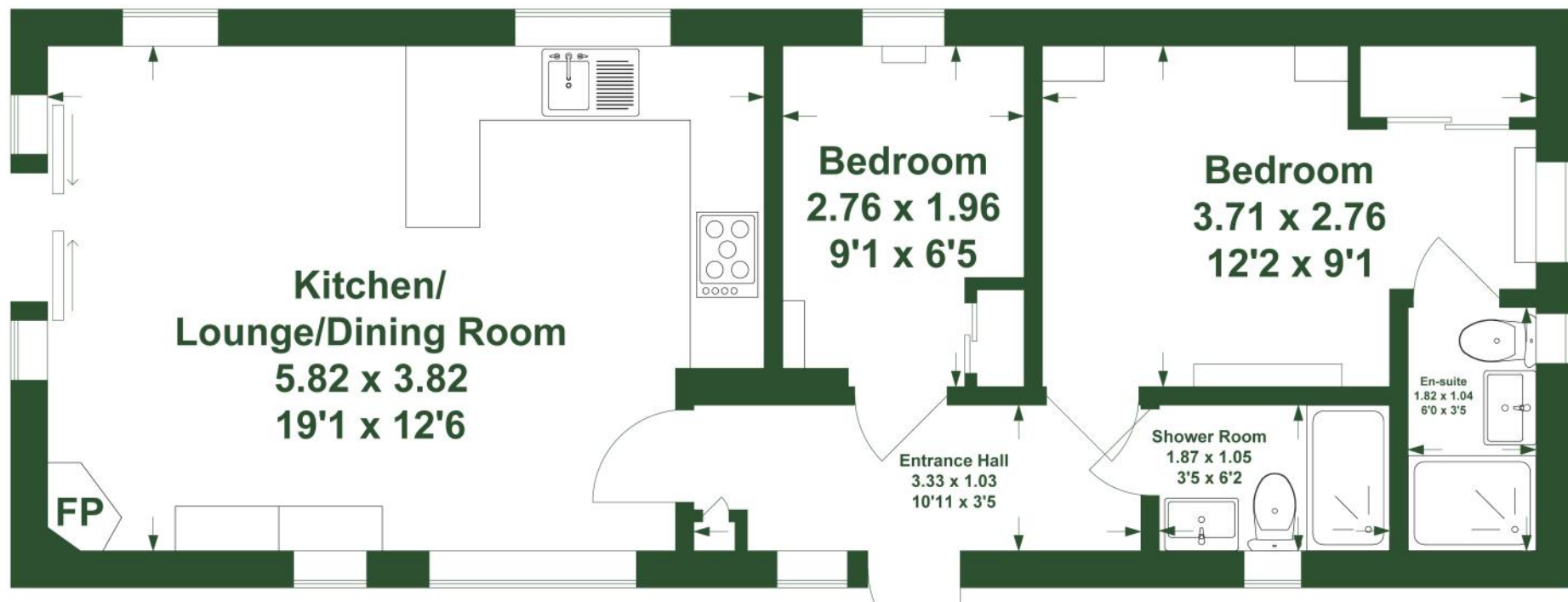
**Viewings:** Armitstead Barnett act an introducer to Holgates (Rimington Leisure Parks Ltd) and will pass over the details of any interested parties.

**Money Laundering Regulations Compliance:** Please bear in mind that Armitstead Barnett will require from any purchaser looking to proceed on property details of any chain, confirmation of the purchaser's ability to fund the purchase, and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print but will not affect credit rating.

Approximate Gross Internal Area : 49.44 sq m / 532 sq ft



This floorplan is for illustrative purposes only, it is not drawn to scale.  
Any measurements/ floor areas (including any total floor area)  
and orientation are approximate.  
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Amitstead Barnett

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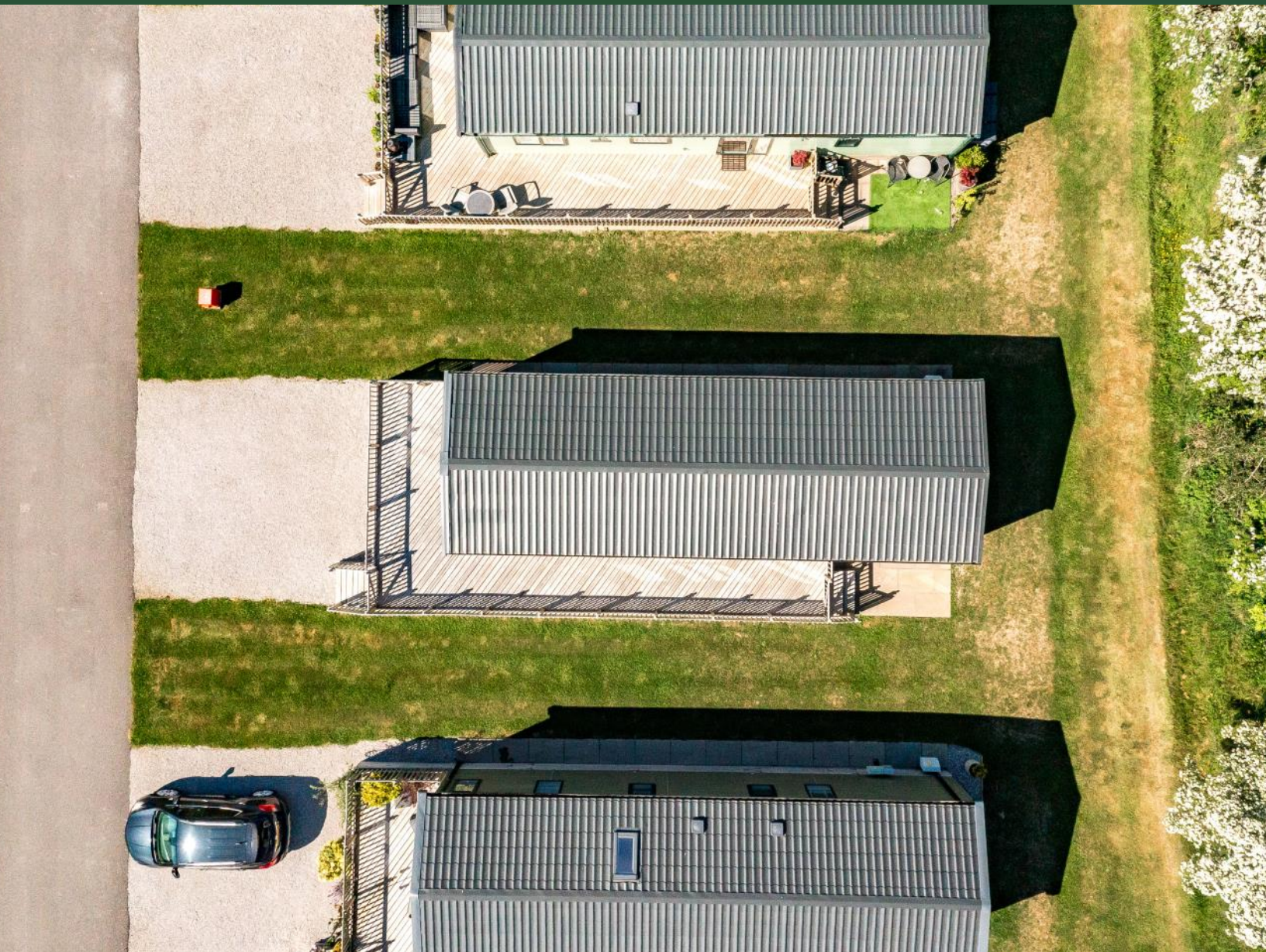
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