

Reculver Country Park near Herne Bay, Kent

Business Development Opportunity

An opportunity to acquire a seasonal coastal tent camping/
glamping site lying in the shadow of Reculver's historic
towers.



Location

Reculver Country Park with its open grasslands, cliff and shoreline is home to a large and diverse collection of plants and wildlife. The site lies within the Country Park close to the coastal cycle and walking routes linking Whitstable, Herne Bay, Margate and beyond. The seaside town of Herne Bay lies approximately two and a half miles to the west with Margate and Canterbury with their popular visitor and cultural attractions approximately 10 miles distance. Recent investment by the council has seen the creation of a destination play area, car and motorhome car park.



The site

Previously used for static caravans the site extends to 4.74 ha (divided 3.22 ha camping and 1.52 ha recreation) and is adjacent to the Reculver Towers scheduled monument site. Mains services are understood to be available and the site benefits from an internal access road. There are six existing buildings requiring refurbishment previously used for reception/office, shower/toilet block, laundry and other uses. These buildings have the approximate gross external areas:

Office/reception/store	85m ²
Laundry block	20m ²
Toilet/shower block (x 4)	75m ² - 100m ²

Lease

Canterbury City Council is seeking rental offers by tender on a subject to planning basis from experienced operators willing to invest in and operate a high quality camp or glamping site. Consideration will be given to pre erected accommodation such as safari tents, camping pods and dens, yurts and tents or suitable combinations. The site will operate between March to October in each year. In return the council will grant a lease of up to 25 years on full repairing and insuring terms incorporating five yearly rent reviews. An initial rent free period will be considered dependant on the level of investment. The successful candidate will be responsible for obtaining planning permission for the camping area shown on the plan.

Planning Policy

The Local Plan Policy TV6 and the Reculver Master Plan supports an improved landscape setting, particularly around the Reculver Towers. The council's Environment Strategy (2013 to 2016) supports leisure opportunities and a seasonal camping site at the Reculver Country Park.

Business Rates

To be assessed.

Legal costs

Each party will be responsible for their own legal costs.

Contact

For bid criteria and a tender form please visit www.kentbusinessportal.org.uk, to register an account (free of charge) and download the information by clicking *Current Opportunities* and selecting Canterbury City Council from the *Organisation* dropdown menu.

Please direct all questions and communication through the Kent Business Portal via the message facility once registered.

The tender documents are required to be completed and submitted electronically via the Kent Business Portal by no later than **12 noon on Thursday 26 July**.