

Beacon House Camping & Caravanning Site

Crofts Hill, Flamborough, Bridlington, East Riding of Yorkshire, YO15 1AB

Freehold Guide Price £775,000 | Christie Reference: 5490070

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Beacon House Camping & Caravanning Site presents a rare opportunity to acquire a thriving lifestyle business, perfectly combining a successful holiday enterprise with a charming family home.

Set on the edge of the picturesque seaside village of Flamborough, the park provides an ideal base from which to explore the dramatic Yorkshire coastline, renowned for its stunning cliffs, sandy beaches, scenic walking routes, and abundant wildlife.

The property comprises a well-presented four bedroom house, a fully furnished self-contained apartment, a bunkhouse offering four twin letting rooms, and a campsite with six hardstanding pitches and four grass tent pitches, all designed to cater to a variety of guests.



Key Investment Highlights



Thriving Lifestyle
Business



Well presented 4
bedroom house



Six hardstanding
pitches and four grass
tent pitches



Fully furnished self-
contained apartment



Bunkhouse with 4 twin
letting rooms



Picturesque seaside
village location

Location

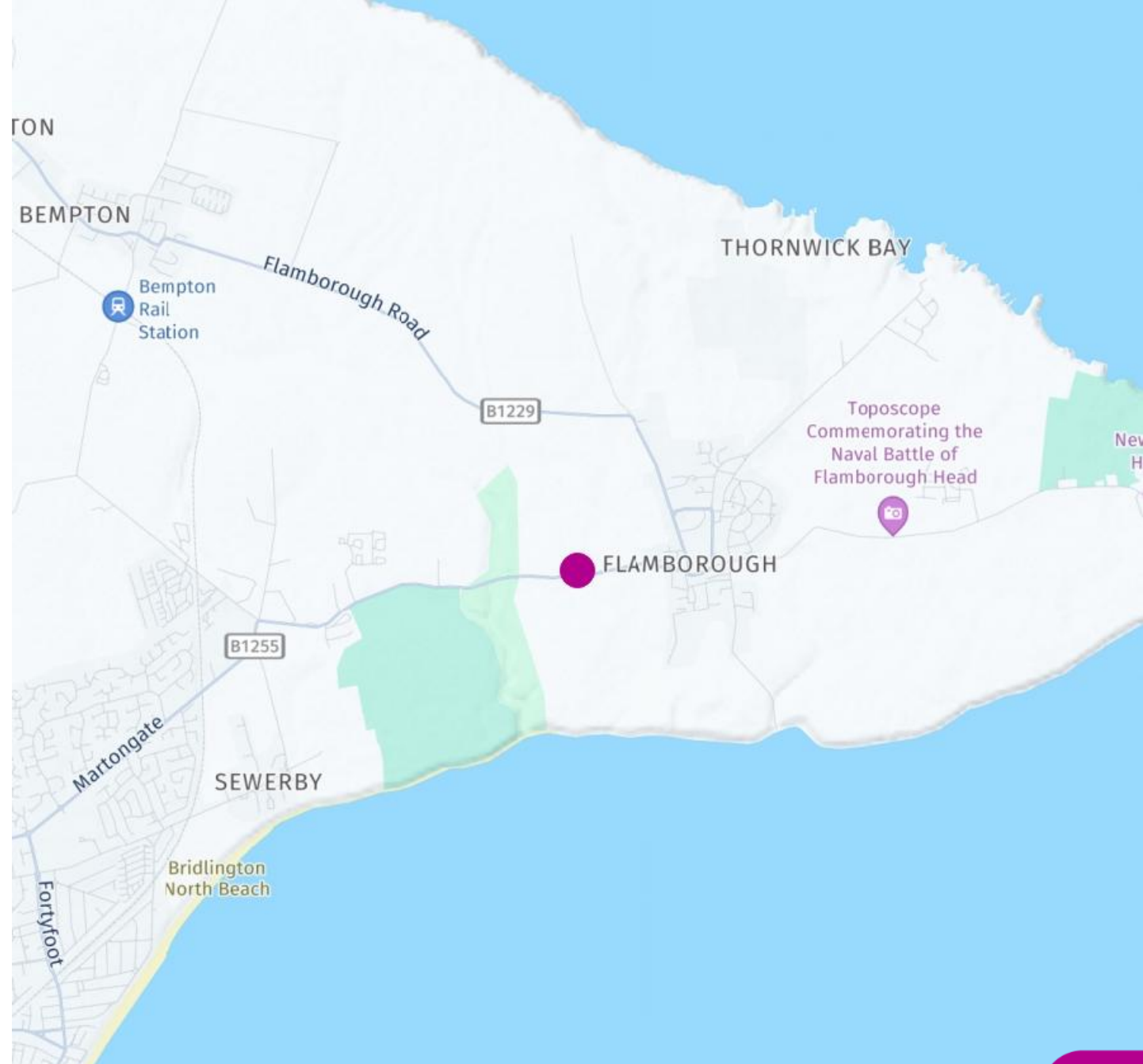


Flamborough, Bridlington

Beacon House Camping & Caravanning Site is set in an enviable position on the edge of the sought-after coastal village of Flamborough, on the East Yorkshire coast, directly opposite the renowned Danes Dyke Nature Reserve. This unique setting offers immediate access to woodland walks and the scenic coastal paths that lead to Flamborough Head, making it particularly appealing to walkers, nature enthusiasts, and wildlife lovers.

The site enjoys convenient access to the B1255, providing a direct route to Bridlington and connecting with the wider regional road network, ensuring ease of travel for both visitors and owners. The park is ideally placed for exploring some of the Yorkshire coast's most popular destinations. Bridlington is just a short drive away and offers a full range of amenities including supermarkets, independent shops, cafés, restaurants, and leisure facilities, along with its sandy beaches and historic harbour. Flamborough Head is famed for its dramatic chalk cliffs, iconic lighthouse, and rich birdlife, while nearby Bempton Cliffs is home to one of the UK's most significant seabird colonies.

The surrounding area combines coastal beauty with easy access to the Yorkshire Wolds and beyond, making Beacon House an excellent base for visitors seeking both relaxation and exploration.





The Opportunity

Beacon House Camping & Caravanning Site presents a rare opportunity to acquire a well-established and highly successful lifestyle business, combining a substantial family home with multiple, diverse income streams in a sought-after coastal location.

The sale includes all equipment associated with the running of the holiday business, together with the benefit of forward bookings, ensuring continuity of income from day one. There remains clear scope for further growth and development, offering purchasers the potential to increase turnover and expand the business in line with their aspirations.



Agents Note

This is a Certificated Site (CS). These select sites are small, privately run campsites that operate under the Club's jurisdiction and can only accommodate up to 5 caravans or motorhomes and up to 10 trailer tents or tents, unless express permission has been given by the Club to accommodate more. They range from secluded Hideaways to fully facilitated family friendly sites, and are often found in locations where larger commercial sites are prohibited so you could be camping close to a beach or in the National Park, for example.

Beacon House

Beacon House, the main residence, is a substantial detached home offering four well-proportioned double bedrooms. The property features a spacious, modern fitted kitchen/dining room with a range of integrated appliances and enjoys far-reaching views.

Additional accommodation includes a large sitting room, a dedicated cinema room, and a bright garden room, providing flexible and versatile living space. There is also a family bathroom with a four-piece suite, a separate laundry room, a private courtyard, and several useful storerooms.

The principal bedroom benefits from a four-piece en-suite bathroom and walk-in eaves wardrobes, while one of the remaining bedrooms is currently utilised as a second sitting room, demonstrating the home's adaptability.

The house is registered for council tax band C.



Frankie's Flat

Frankie's Flat is a well-presented, fully furnished one-bedroom self-contained apartment.

The accommodation comprises a comfortable living room, a modern fitted kitchen, and a well-proportioned twin bedroom.

There is also a contemporary bathroom and the added benefit of a separate storage room, making it both practical and appealing for guests or extended family use.

This accommodation can be let all year round.



Beacon House





Beacon House Bunks

Beacon House Bunks is a purpose-built accommodation block comprising four well-presented twin letting rooms. Guests benefit from access to a well-equipped communal kitchen and two modern shower rooms, creating a practical and welcoming environment.

Operating successfully since 2023, the bunkhouse provides straightforward, high-demand accommodation that is relatively unique within the area. It has proven particularly popular with walkers, cyclists, and bird watchers, many of whom return regularly, reflecting its strong appeal and established reputation.

This accommodation can be let all year round.



Beacon House Campsite

Beacon House Campsite is a Certified Adults Only site featuring six hardstanding pitches and four grass tent pitches, each with electric hook-up. Guests are well catered for with access to a private toilet and shower room, along with a convenient pot wash facility.

The campsite is attractively maintained and enjoys a strong reputation, with many guests' returning year after year, highlighting its continued popularity and appeal.

There is also a large wooden garage which is used as the campsite office and for storage of mowers and other equipment.

This accommodation can be let all year round.

Trading Information

Trading figures for 2025/26 are shown below and are based on the business being operational over an 8 month period between March and October and closed between November and February.

Turnover	Gross Profit	Net Profit
£64,000	£59,000	£50,000

Since purchasing the business some years ago our client has spent over £150,000 on improvements resulting in increased year on year turnover. Further details can be provided on request.

Staff

This business is owner operated, both of our clients work under 20 hours per week each at the business.

Services

- Mains water and drainage, electric and gas.
- Calor gas serves for heating water for the showers and kitchen for the bunkhouse

Business Rates

Frankies Flat is registered for business rates and has a Rateable Value of £1,500 (VOA website 2026 List), but currently pays nothing due to small business relief.

EPC

Beacon House	D (64)
Frankies Flat	D(65)



Contact

Approaches should not be made to the property or any of the staff or management of the business under any circumstances.

All enquiries relating to this exceptional opportunity should be directed to Christie & Co:



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