



# REPORT TO CABINET

<b>DATE OF MEETING</b>	9 <sup>th</sup> June 2026
<b>REPORT TITLE</b>	Sale of Vegas & South Shore Caravan Parks
<b>LEAD MEMBER</b>	Cllr Simon Ring, Cabinet Member for Business
<b>LEAD OFFICER</b>	David Gent, Interim Estates Surveyor
<b>CONSULTEES</b>	Carl Holland, Assistant Director Finance Cllr Dickinson and Cllr Pidcock, Ward Councillors for Hunstanton
<b>WARDS AFFECTED</b>	Hunstanton

<b>KEY DECISION</b>	Yes
<b>DECISION MAKER</b>	Cabinet
<b>IS THE REPORT OPEN OR EXEMPT</b>	OPEN (with EXEMPT Appendix A)

<b>FINANCIAL IMPLICATIONS</b>	Yes
<b>HR IMPLICATIONS</b>	No
<b>POLICY IMPLICATIONS</b>	Yes
<b>STATUTORY IMPLICATIONS</b>	Yes
<b>RISK MANAGEMENT IMPLICATIONS</b>	Yes
<b>ENVIRONMENTAL IMPLICATIONS</b>	No
<b>EQUALITY IMPACT ASSESSMENT COMPLETED</b>	Yes

## SUMMARY OF REPORT

The Borough Council is the freehold owner of two caravan sites in Hunstanton known as South Shore Caravan Park and Vegas Caravan Park. Both sites are currently leased to a single operator.

Following a formal marketing exercise and subsequent negotiations, terms have provisionally been agreed for the disposal of the Council's freehold interest. Due diligence on the preferred purchaser has been completed satisfactorily and the transaction is progressing with both parties having instructed solicitors on the basis that each party bears their own costs.

The disposal of the sites supports the Council's wider Capital Strategy 2026-27 for the use of capital receipts from the disposal of assets to support the funding of the Capital Strategy.

This report seeks Cabinet approval to proceed with the disposal in accordance with the agreed terms as detailed in the exempt appendix.

## RECOMMENDATIONS

Cabinet is recommended to:

1. Approve the disposal of the freehold interest in South Shore Caravan Park and Vegas Caravan Park, Hunstanton as set out in this report.



2. Delegate authority to the Assistant Director for Property, in consultation with the Cabinet Portfolio Holder for Business, to finalise the terms of the disposal, including any non-material amendments.

**REASON FOR DECISION**

To enable the Council to realise a capital receipt from the disposal of non-core assets and support the delivery of the Council's Capital Programme.

**CORPORATE STRATEGY**

How does this proposal support our Corporate Priorities [Our priorities | Corporate Strategy 2023 - 2027 | Borough Council of King's Lynn & West Norfolk](#)

<b>Promote growth and prosperity to benefit West Norfolk</b>	Yes. Selling to the current tenant will allow the purchaser to invest in the business long term and improve the facilities offered at both caravan parks. This will benefit the tourism economy for the Hunstanton area.
<b>Protect our Environment</b>	Not applicable
<b>Efficient and effective delivery of our services</b>	Not applicable
<b>Support our communities</b>	Not applicable

**REPORT DETAIL**

**1. Introduction**

- 1.1 Property Services identified both sites as suitable for disposal and progressed them to be brought forward for marketing.
- 1.2 Specialist advisors in caravan park assets were appointed to undertake the marketing process and advise on the disposal strategy. The properties were marketed openly including direct marketing to a wide pool of potential purchasers.
- 1.3 The marketing and proposed disposal of these sites has been undertaken in accordance with these provisions set out in the Council's Property Disposal Policy (March 2026), specifically:
  - Section 8 (Identification of Surplus Assets) - supports the progression of assets that are no longer delivering operational, financial or strategic value
  - Section 9 (Methods of Disposal) – sets out the requirement for open marketing and due diligence
  - Section 10 (Governance Arrangements and Oversight) – requires engagement with appropriate Members and stakeholders.



## 2. Background

2.1 Both sites are situated within the seaside resort town of Hunstanton on the north Norfolk coast:

- **South Shore Caravan Park** - a seafront site on the South Promenade and Hunstanton South Beach comprising 120 static caravan pitches and some 58 beach huts.
- **Vegas Caravan Park** - is set approximately 100 metres back from the South Promenade and Hunstanton South Beach comprising 73 static caravan pitches.

2.2 Both sites are currently leased to the same operator.

## 3. Proposal

3.1 The Council's freehold interest in both sites has been marketed for sale.

3.2 Following a marketing exercise, a preferred bidder has been identified and terms provisionally agreed. Due diligence has been satisfactorily completed and legal processes are underway.

3.3 Full details of the agreed terms, including financial considerations, are contained within the exempt appendix.

## 4. Options Considered

4.1 The following options have been considered:

Option 1 – Dispose of the assets (Recommended)

- Secures an immediate capital receipt.
- Supports the Council's wider [Capital Strategy 2026-27 Council](#) ref para 3.8 Capital Financing). The capital receipt from the disposal of these assets supports the objective of the Capital Strategy for funding the Capital Programme by capital receipts from the disposal of assets
- Transfers future investment and operational risk to the private sector.

Option 2 – Retain the assets

- Continues to generate rental income.
- Retains asset ownership and exposure to market and operational risks

4.2 The Borough Council has identified a number of sites (including the subject sites) that it wishes to dispose of to secure capital receipts for investment into other projects. The capital receipt generated by this proposed disposal is considered to represent best value through an excellent return on the investment as set out in the appendix.



4.3 Therefore, Option 1 is the recommended option.

## **5. Financial Implications**

5.1 The sale of the sites will produce a capital receipt of the agreed price which will make a significant contribution to the delivery of the Council's Capital Programme.

5.2 Detailed financial information, including valuation considerations and income implications, is provided within the exempt appendix.

## **6. HR Implications**

6.1 None

## **7. Policy Implications**

7.1 The proposal is consistent with the Council's Property Disposal Policy and also supports delivery of the Council's Capital Programme under the Council's wider Capital Strategy 2026-27 for the use of capital receipts from the disposal of assets to support the funding of the Capital Programme.

## **8. Climate Change and Environmental Implications and considerations**

8.1 None

## **9. Statutory and Legal Implications**

9.1 The Council's actions in disposing of land are subject to statutory provisions under:

9.2 Section 123 of the Local Government Act 1972 to dispose of land using whatever method it chooses as long as it meets its overriding duty to obtain the best consideration that can be reasonably obtained for the land.

9.3 The terms agreed are considered to meet this requirement

## **10. Local Government Reorganisation Implications**

10.1 None

## **11. Health and Safety Implications**

11.1 None

## **12. Consultees**



12.1 Ward Members for Hunstanton were consulted on the proposals. No comments were raised.

**13. Equality Impact Assessment**

13.1 A pre-screening Equality Impact Assessment has been completed, identifying no adverse impacts.

**14. Risk Management Implications**

14.1 Solicitors have been instructed on the basis that each party pay their own costs. Should the Cabinet not approve the sale, the Council will be responsible for its own abortive legal costs only.

**15. Conclusion**

15.1 The proposed disposal of the sites represents best value to the Borough Council and will make a significant contribution to the Council's Capital Programme. It also enables future investment in the sites by the operator.

**LIST OF APPENDICES**

Exempt Appendix A – Disposal terms and financial details.

**LIST OF BACKGROUND PAPERS**

Site plans showing the titles to be disposed of.

**PRE SCREENING EQUALITY IMPACT ASSESSMENT**

For equalities profile information please visit [Norfolk Insight - Demographics and Statistics - Data Observatory](#)

Name of policy/service/function	Sale of land.		
Is this a new or existing policy/service/function? ( <i>tick as appropriate</i> )	New	<input type="checkbox"/>	Existing
Brief summary/description of the main aims of the policy/service/function being screened.	Sale of land as detailed in the report.		
Please state if this policy/service is rigidly constrained by statutory obligations, and identify relevant legislation.			

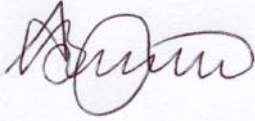


Who has been consulted as part of the development of the policy/service/function? – new only <i>(identify stakeholders consulted with)</i>	N/A				
<b>Question</b>	<b>Answer</b>				
<p><b>1.</b> Is there any reason to believe that the policy/service/function could have a specific impact on people from one or more of the following groups, for example, because they have particular needs, experiences, issues or priorities or in terms of ability to access the service?</p> <p>Please tick the relevant box for each group.                  NB. Equality neutral means no negative impact on any group.</p> <p><b><i>If potential adverse impacts are identified, then a full Equality Impact Assessment (Stage 2) will be required.</i></b></p> <p><i>*For more information on health inequalities please visit <a href="#">The King's Fund</a></i></p>		Positive	Negative	Neutral	Unsure
	Age			x	
	Disability			x	
	Sex			x	
	Gender Re-assignment			x	
	Marriage/civil partnership			x	
	Pregnancy & maternity			x	
	Race			x	
	Religion or belief			x	
	Sexual orientation			x	
	Armed forces community			x	
	Care leavers			x	
	Health inequalities*			x	
Other (eg low income, caring responsibilities)			x		

**Please provide a brief explanation of the answers above:**

Question	Answer	Comments
<b>2.</b> Is the proposed policy/service likely to affect relations between certain equality communities or to damage relations between the equality communities and the Council, for example because it is seen as favouring a particular community or denying opportunities to another?	No	
<b>3.</b> Could this policy/service be perceived as impacting on communities differently?	No	
<b>If 'yes' to questions 2 - 3 a full impact assessment will be required unless comments are provided to explain why this is not felt necessary:</b>		



<b>Decision agreed by EWG member:</b> .....			
<b>4. Are any impacts identified above minor and if so, can these be eliminated or reduced by minor actions?</b> If yes, please agree actions with a member of the Corporate Equalities Working Group and list agreed actions in the comments section	No	<b>Actions:</b>	
		<b>Actions agreed by EWG member:</b> .....	
<b>5. Is the policy/service specifically designed to tackle evidence of disadvantage or potential discrimination?</b>	No	<b>Please provide brief summary:</b>	
<b>Assessment completed by:</b>		David Gent	
<b>Name</b>		David Gent	
<b>Job title</b>		Disposal Surveyor	
<b>Date completed</b>		29 <sup>th</sup> April 2026	
<b>Reviewed by EWG member</b>		<b>Allison Bingham</b>	<b>Date</b> 29 <sup>th</sup> April 2026
			
<input checked="" type="checkbox"/> <b>Please tick to confirm completed EIA Pre-screening Form has been shared with Corporate Policy (<a href="mailto:corporate.policy@west-norfolk.gov.uk">corporate.policy@west-norfolk.gov.uk</a>)</b>			