

Open Storage Site For Sale



Double Rivers, Crowle, DN17 4DD

Investment Summary

- Strategic location between Scunthorpe and Doncaster, with excellent access to the A180, M180 and M62 motorway network.
- Well-positioned to benefit from demand generated by nearby leisure and tourism destinations.
- Established 2.1-acre open storage facility providing 31 storage containers and 112 caravan and motorhome storage pitches.
- Proven trading history of over 10 years with an established and loyal customer base.
- Secure facility with palisade fencing, controlled access, 24-hour CCTV coverage, CaSSOA Gold accreditation and SSAUK affiliation.
- Current gross annual income of £72,779 with occupancy of approximately 66.4%.
- Attractive opportunity to grow income through increased occupancy and future expansion potential.
- Offers in the region of £810,000 (Eight Hundred and Ten Thousand Pounds). A purchase at this level reflects a Net Initial Yield of approximately 8.51%, with potential reversion to 12.83% assuming usual purchaser's costs of 5.5%.
- The guide price reflects a capital value of £385,700 per acre.



Location

Crowle is a well-connected market town in North Lincolnshire, situated between Scunthorpe and Doncaster and serving a wide catchment across Yorkshire, Lincolnshire and the Humber region. The property is located on Double Rivers Industrial Estate and benefits from excellent access to the strategic road network.

The A180 is approximately 1.4 miles from the site, providing direct access to the East Coast and destinations such as Cleethorpes. The nearby M180 and M62 motorways connect to the wider motorway network, enabling convenient access from major population centres across the North and Midlands.

The location is particularly well suited to caravan and motorhome storage, with several established leisure destinations nearby, including Lincolnshire Golf Course and 7 Lakes Country Park. Bawtry Caravan Park is located approximately 25 minutes away. Combined with strong transport links, the proximity to popular recreational destinations enhances the site's appeal as a secure and accessible storage location.

Accommodation

The site area has been calculated using digital mapping software and is approximately as follows:

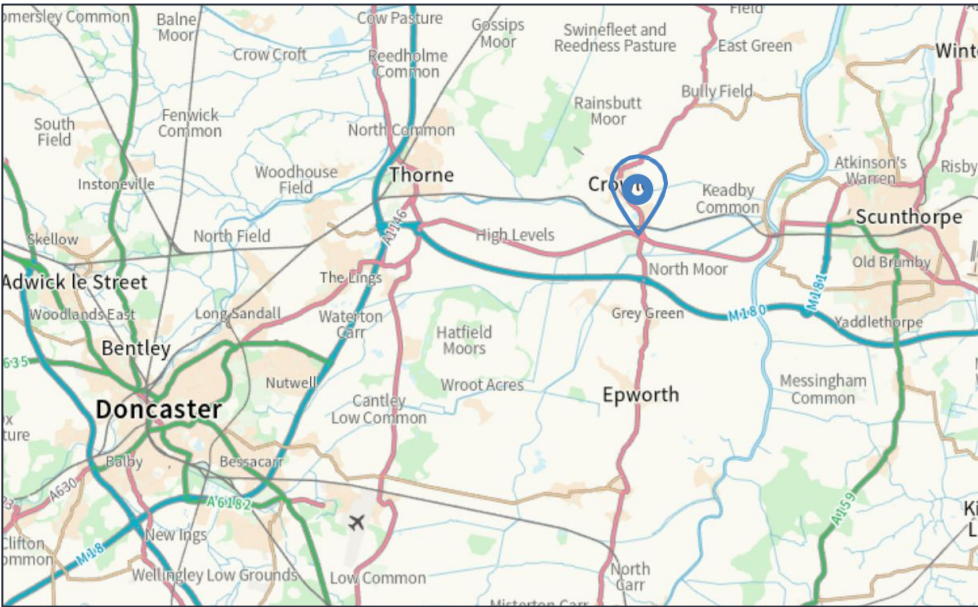
Floor/Unit	Acres	Hectares
Open Storage Site	2.10	0.85

Description

The property comprises a well-established open storage facility extending to approximately 2.1 acres (0.849 hectares), providing 31 x 20 ft containers and 112 caravan and motorhome storage pitches. The business has operated successfully for over a decade and benefits from a strong reputation and loyal customer base.

The level site is surfaced with a combination of hardcore and concrete, providing durable all-weather access and efficient circulation throughout.

Security is a key feature, with a 2.4m steel palisade perimeter fence, controlled access and 24-hour CCTV coverage. The facility also benefits from CaSSOA Gold accreditation and SSAUK affiliation, reflecting the high standards achieved for both self-storage and leisure vehicle storage.



Tenancy information

Tenure

Freehold (HS363385)

Tenancy summary

The property currently generates a gross annual rental income of approximately £72,779, reflecting an occupancy rate of around 66.4%. Of the 112 caravan pitches, 70 are occupied, while 25 of the 31 storage containers are currently let.

Occupiers are predominantly on monthly rolling contracts.

Storage charges are understood to be approximately £650 per caravan pitch per annum. Container rental rates vary, with average charges of approximately £99 per month (£27.75 per week).

Assuming 100% occupancy at these rental levels provides a potential reversion of £109,628, reflecting a reversionary yield of 12.83%.

The table below sets out the property's historic rental income for the period 2023 to 2025.

Year	2023	2024	2025
Rental Income	£61,683	£66,638	£72,779

Rental income is stated prior to the deduction of operating and management costs, which may vary depending on the owner's operating approach and expenditure.

The current occupancy profile provides scope to increase income through the letting of vacant caravan pitches and storage containers. There may also be potential to enhance revenue through the introduction of additional storage units, subject to site capacity and any necessary statutory approvals.



Further information

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). It is assumed the property is elected for VAT and therefore it is envisaged the transaction will be treated as a Transfer of a Going Concern (TOGC) for VAT purposes

AML

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended 2019), the Purchaser will be required to comply with Fisher German's Anti-Money Laundering policy. Further details on request.

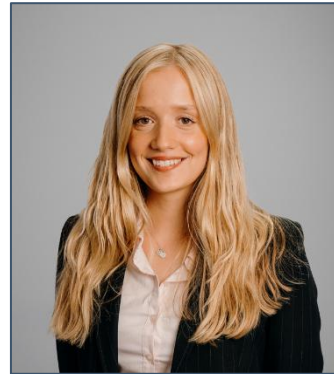


Proposal

We are instructed to seek offers in the region of **£810,000** for the freehold interest. A purchase at this level reflects a Net Initial Yield of approximately **8.51%**, with a potential reversion to **12.83%** assuming usual purchaser's costs of **5.5%** and a capital value of **£385,700 per acre**.

Contact us

Viewings by appointment only, to arrange a viewing, please contact:



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Particulars dated August 2026. Photographs dated August 2026

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