



LEISURE MARKET SNAPSHOT H2 2025

BUSINESS. BUILT AROUND YOU.

christie.com

WHO WE ARE & WHAT WE DO

Christie & Co is the UK's leading specialist property advisor, offering leading valuation, consultancy and agency services across our specialist sectors, including the caravan and holiday park sector.



WHO ARE WE?

Christie & Co was founded in 1935, as part of the Christie Group and is publicly listed on the London Stock Exchange Alternative Investment Market (AIM).

We have over 50,000 buyers registered on our database, providing clients with access to the largest business property market in the UK.

Our clients range from individual owner operators to multi-site regionals, through to national and international corporate operators, as well as the financial markets that support these businesses.

We employ the largest team of sector specialists in the UK, providing professional brokerage and advisory services across Britain and Europe. We have been providing operational property services to businesses like yours for 90 years, and our agents have unrivalled local knowledge of markets they operate in. We are in touch with operators of every size across the UK, and we can use our tried and tested expertise to your advantage.

YEAR-TO-DATE, WE HAVE VALUED OR ADVISED ON LEISURE BUSINESSES WITH A COMBINED ASSET VALUE IN EXCESS OF £365 MILLION

WHY WORK WITH US?

We transact operational property day in, day out, so we know how to maximise the value of your business property whilst navigating deal pitfalls. We are skilled negotiators who go beyond a mere introduction.

Anyone can introduce a business to the obvious buyers, but we leverage the market to ensure delivery of each deal.

We understand that buyer due diligence can often be complex, and we're here to help you prepare thoroughly for a successful sale. There are frequently less obvious suitors who may have specific requirements who want to use our knowledge and contacts to make an 'off market' approach. Once a deal is agreed, we professionally manage the transaction to ensure matters complete in a timely manner.

WHAT'S ON THE MARKET?



THE DARLING WOODS OF MAY

Near York, East Riding of Yorkshire

Guide Price: £625,000

- 12.2-acre woodland retreat in a sought-after location
- Winner of multiple awards across 2023 & 2024

Ref: 5490069

JAMIE KEITH

07736 615 871



HEAVES WOOD GLAMPING & HOLIDAY COTTAGES

Near Kendal, Cumbria

Guide Price: £1,100,000

- Lifestyle business in 2.7 acres of woodland
- Four-bed house, two holiday cottages & two glamping pods with pp

Ref: 5690016

JAMIE KEITH

07736 615 871



THE MANOR HEALTH & RACQUETS LEISURE CLUB

Ilkeston, Derbyshire

Guide Price: Offers Invited

- Extensive indoor facilities with parking for 70 cars
- £6,500 per annum rent

Ref: 5890037

GABRIELA WILLIAMS

07764 241 302



RIVERSIDE COTTAGE HOLIDAYS

Frome, Somerset

Guide Price: £2,500,000

- Seven bed farmhouse & seven successful holiday let cottages
- Circa 15 acres

Ref: 3440676

GABRIELA WILLIAMS

07764 241 302



BRUNSTON CASTLE HOLIDAY RESORT

Girvan, South Ayrshire

Guide Price: £4,000,000

- 31.5-acre freehold
- 88 developed lodges & 61 further lodges approved

Ref: 6890027

MARK LAVERY

07526 175 850



HIGHLAND SAFARIS AND RED DEER CENTRE

Aberfeldy, Perthshire

Guide Price £750,000

- Planning approved for 11 holiday lodges on-site
- Trip Advisor Certificate of Excellence

Ref: 6890028

MARK LAVERY

07526 175 850



Interested in buying a leisure business?

Scan the QR code to view all leisure businesses currently on the market throughout the UK

SOLD IN 2025



CHAPEL SANDS CARAVAN PARK

Lincolnshire Coast

- Static holiday and residential park
- Multiple offers received
- Sold to an established leisure operator



NORTH SHIRE

North Yorkshire

- Closed campsite and holiday cottage complex with themes
- Multiple offers received
- Sold to a local property developer/ investment company



HOLY LOCH MARINA

Argyll and Bute

- Fully serviced pontoons for up to 250 vessels
- Long established business with multiple income streams
- Development and expansion opportunities



BRECON VIEW ECO LODGES

Sir Gaerfyrddin

- Six high spec eco lodges
- Views across Brecon Beacon National Park
- Sold to an experienced operator



FARNDON MARINA

Nottinghamshire

- First time to market in nearly 60 years
- Competitive bidding process with multiple offers received
- Sale agreed within six weeks of launch



FOLKESTONE & DISTRICT SPORTS CENTRE TRUST LTD

Kent

- Sold to a not-for-profit charity based in Folkestone
- Spanning over 11 acres
- A variety of indoor and outdoor facilities



Christie & Co is part of Christie Group Plc, a group of companies which offer professional services at every stage of your business lifecycle.

BROKERAGE | VALUATION | ADVISORY | CONSULTANCY | INVESTMENT | RESEARCH | STOCKTAKING | FINANCE | INSURANCE

CONSULTANCY | INSURANCE | STOCKTAKING

WHAT'S HAPPENING IN THE LEISURE MARKET?

2025 has demonstrated a modest improvement in market sentiment, corroborated by an increase in market activity relative to 2024. However, there remains a clear element of caution, with the impending autumn budget casting economic uncertainty, while interest rates continue to fall gradually from their 2023 peak. As a result, operators remain inquisitive, with the view that any improvements made to either the business or site should coincide with a recovering market in due course.

Holiday home sales - and new boat sales in marina businesses - remain challenging compared to levels seen before the cost-of-living pressures took hold in 2022. This sentiment is particularly prevalent at the premium end of the market. However, some operators continue to adapt and trade well through innovative marketing and by leveraging the individual strengths of their businesses.

Hire fleet and short-stay holiday-focused businesses have experienced a modest improvement in trading compared with 2024. Good weather conditions over the UK summer benefitted the domestic holiday market, although consumers continued to delay booking decisions until closer to their planned vacations.

Across the sector, we are observing that well-invested assets, which are priced appropriately and supported by manageable operating costs, continue to attract active buyer interest. The key takeaway for business owners is to maintain investment in their assets where possible and seek guidance from qualified experts in operational real estate to ensure the best chance of achieving a successful sale in a complex and ever-evolving market.

OUR OUTLOOK

- Increased corporate M&A activity
- Decreasing cost of capital and borrowing, leading to more refinancing
- Potential legislative changes regarding holiday home sales and pitch fee reviews, driven by media attention during 2025
- A growing number of independent leisure business sale events, driven by retirement and lack of succession planning

EVENTS & CONFERENCES

WHY NOT COME AND CHAT TO US IN PERSON?

We're delighted to be attending and exhibiting at the following events over the next few months:

Hoseasons Owners Conference 2025

18th & 19th November 2025

Doubletree by Hilton
Brighton Metropole, Brighton

Stand 20

BH&HPA Scottish Conference 2025

25th November 2025

Macdonald Inchyra
Hotel & Spa, Grangemouth

Stand 13

BH&HPA Annual Conference 2026

21st & 22nd January 2026

QEII Centre
Westminster, London

Stand 14

CONTACT US

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If you'd like one of our agents to contact you to discuss anything related to the leisure market, please scan the QR code and complete the form:



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