



## **Sales exposé Norra Dellen Familjecamping**



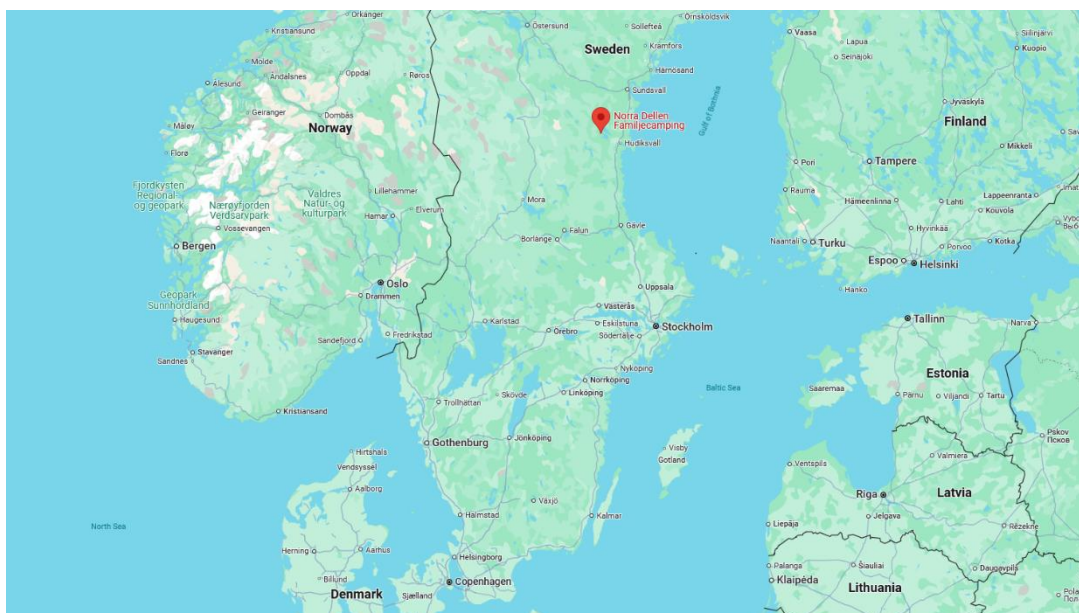
# Sales exposé Norra Dellen Familjecamping

In the municipality of Hudiksvall in the Swedish Hälsingland, beautifully situated directly on Lake Dellen on a spacious plot with old trees, the site offers both immediate economic existence and further development opportunities.

## Location

Rävnalet 101  
824 78 Bjuråker  
Hälsingland/Sweden  
Municipality Hudiksvall

Latitude: 61.8581771. Longitude: 16.6079195

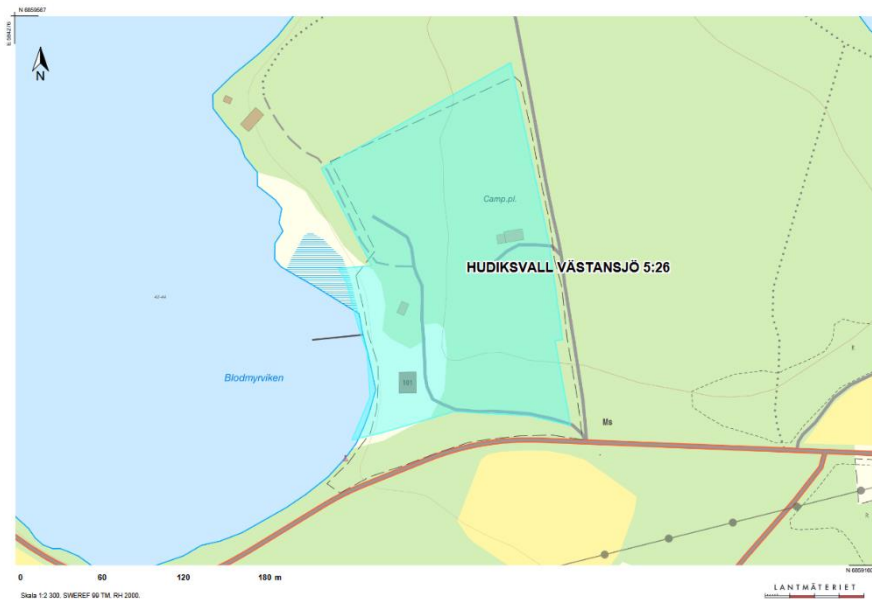


## Beteckning

Hudiksvall Västansjö 5:26  
Gävleborgs län, X, 21  
Hudiksvall kommun (Municipality)  
Total area: 33.720sqm  
Lantbruksenhet (100) 252765-8  
Camping ground

Along the road and towards the lake, strips of land owned by the municipality are used and maintained.





## Buildings and layout

The campsite is open and can be handed over immediately, during ongoing operations or at a later date to be agreed.

## Norra Dellen Camping



## Buildings

All buildings are built using traditional wooden construction methods. We are happy to provide a detailed construction description of all buildings.

### 1. Reception

#### Servering, Kiosk (see Pos. 1 on the map, Page 2)

New building 2020

Godkännande Livsmedelsanläggning (Commercial license for handling food)

Size: 9x12m (ca. 102 sqm)



- Reception with kiosk sales
- Indoor dining area with 16 seats
- Outdoor dining area (under roof) 6 picnic tables
- Another 6 picnic tables outside
- Approved professional kitchen with 1 refrigerator, 2 freezers, 1 normal refrigerator, salad fridge, Rational combi steamer, stove, frying table, etc.
- Ventilation system
- 2 toilets, 1 handicap toilet, 1 staff toilet
- Changing room (for beach visitors)
- Technical room



## 2. Stugor (Cabins)

See map on page 2, position 1-7

The site has 7 cozy, simple cabins, each with bunk beds that can accommodate up to 3 guests. Cabins No. 1 & 2 are each 12sqm, and No. 3-7 are each 9sqm.

<https://norra-dellen-camping.se/en/stugas-for-camping/>



## 3. Service building for guests

See position 8 on the map on page 2

- Communal kitchen with basic equipment, stove with oven, microwave, refrigerator and freezer, coffee machine etc.
- Communal room next to the kitchen with tables and chairs (16 seats), picnic tables outside
- Separate toilets and showers (2 toilets & 2 showers each, plus handicap toilet & shower)
- Changing table
- Washing machine & dryer, drying cupboard
- Latrine with fresh water hose





#### 4. Sauna

15sqm wood-fired sauna directly on the lakeshore, possibility of an ice bath in winter



#### 5. Other buildings (15sqm each)

- Laundry room with professional washing machine and dryer
- Workshop
- Storage room
- Self-service shop (locally produced items such as smoked fish, bread, etc.)

#### 6. Residential building

45sqm living room with kitchenette, bedroom and shower/WC



#### 7. Playgrounds

2 playgrounds, a larger one at the reception and a smaller one at the campsite

#### Pitches for motorhomes, caravans and tents

45 pitches for motorhomes or caravans – with electrical box

2-4 permanent campers

5-10 tent pitches

<https://norra-dellen-camping.se/en/camping-in-sweden/>



## The adventure mini golf course

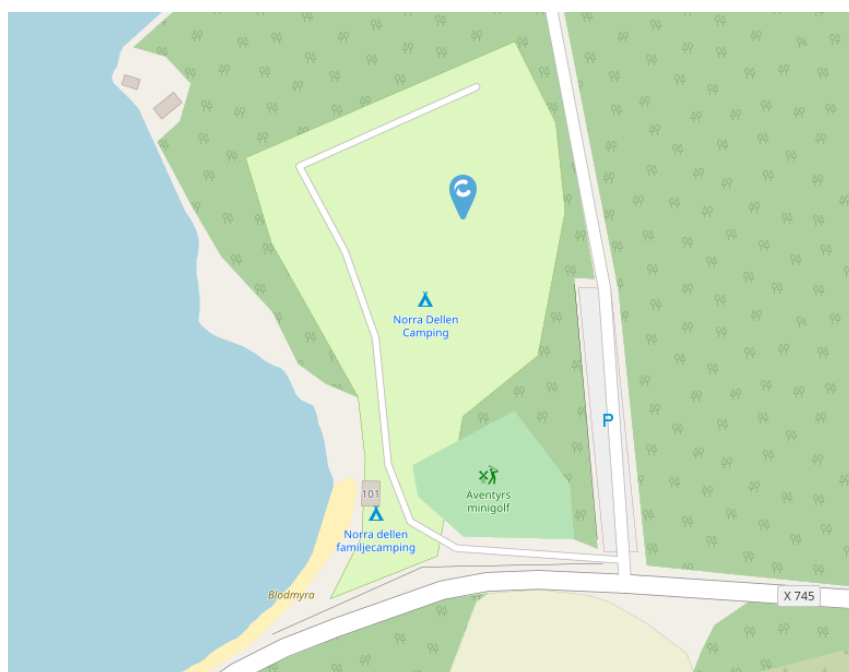
Our mini golf course consists of 9 courses, each of which represents a different historical building from the area. These buildings are lovingly built replicas of, for example, the blast furnace in Moviken, the church tower in Delsbo, Sjöbodarna and many other destinations that you can later explore “in real life”.

You can play the courses at 2 levels of difficulty, so no one gets bored. The courses are also illuminated in the evening.



## The visitor parking lot

In front of the entrance there is a parking lot for visitors with about 30 parking spaces



## Infrastructure / location

Norra Dellen Familjecamping is located on the X745, the "Norrbovägen" on the land bridge that divides the Northern Dellen from the Southern Dellen. The site has its own water supply with treatment and sewage treatment plant (3 chamber well). For mobile homes there is the option of grey water and latrines for disposal.

The electrical connection is 16 amps/400 V and there is a sub-distribution with underground cables. Internet connection is via fibre optic with 500/100mbit, WiFi is available on site.



It is 8 km to Delsbo, 30 km to Hudiksvall and the E4 exit. It is 35 km to the train station in Hudiksvall. Direct trains from Arlanda/Stockholm airport stop in Hudiksvall or Ljusdal. Schools and kindergartens can be found in Friggesund 8 km and in Delsbo, where there is also a Waldorf school. Secondary schools can be found in Hudiksvall and in Ljusdal 37 km. Shopping facilities in Friggesund (ICA), in Delsbo Hemköp and ICA. In Hudiksvall and Ljusdal, you can find the full range of shops including Biltema, Jula and everything else. Hälsocentralen (doctor's office) in Delsbo, Ljusdal and Hudiksvall, hospitals in Hudiksvall and Ljusdal.

## **Operation**

Norra Dellen Familjecamping is open all year round, we also rent out the cabins in winter, as well as the sauna, where we keep a hole open in the ice for ice baths. But the main business is of course from spring to autumn. With the new construction of the reception and the small restaurant in 2020, we were able to optimize the work processes very well, welcome guests, sell ice cream and drinks to beach visitors, hand out clubs for mini golf, boat and bike rental and also keep an eye on the food at the same time - this is possible in a centralized manner with 2 people. On weekends in the high season, in the best weather and at lunchtime, however, this can only be organized smoothly with additional holiday workers. But we have always managed this very well.

Running a campsite requires organizational skills as well as manual skills. There is always something to repair, something to paint and something to clear snow with the tractor in winter - you should be able to do that.

## **Beach kiosk**

Directly adjacent to the campsite is a sandy beach that is very popular with families with children and is also often used by the local people and summer guests.

## **Gastronomy**

The professional equipment bids the possibility of offering daily meals (lunch restaurant) in addition to a normal restaurant operation.



## Rental

In addition to pitch and cabin rental, we offer bicycles, canoes, kayaks, pedal boats and motor boats, as well as a sauna.



## Permits

All necessary permits are in place. A license to serve alcohol has not been applied for.

## Development opportunities

- Events for the winter, e.g. barbecue evenings or winter golf on the ice
- Completion / intensification of social media, Instagram, YouTube
- Google geomarketing, due to proximity to the E4 for day visitors
- Expansion of catering (including alcohol)
- Anglers welcome! Special interest fishing, summer & winter
- Bikers welcome! Special interest motorcycle TET (Trans European Trail), Norrbovägen
- Self-service shop for local products can be expanded further
- Investment allowance in the municipality of Hudiksvall 30-35%

## Hälsingland, Hudiksvalls Municipality and lake Dellen

Hälsingland is the historical province in southeastern Norrland. Situated between the sea and the mountains, Hudiksvall has been developing into a future municipality with a growing population in recent years. Even Swedes who visit us tell us how beautiful Hälsingland is, the farms, the Hälsingegård, a UNESCO World Heritage Site, the blue mountains and the beautiful Skärgård. But it is not just the nature that is remarkable, Hudiksvall is also an important technology and production location. Emerging from the wood and iron industry of the past centuries, global companies such as HIAB cranes, Sunfab hydraulic components, Huddig tractors and Hexatronic Connectivity have emerged here. As a hydraulics and glass fibre development cluster, Hudiksvall is an attractive location for suppliers and service providers, who now also attract many specialists from the metropolitan areas. Enjoy the quality of life in Hälsingland and you can get to Arlanda/Stockholm airport in 2:15 hours by train.

Scandinavia is full of lakes, but Dellen is something special even here. A meteorite impact 89 million years ago gave it its special shape, the division into Northern and Southern Dellen - both connected by a canal near the campsite. A unique landscape, beautiful nature and also the good fish stocks are worth a trip alone.



## Reviews

Norra Dellen Familjecamping has very good reviews everywhere on Google, Facebook etc. and was the best campsite in the municipality in the Hudiksvall Tidning (HT) in 2024.

### Included in the purchase price:

Webpage <https://norra-dellen-camping.se/>

Booking tool Online <https://norra-dellen-camping.se/sv/bokningskalender/>

Facebook Page <https://www.facebook.com/profile.php?id=100057809193419>

Municipality <https://www.visitgladahudik.se/sv/norra-dellen-familjecamping>

Camping.se <https://camping.se/sv/campingar/4030/Norra-Dellen-Familjecamping>

Camping.info <https://www.camping.info/sv/taltplats/norra-dellen-familjecamping/media>

Desitnationhalsingland.se <https://visit.destinationhalsingland.se/sv/boende/2104754/norra-dellen-familjecamping/detaljer>



## Turnover

The annual turnover over the past three years has been approximately SEK 1.5 million per year and the operating result has always been positive.

## Purchase price

Our asking price is 7.5-8.0 million SEK, depending on the inventory that is being taken over and whether/for how long training/collaboration by Nicole Bachofner is required. We are happy to disclose the detailed sales figures for the individual areas and the associated operating costs to interested parties with proof of capital. Suffice it to say, you don't get rich quickly, but despite the considerable investments in recent years, the site has fed us well and we have always been written black numbers.

To ensure a safe transaction, we will commission a Swedish broker to handle the sale. In Sweden, it is usual for the costs to be paid by the seller.

If you are interested in steering Norra Dellen Familjecamping into the future, we look forward to hearing from you, preferably by email to begin with.



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