



# Purchaser Information Guide







Dear Customer,

Welcome to Skegness Water Leisure Park. This letter sets out important information which you should keep on file. You should be sure that you understand all the information in this letter and the enclosed documents fully before you proceed. Please feel free ask us any questions you may have.

## Holiday Home Sales General Information

### All plots are serviced with:

- Water
- Sewers
- 16 amp electric
- Ducting for BT telephone cables (*Only available at Skegness Water Leisure Park*)

### 2024 Annual Ground Rent

10ft wide plot	<b>£3,770.00</b> ( <i>March 1<sup>st</sup> – January 5<sup>th</sup></i> )
12ft wide plot	<b>£3,820.00</b> ( <i>March 1<sup>st</sup> – January 5<sup>th</sup></i> )
Premier plot	<b>£4,030.00</b> ( <i>March 1<sup>st</sup> – January 5<sup>th</sup></i> )
Twin unit plot	<b>£4,400.00</b> ( <i>March 1<sup>st</sup> – January 5<sup>th</sup></i> )
South Fields	<b>£3,620.00</b> ( <i>March 15<sup>th</sup> – October 31<sup>st</sup></i> )
Waterford	<b>£3,620.00</b> ( <i>March 15<sup>th</sup> – October 31<sup>st</sup></i> )
Nursery Bungalow	<b>£2,750.00</b> ( <i>March 15<sup>th</sup> – October 31<sup>st</sup></i> )
St Michaels Park	<b>£3,498.00</b> ( <i>Open all year</i> )
St Michaels Twin	<b>£3,900.00</b> ( <i>Open all year</i> )

### What is included

Water rates (inc. VAT)

Sewerage Charges (inc. VAT)

Electric & Gas Tests (*Gas Test Annually, Electric Test conducted every three years*)

### Additional charges

Electricity	<i>Skegness Water Leisure Park</i>	<b>£0.36 per unit + 5% VAT</b>
	<i>Waterford</i>	<b>£0.38 per unit + 5% VAT</b>
	<i>St Michaels Park</i>	<b>£0.46 per unit + 5% VAT</b>
	<i>Nursery Bungalow</i>	<b>£0.46 per unit + 5% VAT</b>
Ramtech Security		<b>£90.00</b>
Calor Gas Bottles		<b>£91.00</b>
Insurance	<b>Quotes provided through Arthur J. Gallagher Ltd</b>	

**\* Please note prices can vary and increase/decrease with little notice by suppliers**

Ellis Bros (Contractors) Limited is an appointed representative of Arthur J. Gallagher Insurance Brokers Limited is authorised and regulated by the Financial Conduct Authority. Registered Office: Spectrum Building, 7th Floor, 55 Blythswood Street, Glasgow, G2 7AT. Registered in Scotland. Company Number: SC108909

**PLEASE NOTE THAT WE RECOMMEND A HOLIDAY HOME HAS FACTORY OR PROFESSIONALLY FITTED CENTRAL HEATING AND DOUBLE GLAZING FOR THE WINTER SEASON.**

sales@skegnesswaterleisurepark.co.uk / www.skegnesswaterleisurepark.co.uk / 01754 899400 /  
Walls Lane, Skegness, Lincs, PE25 1JF (Updated Jan 2024)



## Holiday Home Sales General Information *(Continued)*

- Skegness Water Leisure Park season length -  
March 1<sup>st</sup> – January 5<sup>th</sup> *(Closed at 12 noon)*
- South Fields / Waterford Holiday Park / Nursery Bungalow season length -  
March 15<sup>th</sup> – October 31<sup>st</sup> *(Closed at 12 noon)*
- Ground Rent due in full by March 1<sup>st</sup> each year.
- Ramtech Security Maintenance Charge due by 1<sup>st</sup> January each year.
- **Skegness Water Leisure Park & Nursery Bungalow Only**  
Strictly no letting on site – Only first relations to use holiday home.  
*Example: Grandparents, Parents, Brother, Sister, Son, Daughter*
- All sales include an electrical & gas safety test included in the sale price.
- Caravans must be insured on a “New For Old” or “Market Value” policy either through Skegness Water Leisure Park or through an alternative insurer.  
*(Flood damage must be covered / Proof of cover must be provided to the office every year)*
- Plot agreements will be issued to every new customer signed by all parties.  
*Includes Purchase Agreement & Licence Agreement*
- Compulsory “Gas Safe” safety tests conducted every year.  
*(Included with the Ground rent)*
- Compulsory Electric tests conducted every three years.  
*(Included with the Ground rent)*
- Gas deliveries made same day if ordered before 3pm.
- End of season drain down service available through the reception.
- Maximum three numbers can be registered on the ANPR barrier system.  
*(Day visitors can receive a daily code from the reception)*
- Reception open seven days a week *(Except public holidays in closed season)*
- On site day time security      **01754 899400**  
On site night time security      **07990685949**

**Life of Holiday Home** – All Holiday Homes from new have a minimum of 15 years on site subject to sufficient maintenance internally and externally. All caravans over 15 years of age have a further **minimum** 5 years on site dependent on an annual inspection. Please see **“How long your Holiday Home can remain on the park”** later in this document for further information.



### **Payment Arrangements**

- Cheque to the park office
- Bank transfer (BACS) (Ellis Bros. (Contractors) Ltd Client Account, Sort code 30-97-67, Account number 20446668, Lloyds Bank – Skegness)
- Debit card payment over the telephone or in person at the park office

*We accept all major debit cards excluding American Express, and Diners Club. (Minimum deposit of 10% and balance paid in full before the holiday home is occupied)*

### **Your standard manufacturers guarantee**

If you are purchasing a **New Holiday Home**, you will receive the benefit of a **manufacturer's** warranty. If relevant we will provide a copy for you with this paperwork.

Skegness Water Leisure Park do not **personally** offer a **company** guarantee for new or used Holiday Homes. *Your statutory rights are not affected by this guarantee.*

### **When your Holiday Home will be ready**

**New Holiday Home** – If the Holiday Home is in stock, we will try to get it ready for you within three weeks from the date you have signed the Purchase Order form. If we have to order the Holiday Home direct from the manufacturer, we will receive an estimated completion build date. Delivery to site can depend on the transporters' time schedule. Once the Holiday Home has been delivered to the park, we will endeavour to have it ready within three weeks. When we are taking your existing Holiday Home in **part exchange** and you require your new Holiday Home to be sited on your existing plot, the siting and connection will depend on how quickly you can vacate your current Holiday Home.

**Used Holiday Home** – Once you have completed the Purchase Order form we will try to have your Holiday Home ready for you within three weeks.

**"Selling on behalf of" Holiday Home** – If you are purchasing a Holiday Home that we are selling on behalf of another customer already on the park, the whole transaction can take up to three weeks from the date of purchase. This can vary on the time schedule of the vendor, so they have enough time to remove their personal belongings and vacate the Holiday Home ready for a gas and electrical safety inspection to be carried out. Different customers' personal schedules can vary and can change at a moment's notice; therefore we will keep you informed as much as possible as and when we expect the caravan to become available and ready for you to move into. Skegness Water Leisure Park are only marketing the Holiday Home, Veranda and Sheds (where applicable). All other white goods and additional items that did not come as standard with the Holiday Home belong solely to the vendor.





### **How long your Holiday Home can remain on the park**

We give all Holiday Homes a minimum of fifteen years of life **from new**. When you purchase a Holiday Home that is fifteen years or older, we will give you a Licence Agreement lasting up to the caravans age of twenty years. Once a Holiday Home has reached this age, we will assess its integrity internally and externally on an annual basis to make sure it is still safe for occupation. As long as the Holiday Home is in good working order we will not ask for it removed from site.

On the scenario that the Holiday Home is twenty years or older and you no longer require the use of it, under your instruction we will ask local independent traders to value your Holiday Home and offer you a "trade value". As the owner, you will be liable to pay for the disconnection fee of £500.00 + VAT unless the trader agrees to pay us direct and to settle all outstanding invoices.

### **Use of your Holiday Home**

Your Holiday Home **cannot** be used as your main place of residence, and a copy of your council tax must be provided to the park reception annually. The Purchase Agreement and the Licence Agreement state that hiring out of your Holiday Home is **not permitted** here at Skegness Water Leisure Park. Your Holiday Home may only be used for holidays by you, your first family relations and not in return for payment. *Please refer to the Licence Agreement for the definition of first family relations.*

### **If you decide to cancel your order**

If you decide not to proceed with your purchase order within a period of **five** days from entering the Purchase Agreement, then you may cancel by giving us notice in writing without penalty. You do not have the right to cancel after this. If you do so then you will be in breach of the Purchase Agreement and as a consequence, we will be entitled to recover from you any losses incurred.

**We hope that you find all the information in this document useful. If you have any questions, please speak to a member of staff in the office or telephone on 01754 899400. Alternatively email us at [sales@skegnesswaterleisurepark.co.uk](mailto:sales@skegnesswaterleisurepark.co.uk).**



## Holiday Home Transfers

If you already own a Holiday Home on another park you may be eligible to transfer it onto Skegness Water Leisure Park. There are a few conditions that your holiday home must meet before it may be transferred and must be inspected by a member of Skegness Water Leisure Park staff.

- Good aesthetic condition (Inside and out)
- Clean (Outside, before or after siting and connection)
- Chassis painted (If not galvanised, or directed to do so by a team member)
- Legs oiled and checked for corrosion (if corroded they may need to be replaced and an additional charge may be incurred)
- Not previously rented out

### Transfer prices

- **£3,000.00** inc. VAT – Non-Central heated Holiday Homes
- **£3,600.00** inc. VAT – Central heated Holiday Homes

### What is included

- Siting, connection & commissioning
- “Gas safe” safety test
- Electric safety test
- One x 47kg gas bottle for a non-central heated Holiday Home
- Four x 47kg gas bottles for a central heated Holiday Home
- Ramtech security installation
- Chained down and axle stands fitted

### What is not included

- Disconnection from previous park
- Transfer from previous park
- Transfer of a veranda and/or shed
- Additional slabs for veranda / shed
- Ground rent

**PLEASE NOTE THAT YOU WILL NOT BE ABLE TO USE OR MOVE ANY PERSONAL ITEMS INTO THE HOLIDAY HOME UNTIL ALL WORKS HAVE BEEN COMPLETED AND SIGNED OFF BY SKEGNESS WATER LEISURE PARK CONTRACTORS. COMPETENT CONTRACTORS FOR TRANSFERING YOUR HOLIDAY HOME, VERANDAS AND SHEDS CAN BE PROVIDED BY CONTACTING SKEGNESS WATER LEISURE PARK RECEPTION.**



## Explanation of holiday use at Skegness Water Leisure Park

We are glad you have chosen to holiday at Skegness Water Leisure Park, we are confident you will enjoy many happy holidays here. Skegness Water Leisure Park is a holiday park and it is important you consider what that means. The following questions and answers explain the holiday use requirement.

**Q. *What can my Holiday Home be used for?***

- A. Holiday Homes at our park can only be used for **holiday purposes**. This means the Holiday Home may not be someone's main residence. That is why we ask you about the address of your main residence and will continue to do so while you own the holiday home.

**Q. *What is a holiday?***

- A. A holiday is a period of recreation time away from your main residence, during which no work is done.

**Q. *How long can a holiday be?***

- A. There is no hard and fast rule because people's individual circumstances vary. The point is that someone who is on holiday has their main residence elsewhere where they mainly live.

**Q. *How frequently can I have a holiday?***

- A. There is no limit to the number of holidays which can be taken in your Holiday Home if it is not used as someone's only or main place of residence.

**Q. *Can I work locally, and my children go to local schools?***

- A. No - As commuting to work or school from Skegness Water Leisure Park would be taken as strongly indicating the Holiday Home is being used as someone's main place of residence.

**Q. *Can I register with the doctor locally?***

- A. Yes - People can become ill on holiday and may use the local doctor as a temporary patient. It should not be necessary for someone with a main residence elsewhere to register with the doctor for holiday periods unless they have particular health requirements.





**Q. *I am retired and want to use my Holiday Home all the time?***

A. Being retired does not mean you are on holiday. The test is whether you have a main place of residence elsewhere.

**Q. *My main residence is overseas does this count?***

A. Yes but all the facts are relevant when deciding whether the overseas property or the Holiday Home is your main residence. These would include whether you own the overseas property or, if it is rented then how long you have rented it for, how much time you spend in the Holiday Home and how much time in the overseas property.

**Q. *Can I run a business from my Holiday Home?***

A. No - This would not be consistent with holiday use.

**Q. *Can I have post delivered to the park?***

A. We only facilitate general post such as letters from family, birthday cards, and small parcels. Post meant for your main residence cannot be forwarded to Skegness Water Leisure Park, such as utility bills, NHS, bank statements and doctor appointments etc.

**Q. *Can I register for Council Tax in order to obtain Housing Benefit?***

A. No - Business rates are charged for Holiday Homes, not Council Tax. Paying Council Tax or receiving Housing Benefit to pay the pitch fees would be taken as a strong indication the Holiday Home is being used as a main residence.

**Q. *What happens if I break the holiday restriction?***

A. Your licence agreement with us contains your undertaking, to comply with the holiday condition. If you were in breach of the Licence agreement we would ask you to promptly rectify the breach in rules. If you fail to comply, we would be entitled to terminate the agreement and to ask you to remove your Holiday Home from the park. The planning authority might also take action against you for breach of the holiday condition by serving an Enforcement Notice.



## Used Holiday Home Optional Survey

When purchasing a used Holiday Home it is vital that you are satisfied with what you are buying. As with any used product, there will be slight wear & tear and you must be sure that you are purchasing a safe and useable product that you will be able to enjoy for many years to come.

We pride ourselves on our customer service and advise you to have an *independent* survey carried on the caravan you are purchasing. This service is certainly not compulsory but highly advisable. For peace of mind, all Holiday Homes are subject to stringent Electric and "Gas Safe" safety tests carried out by Skegness Water Leisure Park contractors, chargeable to only the vendor of the Holiday Home.

If you would like to have an independent survey conducted please contact reception for surveyor's details.

## Veranda's & Sheds

To compliment your Holiday Home, many customers choose to have a veranda fitted, and shed to house items that are not required on a day to day basis inside the caravan. If you require any additional slabs, they will have to be installed by Skegness Water Leisure Park contractors at an additional charge. Please find a list of our currently approved contractors below who will be able to provide competitive quotes.

### Veranda companies

- The Caravan Decking Company Ltd      01754 610538 / 07413 716546
- Sunnydecks Ltd      01754 881881 / 07802 569576

### Shed Companies

- Coastal Sheds      07825 413680 / 07787 540301

**PLEASE NOTE – ALL VERANDAS MUST CONSTRUCTED WITH EITHER PVCu OR METAL /  
SHEDS MUST BE METAL AND SECURED IN PLACE ON SLABS**



## Declaration

**Customer Name** \_\_\_\_\_  
**Year/Make/Model** \_\_\_\_\_  
**Plot Number** \_\_\_\_\_

Please make sure you have read the contents of this document and are happy to proceed with the purchase of your holiday home. Your personal Purchase Agreement and Licence Agreement will be ready for you to sign when your holiday home is ready. If you would like to review a template copy of both of these documents before making your purchase please speak to a member of the sales team.

Please tick the relevant boxes below to confirm you have received the relevant information:

- ☐ General information
- ☐ Ground rent & Additional charges information
- ☐ Transfer price list
- ☐ Site rules
- ☐ Receipt for purchase of caravan
- ☐ Caravan purchase order form *(If applicable)*
- ☐ Plot Agreement template *(Upon request)*
- ☐ Licence Agreement template *(Upon request)*

**Print** \_\_\_\_\_  
**Sign** \_\_\_\_\_  
**Date** \_\_\_\_\_

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