



# Purchaser Information Guide



[www.skegnesswaterleisurepark.co.uk](http://www.skegnesswaterleisurepark.co.uk)  
[sales@skegnesswaterleisurepark.co.uk](mailto:sales@skegnesswaterleisurepark.co.uk) / 01754 899400

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  
*(Skegness Water Leisure Park Only)*

**Included With The Ground Rent**

Water rates (inc. VAT)

Sewerage Charges (inc. VAT)

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

**2025 Annual Ground Rent**

10ft wide plot	<b>£3,900.00</b>	<i>(March 1<sup>st</sup> – January 5<sup>th</sup>)</i>
12ft wide plot	<b>£3,940.00</b>	<i>(March 1<sup>st</sup> – January 5<sup>th</sup>)</i>
Premier plot	<b>£4,150.00</b>	<i>(March 1<sup>st</sup> – January 5<sup>th</sup>)</i>
Twin unit plot	<b>£4,460.00</b>	<i>(March 1<sup>st</sup> – January 5<sup>th</sup>)</i>
South Fields	<b>£3,740.00</b>	<i>(March 15<sup>th</sup> – October 31<sup>st</sup>)</i>
Waterford	<b>£3,740.00</b>	<i>(March 15<sup>th</sup> – October 31<sup>st</sup>)</i>
Nursery Bungalow	<b>£2,800.00</b>	<i>(March 15<sup>th</sup> – October 31<sup>st</sup>)</i>
St Michaels Park	<b>£3,618.00</b>	<i>(Open all year)</i>
St Michaels Twin	<b>£4,020.00</b>	<i>(Open all year)</i>

**Additional Charges**

Electricity <i>(Pence per unit + 5% VAT )</i>	<b>£0.36</b> - Skegness Water Leisure Park <b>£0.38</b> - Waterford <b>£0.46</b> - St Michaels Park <b>£0.46</b> - Nursery Bungalow
Ramtech Security	<b>£95.00</b>
Calor Gas Bottles	<b>£91.00</b>

Insurance	<b>Quotes provided through Arthur J. Gallagher Ltd</b> 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 Blythwood Street, Glasgow, G2 7AT. Registered in Scotland. Company Number: SC108909
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**Payment Arrangements**

<b>Cheque</b>	Payable to Skegness Water Leisure Park
<b>Bank Transfer (BACs)</b>	Ellis Bros. (Contractors) Ltd Client Account, Sort code 30-97-67, Account number 20446668, Lloyds Bank – Skegness
<b>Car Payments</b>	Debit card payment over the telephone or in person at the park office  <i>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)</i>

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

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

## General Information

### **Ground Rent:**

Due in full by March 1st each year.

### **Ramtech Security Maintenance Charge:**

Due by January 1st each year.

### **Usage Policy - Skegness Water Leisure Park / St Michaels Park / Nursery Bungalow**

- **Family Use Only:** Holiday homes are for the use of immediate family (parents, siblings, children) only. Letting is not permitted.

### **Usage Policy - Waterford Holiday Park**

- **Letting allowed:** Holiday homes can be used for rental holiday accommodation.

### **Included in Sale:**

Electrical and gas safety tests are included in the sale price.

### **Insurance:**

Holiday Homes must be insured for “**New for Old**” or “**Market Value**” (including flood cover). Proof must be provided yearly.

### **Plot Agreements**

Every new customer will receive a Plot Agreement (including Purchase & Licence Agreements).

### **Gas Deliveries:**

Order before 3pm for same day delivery (except Sundays).

### **End-of-Season Drain Down Service:**

Available through reception at an additional Charge.

### **Holiday Home Lifespan**

#### **New Holiday Homes:**

Minimum 15 years on-site, subject to maintenance

#### **Pre-Loved Holiday Homes:**

Holiday Homes over 15 years will have a yearly inspection. See “How long your Holiday Home can remain on the park” for more details.

### **Manufacturer’s Warranty**

When purchasing a new Holiday Home, you’ll receive a manufacturer’s warranty. If applicable, we’ll provide a copy with your paperwork.

Please note that Skegness Water Leisure Park does not offer additional guarantees on new or used Holiday Homes, *but your statutory rights remain unaffected.*

## Access and Security

### **Skegness Water Leisure Park ANPR Barrier**

You can register up to three number plates. Day visitors can get a code from reception.

### **Waterford / St Michaels Park Barrier:**

Key fob access only.

### **Skegness Water Leisure Park Main Reception**

**Hours:** Open seven days a week, except public holidays during the closed season.

### **Security Contacts:**

**Daytime:** 01754 899400

**Nighttime:** 07990685949

### **When Your Holiday Home Will Be Ready**

**New Holiday Homes:** If in stock, we'll aim to have your Holiday Home ready within three weeks of signing the Purchase Order. For homes ordered directly from the manufacturer, we'll provide an estimated build date. Delivery depends on transporter schedules, and we'll have it ready within three weeks of arrival. If you're part-exchanging your current home, the siting and connection will depend on how quickly you vacate the existing holiday home.

**Pre-Loved Holiday Homes:** We aim to have your Holiday Home ready within three weeks after completing the Purchase Order.

**"Selling on Behalf" Holiday Homes:** This process may take up to three weeks from purchase, depending on the vendor's schedule for removing personal items and completing the necessary gas and electrical inspections. We'll keep you updated on availability. Note that Skegness Water Leisure Park only markets the Holiday Home, Veranda, and Sheds (if applicable). Other items, such as white goods, belong to the vendor.

### **Optional Survey for Used Holiday Homes**

Like any pre-owned item, there may be some wear and tear, so it's important to ensure that the Holiday Home is safe and suitable for long-term enjoyment. If you would like to arrange an independent survey, please contact reception for details of local surveyors.

### **How Long Your Holiday Home Can Stay on the Park**

All new Holiday Homes are guaranteed a minimum of 15 years on-site. If your Holiday Home is 15 years or older, we'll issue a Licence Agreement allowing it to remain until it reaches 20 years. After that, we'll conduct annual inspections to ensure it remains safe for use. As long as it's in good condition, there's no need for removal.

If your Holiday Home is 20 years or older and you no longer need it, we can help by asking local traders to provide a trade value. As the owner, you'll be responsible for a £500 + VAT disconnection fee unless the trader agrees to pay directly and settle any outstanding invoices.

### **Use of Your Holiday Home**

Your Holiday Home cannot be your main residence, and you'll need to provide a copy of your council tax bill to reception each year. As per the Purchase and Licence Agreements, renting out your Holiday Home is not allowed (*Except for Waterford Holiday Park*). It can only be used for holidays by you and your immediate family, and not for any form of payment. Please refer to the Licence Agreement for the definition of immediate family members.

### **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.

## 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 (*Skegness Water Leisure Park only*)
- 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.**

# Holiday Home Ownership FAQ's

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

A: Holiday Homes at our park are for holiday use only and cannot be used as a permanent residence.

**Q: What is considered a holiday?**

A: A holiday is a period of leisure away from your main residence, during which no work is done.

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

A: There is no fixed limit, as long as your primary residence remains elsewhere.

**Q: How often can I holiday in my Holiday Home?**

A: There is no restriction on the number of holidays you can take, provided your Holiday Home is not used as your main residence.

**Q: Can I work locally, or send my children to local schools?**

A: No. Regular commuting to work or school from the park would indicate that the Holiday Home is being used as a permanent residence.

**Q: Can I register with a local doctor?**

A: Yes, you can register as a temporary patient during your stay. However, if your main residence is elsewhere, there's no need to permanently register unless you have specific health requirements.

**Q: Can I use my Holiday Home year-round if I'm retired?**

A: Retirement alone doesn't count as being on holiday. You must still maintain a main residence elsewhere.

**Q: My main home is overseas, does that count?**

A: Yes, but we will consider all relevant factors, such as how long you've owned or rented your overseas property, and how much time you spend at the park versus overseas.

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

A: No, running a business is not consistent with holiday use.

**Q: Can I have mail delivered to the park?**

A: We can accept personal letters, birthday cards, and small parcels. Mail for your primary residence, such as utility bills or official documents, should not be sent to the park.

**Q: Can I register for Council Tax to claim Housing Benefit?**

A: No. Holiday Homes are subject to business rates, not Council Tax. Claiming Housing Benefit would suggest the Holiday Home is being used as a permanent residence.

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

A: Your Licence Agreement requires you to follow the holiday use rule. If you breach this, we will ask you to correct it. Failure to comply may result in termination of your agreement and removal of the Holiday Home. The local planning authority may also issue an Enforcement Notice for violating the holiday condition.