

A Guide to Holiday Home Ownership



Luxury Holiday Lodges and Caravans in the Heart of the Waveney Valley, Norfolk.

- Private lakeside holiday lodge and caravan park
- Adult only
- Family run
- Set in 60 acres surrounded by 11 lakes
- Surrounded by nature
- Properties with stunning lakeside views
- David Bellamy Award-winning site
- Only 100 plots on site
- Dog friendly site
- Private decking and fishing swim if applicable
- Private fishing lakes



Listed prices for NEW Lodges and Caravans include;

- Full deck
- Fishing platform (where fishing is included)
- Industry Standard BH&HPA Licence agreement
Balance of the current year's fees (up to 31st March)
- Storage box
- Private parking
- Landscaping and all siting and transport costs.



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This guide has been written to help ensure that you have all of the information you might need while considering the purchase of a Holiday Home at the Park.

We hope that you find the guide useful and we would be happy to answer, in person, any questions which this guide does not answer.

Holiday Home Viewings

Waveney Valley Lakes generally has a number of lodges and caravans available for sale. At any given time details of these can be found on the Park's website at www.waveneyvalleylakes.co.uk or alternatively you can enquire at the Sales Office.

If you wish to visit the Park, please call in advance so that we can ensure someone is here to greet you.

The main Reception office is **open daily from 9am-4pm.**

Contact us on **01986 788333.**



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Occupancy

At Waveney Valley Lakes, both lodge and caravan owners, are able to make full use of their Holiday Homes visiting throughout the year. **However, the Park remains a Holiday Park and Holiday Homes may not be used as a main or permanent residence. A holiday caravan/holiday lodge is for leisure and recreational use, to be enjoyed when you take a break away from your main residence.** The Park may not be used, on a regular basis as a base which to travel to and from work.

We are an adult's only park with younger visiting family members welcome.

Pitch Licence Agreement

Waveney Valley Lakes is a member of the **British Holiday and Home Parks Association (BH&HPA)** and the **Licence Agreements issued by the Park are the industry standard Agreement** drawn up and supplied by that body.

Caravans

Each new caravan is sold with a 15 year Pitch Licence Agreement (to which terms apply). This ensures that the standard of the caravans on the Park is maintained. Used caravans are sold with the balance of the 15 year term, or the balance of a term which has been previously extended.

Single Lodges

Single unit Lodges, which are between 13 to 14ft wide, are sold with 20 year Pitch Licence Agreement (to which terms apply). Used Single Lodges are sold with the balance of the 20 year term, or the balance of a term which has been previously extended.

16-foot Single Lodges

New 16ft wide Lodges are sold with a 25 year Pitch Licence Agreement (to which terms apply). Used 16ft Lodges are sold with the balance of the 25 year term, or the balance of a term which has been previously extended.

20-foot Twin Lodges

New 20ft wide Lodges are sold with a 35 year Pitch Licence Agreement (to which terms apply). Used 20ft Lodges are sold with the balance of the 35 year term, or the balance of a term which has been previously extended.

BS3632 Built Lodges and some caravans are a standard of build, designed to mimic features of a bricks and mortar home. **Although holiday homes and lodges can't be lived in all-year round BS3632 offers superior insulation, central heating, acoustic and safety features, and enhanced double glazing so you can feel comfortable throughout the seasons.**

We do not operate a 'strict age' restriction on our caravans as we feel this would be unfair to ask people to buy another caravan when their caravan reaches a certain age. Here, **as long as you keep your holiday home, garden and decking clean, tidy and presentable condition and in keeping with the park look, we may offer a pitch licence extension** (charges will apply).

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Purchasing

If you decide to join us as an owner at Waveney Valley Lakes, **you will be provided with a Pitch Licence Agreement and a copy of the Park Rules for you to read prior to signature.**

Should you have any queries at any time with regard to the purchasing process, please do not hesitate to ask.

A **deposit, typically 10% of the purchase price** will be required to secure the caravan and this can be paid by bank transfer or cheque. Proof of funds may be required before any offer or deposit is taken.

The **remaining balance must be received in cleared funds 7 days prior to the handover** date as agreed with the Sales Manager.

Please note that while documents will be provided for you to read at your convenience at home, **all of the sales documentation must be signed on Park** and cannot be returned pre-signed.

Licence Fees, Rates and Water Charges

The Annual charges for each category of Holiday Home are detailed in the table below. The term for the annual charge, except the non-domestic rates, runs annually from 1st April to 31st March with fees due one month in advance on 1st March. The non-domestic rates are charged separately following notification to us from the local council, in May or June. When considering ownership here we recommend taking these payments into account for budgeting purposes.

2026 Fees

*The rates figures shown are the latest available

2026 Fees	Caravan with water meter	Single Lodge	16ft Twin Lodge	20 ft Twin Lodge
Licence Fee inc. VAT	£5,428.22	£6,122.90	£6,817.63	£7,551.35
Water Rates inc. VAT	Water recharged at a rate of £1.842 per m3 (Correct rate as of October 2024)			
Refuse inc. VAT	£237.91			
Electricity Standing Charge inc. VAT	£13.10			
Total Pitch Fees (2026/2027)	£5,679.23	£6,373.91	£7068.64	£7,802.36
Non-domestic Rates (2025)	£296.86	£296.86	£451.48	£451.48
Total Annual Fees	£5976.09	£6,670.77	£7520.12	£8,253.84

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Water

Water meters are fitted to all of the Lodges and Caravans on the Park. **Consumption is invoiced periodically** with the charges being calculated **from the meter reading**.

Electricity

Electricity is invoiced quarterly, with the charges being calculated from the caravan meter reading. A pence per unit charge is available on request, all electricity charges attract VAT at 5%.

Gas

Where a Holiday Home has **piped gas the consumption is invoiced quarterly**, with the charges being calculated from the caravan meter reading. A pence per unit charge is available on request, all gas charges attract VAT at 5%.

Where piped gas is unavailable gas is supplied from 47kg bottles. These can be purchased from the Park Office at a price (£99.99 inc vat, at June 26) which includes delivery and connection.

Holiday Home owners are required to have their **Lodge or Caravan checked annually by a Gas Safe engineer**. The Park can arrange this at a cost of **approximately £100 plus vat**.

Insurance

While we do not have a preferred or recommended insurance provider, **we are obliged to ensure that all Holiday Homes are properly insured, that premiums have been paid** and that we **hold a current copy of your Insurance Certificate** on file.

We will therefore **ask you to arrange insurance from the agreed handover date** and to **provide us with a copy of the certificate** to confirm this. Be wary of price comparison sites that offer cheap Park Home insurance as we are a holiday park these in the event of a claim would be invalid policies.

When you arrange your insurance, please **ensure the insurance is for the cover of a 'Holiday Home' and not for a 'Park Home'**, and that the **insurance is on a 'new for old' basis, and not based on 'market value'**.

Decking, Swims and Fencing

If you **wish to have a deck or swim constructed, or would like a fence around your caravan** (providing your Holiday Home is not within the 'open plan' area of the Park), then this **should be discussed and agreed with the Sales Manager or General Manager** at the time of purchase.

If you have any questions about Holiday Home Ownership, would like more information on any of our properties, or to arrange a viewing, contact us today;

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Letting

Sub-letting of Caravans or Lodges is not permitted. Immediate family members are welcome to stay, however, we do ask that the Park Office be notified whenever family members will be staying while the Lodge or Caravan owner is absent.

Pets

Holiday Home owners are permitted to bring a maximum of two dogs onto the Park. Dogs must be kept on a lead at all times and any fouling must be cleared away immediately.

As we wish to preserve the Park's bird life we regret that we do not allow Holiday Home owners to bring cats to the Park.

Park Rules

A copy of the Park rules is available from the Sales Office or the Park Office. These exist to ensure that everyone using the Park has a safe and enjoyable time.

Cancellation Procedure

It is important that you fully understand the commitment that comes with holiday home ownership. If there is **anything which you are unsure of or which you would like to have explained in more detail, please do not hesitate to ask** before agreeing your purchase.

Should you decide to withdraw from the purchase of a new or Park owned Holiday Home **within five days of agreeing to purchase; we will happily refund your deposit and cancel the sale.**

Holiday Home Warranty

All new Holiday Homes come with the manufacturer's warranties. The manufacturer's website will provide details of the warranty terms of their current model range. **If you do experience any problems, please report warranty claims to the Sales Manager** who will submit them to the manufacturer or the dealership, as applicable.

Pre-owned Park owned Holiday Homes are sold with a guarantee to repair or replace any electrical appliance supplied in the caravan for **three months from the date of purchase.**

Site Licence

The Site Licence referred to in the Licence Agreement is on display outside the Park's Sales Office.

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Maintenance

As a Holiday Home owner **you are responsible for the maintenance of the Holiday Home and decking.**

It is recommended that you clean the exterior of your Holiday Home and decking at least once a year. Details of local contractors who can offer this service for a charge can be obtained from the Sales Office.

If you have a fenced area around your caravan then **you are responsible for the grass cutting and maintenance of the gardens within that fenced area.**

Our hourly charge for works requested start from £45 per hour plus vat.

Closing Your Holiday Home For Winter

We strongly recommend that if you are not going to use your Holiday Home for prolonged periods during the winter, that you have your caravan drained down.

Frost damage can be extremely costly and is generally not covered by insurance.

Our drain down service is carried out by a trusted external contractor and costs £55.00 plus vat (December 25).



Anything Else?

Please feel free to ask any questions you may have, or call us if you would like to book an appointment to view one of our properties.