



ABI OAKLEY 2015 HOLIDAY HOME

A Brand New Two Bedroom (6 berth) 36ft x 12ft High Quality Static Home available on either the Chantry Country & Leisure Park, Harmby or the Yorkshire Dales Country & Leisure Park, West Witton.

£42,100 (including VAT)





ABI OAKLEY 2015

WEST WITTON/HARMBY, LEYBURN

Chantry Country & Leisure Park: Is set in the heart of the Yorkshire Dales and provides you with the perfect base to unwind. Boasting many acres of naturally landscaped grounds, woodland areas, and cascading waterfalls. Any furry friends are welcome too as the park is also pet friendly. The park is also open 365 days a year so you'll be able to enjoy this scenic paradise all year round, along with our fantastic 5* owners facilities. These include:

1. Owners lounge with complimentary coffee bar
2. Private Gym
3. Laundrette
4. Outdoor Adventure Play Park
5. National park walks just off site
6. Fantastic monthly owners events
7. Award winning restaurants just across the road

Yorkshire Dales Country & Leisure Park: Is set in the heart of the Yorkshire Dales. With over 30 acres of naturally landscaped grounds, woodland areas and old quarry walls - our Yorkshire Dales Park provides you with the perfect base to unwind. You can enjoy this all with your furry friends, as the park is also pet friendly. Just 10 minutes' walk from your cosy home away from home, you'll find yourself in the beautiful market town of Leyburn. Here, you'll be spoilt with spectacular views, welcoming family-run shops, cafés, and a selection of Yorkshire's award-

winning pubs. Alongside our great location, we are open 365 days a year with our luxury 5* facilities available every day. These include:

1. Owners lounge with complimentary coffee bar
2. Laundrette
3. Outdoor Adventure Play Park
4. Owners sun lounge

As well as all of the facilities on park, our owners also get to enjoy many of the local attractions. Some of which include:

Stunning market town of Leyburn (2 min drive or 5 min walk)

- Wensleydale Railway (Leyburn Station) 5 min walk/drive)

- Lightwater Valley Theme Park (15 min drive)

- Forbidden Corner (10 min drive)

- Ripon City Centre (25 min drive)

- Aysgarth Falls & Hardraw Force (15 min drive)

- Wensleydale Creamery (15 min drive)

ABI Oakley 2015

- Double glazed
- Central heated
- 36ft x 12ft
- 2 bed 6 berth
- 2 washrooms
- Open plan kitchen living space

- Decking balcony included

TENURE

You have a 10 year licence agreement for the holiday home.

SITE FEES. £5545 per annum, includes:

Unlimited water usage

Non-domestic rates (park council tax)

Grounds and maintenance

Owners facilities (Gym, owners lounge with free coffee bar, play park)

Owners events (Cocktail making, wine tasting, axe throwing, duck herding, proms in the park, outdoor cinema, crossbow tag, fragrance making)

For 2021 you will receive a £4,000 site fee credit.

USE OF THE HOLIDAY HOME

You can loan your holiday home to anyone you know (family friends etc) but you cannot sublet i.e. air BNB/holiday let.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Local Authorities - Richmondshire District Council -
Tel: (01748) 829100.

North Yorkshire County Council -
Tel: (01609) 780780.

Property Reference -

Particulars Prepared - September 2021

IMPORTANT NOTICE

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

i. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer or contract or any part thereof.

ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.

iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.

iv. Services or any appliances referred to have not been tested and cannot be verified as being in working order. Prospective buyers should obtain their own verification.

FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional market appraisal of your property without obligation, if you are thinking of selling.

SURVEY & VALUATION

A range of valuation/survey services is available for all property transactions including sale, purchase, mortgage, probate etc.

FREE IMPARTIAL MORTGAGE ADVICE

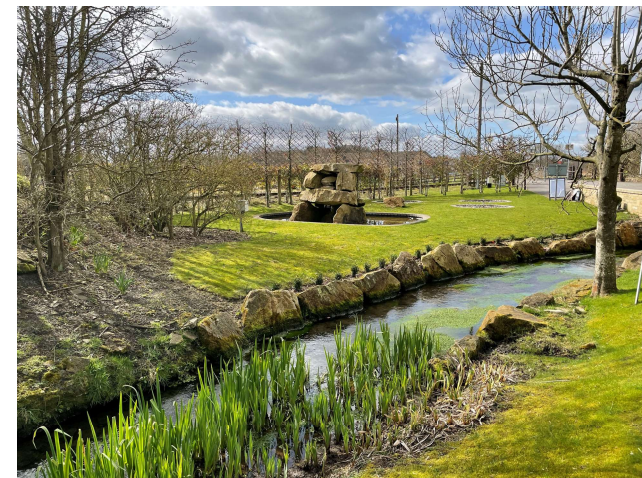
CALL TODAY TO ARRANGE YOUR APPOINTMENT

Mortgage Referral Arrangement

In accordance with Compliance with the Consumer Protection from Unfair Trading Regulations 2008, we declare that we routinely refer potential purchasers to L&C (London & Country Mortgages Ltd) for fee free mortgage advice. It is your decision whether you choose to deal with L&C. Should you decide to use L&C you should know that we would receive a referral fee of 25% of any payment they receive from lenders and insurers for the services they provide to you.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

A life assurance policy may be required. Written quotation available upon request.



No EPC

14 Queens Road, Richmond, North Yorkshire DL10 4AG

Tel: 01748 822473

Email: richmond@normanfbrown.co.uk

www.normanfbrown.co.uk



Norman F. Brown Chartered Surveyors & Estate Agents wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Norman F. Brown Chartered Surveyors & Estate Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Norman F. Brown Chartered Surveyors & Estate Agents has any authority to make or give any representation of warranty in relation to this property.