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*40 Sleepy Valley, Holton Hall Park,*  
Upper Holton, Halesworth, Suffolk IP19 8NH

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ESTATE AGENTS

A two bedroom mobile home situated on a freehold plot within Holton Hall Park which is a sixty eight acre woodland holiday park next to the Market town of Halesworth.

**Accommodation comprises briefly:**

- Sitting/kitchen/dining room
- Kitchen with gas hob, built-in cooker and fridge
- Two bedrooms
- shower room and separate w.c.
- Calor gas heating
- Timber porch and decking
- Grass plot



**Property**

Set within a 68 acre woodland park with a large lake in upper Holton this mobile home is located on its own freehold grass plot with parking. The unit has an open plan sitting room, fitted kitchen with a seating area for dining. A separate toilet and a shower with toilet and a hand basin. There are two bedrooms, one with a double bed and one with twin beds. The home has a large raised deck and a timber porch.

On acceptance of an offer to purchase a plot/unit at Holton Hall Park prospective purchasers will be invited to an interview with a member of the committee and the HHP Manager in order to satisfy all parties concerned have a full understanding of the requirement to becoming a Member / Shareholder of Holton Hall Park Ltd. On completion of purchase a Share Certificate for a £1 Nominal Share will be issued. There is no charge for the certificate. The share is not negotiable other than with the sale of the Freehold.



Holton Hall Park is closed for overnight occupation from 6th January to 17th February each year. Owners must have a permanent residence in the UK where they are registered to pay Council Tax. A Unit can be occupied for a maximum of 28 days at a time, this is to ensure the park is used only for holidays and not for permanent residency,

Owners of holiday homes at Holton Hall Park pay a contribution towards the business rates of the holiday park and are therefore not required to pay Council Tax.

The renting out of units is not permitted, however family and friends can stay. Dogs are permitted on the Park but must be kept on a lead. They can be off lead on the Woodland Walk path but only if they have good recall. Dog Fencing is allowed on Plots.

Only two vehicles can be parked on a Plot at any time.

## Services

Gas (calor) heating.

Tenure

Vacant possession of the freehold plot will be given upon completion.

Current Ongoing Charges:

Subscription Fees - £375.00 per quarter per unit

(£1,500 per annum)

General Rates - £9.27 per quarter per unit

Water & Sewerage - £70.98 per quarter per unit

Electricity - Charged as used on a quarterly basis

Environmental Levy - £1,400.00 one time payment by purchaser

**Guide Price: £45,000**



To arrange a viewing, please call 01986 888205

Offices throughout Norfolk & Suffolk:

Bungay 01986 888160

Diss 01379 644822

Harleston 01379 882535

Loddon 01508 521110

[www.muskermcintyre.co.uk](http://www.muskermcintyre.co.uk)

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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