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Sales & Letting Agents



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Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL

Company Registration No: 5813080 VAT Reg No: 921 0444 66



# Heron Orchard Holiday Park, Frostley Gate £65,995

Well-presented two-bedroom holiday home on a 12-month park, set on a generous plot with parking for two vehicles.

Offering spacious open-plan living, this property also benefits from a decking area, summer house with power, and a covered seating space—ideal for enjoying the setting all year round. Practical and low-maintenance, with LPG heating and hot water. 12-month holiday use (non-residential). Ground rent £3,600 per annum (including water and sewage). Call us ANYTIME to book your viewing -

## Heron Orchard Holiday Park

🌿 Well-presented two-bedroom holiday home set on a popular 12-month park, offering generous outside space and practical living throughout. This property sits on a well-sized plot with parking for two vehicles, ideal for relaxed getaways or extended stays.

🏠 Inside, you'll find spacious open-plan living, a well-equipped kitchen, and a family bathroom, all served by an LPG boiler for heating and hot water.

😊 Externally, the home benefits from a decking area, summer house with power, and a covered seating space—perfect for enjoying the surroundings whatever the weather.

⚠️ Please note: Annual ground rent is £3,600 (including water & sewage), with a 15% site resale commission. A registered residential address is required.

📞 Call us ANYTIME to book your viewing – 01406 424441, evenings & weekends!

### ★ Key Features:

🏠 Two-bedroom holiday home on a 12-month site

🚗 Parking for two vehicles on a generous plot

🌿 Decking, summer house with power & covered seating area

🔥 LPG boiler providing heating & hot water

📞 Call us ANYTIME to book your viewing - 01406 424441, evenings and weekends!

## Accommodation Comprises:

PVCu double glazed side entrance door to:

### **Open Plan Living 6.41m (21') x 3.87m (12'8")**

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, integrated fridge/freezer, automatic washing machine, fitted gas cooker with oven, grill and built-in four ring gas hob, extractor hood over. PVCu double glazed window to side to rear, electric fire with surround, boiler cupboard, housing wall mounted gas boiler serving heating system and domestic hot water, radiator, fitted carpet and part vinyl floor covering, TV point, central heating thermostat, recessed ceiling spotlights, PVCu double glazed French doors to decked area.

### **Hallway**

Radiator, fitted carpet, recessed ceiling spotlight, door to:

### **Main Bedroom 3.87m (12'8") x 2.52m (8'3")**

PVCu double glazed bay window to front, fitted bedroom suite with a range of wardrobes with hanging rails, overhead storage cupboard, drawers, bedside cabinet, radiator, fitted carpet, recessed ceiling spotlight.

### **Bedroom 2 3.06m (10') x 1.67m (5'6")**

PVCu double glazed window to side, fitted bedroom suite fitted single wardrobe with hanging rail and drawers, bedside cabinet, radiator, fitted carpet, recessed ceiling spotlight.

### **Family Bathroom**

Fitted with three-piece suite comprising deep panelled bath with hand shower attachment over, glass screen, vanity wash hand basin with base cupboard, close coupled WC, extractor fan, PVCu double glazed window to side, radiator, vinyl floor covering with ceiling spotlights.

### **Outside**

To the front of the property, there is a steal store with slabbed flooring, plastic store for the LPG bottles, parking for two cars to the side, grassed area to side and rear, there is also decking to the side and rear of the property, summer house with power and light, paved under cover seating area.

### **⚠ Agents Note – Holiday Park Information & Compliance**

Prospective purchasers should be aware of the following park requirements, charges and company policies:

### Site Rules & Fees:

Park rules and associated fees may be subject to change. Buyers are advised to check directly with the site office during their visit and request full written details of the current park rules prior to proceeding.

### Re-Sale Commission:

A 15% commission on the achieved sale price is payable to the park on completion. This fee must be settled to allow the new owner to take occupation of the property.

### Ground Rent:

An annual ground rent of £3,600.00 applies.

Water supply and sewage are included within this charge.

### Utilities:

LPG Gas: Approximately £100.00 per bottle, purchased via the site.

Electricity: Charged by the site office as and when due.

All utilities are subject to the park's terms and conditions.

### Registered Address Requirement:

Purchasers must have a separate registered residential address in order to buy on this park.

### AML & Identification Checks:

Any buyer wishing to purchase the property will be required to complete a digital identification and source of funds check once an offer has been accepted. This incurs an upfront fee of £46.80 (£39 + VAT) per applicant in line with our company policy and Anti Money Laundering Regulations as imposed by HMRC.

### Important Legal Notice to Purchasers

We act strictly as marketing and selling agents on behalf of the Park Owner and have no authority to vary, waive, or amend the terms of the Licence Agreement. Any purchase is subject solely to a formal written Licence Agreement between the purchaser and the Park Owner.

The caravan/lodge is sold for holiday and recreational use only and must not be used as a permanent or main residence. Ownership of the caravan does not include ownership of the land. An annual pitch fee is payable and subject to review in accordance with the Licence Agreement.

A resale commission (currently 15% + VAT of the achieved sale price, unless otherwise stated) is payable to the Park Owner on any future sale.

#### Park Requirements & Compliance

Purchasers are subject to Park approval and must comply with all Park Rules and statutory safety requirements, including:

Valid insurance

Gas certification

Payment of all pitch fees and associated charges

Failure to comply with Licence obligations may result in termination of the Licence and removal of the caravan from the Park. Any associated removal or reinstatement costs may be payable by the owner.

The Park Owner reserves rights in relation to breach, relocation of caravans, retention for unpaid sums, and dispute resolution (including referral to an Independent Surveyor or court).

#### **Important Buyer Information**

All statements, descriptions, and figures are provided in good faith based on information supplied by the Park Owner or third parties. These do not form part of any contract or warranty.

Purchasers must rely solely on the written Licence Agreement and are strongly advised to carry out independent checks and obtain professional advice regarding:

Pitch fees and review terms

Resale commission

Permitted use

Park Rules

Termination rights and ongoing obligations

#### Liability Disclaimer

To the fullest extent permitted by law, we accept no liability for any loss arising from reliance on marketing materials, verbal statements, or information not expressly incorporated into the completed Licence Agreement.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

For further information see the Consumer Protection from Unfair Trading Regulations 2008.

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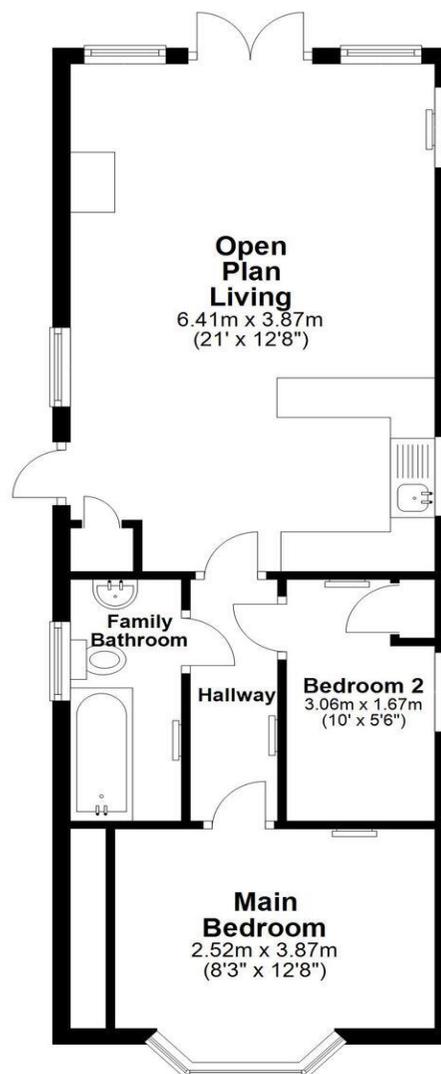
  
**20 years of trust.**  
**Thank you, Holbeach.**

From everyone at LetsGetYouMoving  
We wouldn't be here without you.

**01406 424441**

## Ground Floor

Approx. 48.2 sq. metres (518.5 sq. feet)



Total area: approx. 48.2 sq. metres (518.5 sq. feet)

Floor plans are for a guide only and should not be scaled.  
Plan produced using PlanUp.

## Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week – CALL US ANYTIME!

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The banner features a large '20' with '2006-2026' on a ribbon below it, set against a blue background with confetti.