

Reeds Bay – Often Asked Questions

1. QUESTION: How long can I keep my holiday home on the Village at Reeds Bay?

The lodges have a licence term of **40 years from new**.

Any holiday home with *10 years or less* remaining on the licence cannot be put on private sale but can be *part-exchanged, sold to trade or removed* from the Village.

2. QUESTION: How long is the season?

10 ½ months 1st March to 16th January

3. QUESTION: Can I live on the Village?

No, Ribby Hall Village is a non-residential site and requires annual proof of residence elsewhere. Owners can however use the facilities all year round.

4. QUESTION: Can I sub-let my holiday Home?

No, to encourage a secure community we do not allow sub-letting. Family & Friends are welcome providing there is no financial gain.

5. QUESTION: How many leisure passes do I receive?

8 Platinum passes (6 named, 2 open passes for your guests). You can purchase additional passes if required.

6. QUESTION: Are pets allowed on the Village?

Yes, but dogs must be kept on a lead at all times and not cause a nuisance to neighbours.

7. QUESTION: Are the lodges connected to the internet?

All lodges have a cabled internet connection, and are fitted with a small residential type router, normally situated within the lodge; with fast data speed and unlimited download. This service is included within the licence charge.

8. QUESTION: Can I have an alarm?

All lodges come with a Black Box alarm system with a mobile app and annual maintenance, included as part of the site fees. Any alerts are directed directly to our 24/7 security team, and also to your mobile phone. The alarm can be armed/disarmed remotely.