



Willerby Pinehurst, Watermill Leisure Park,
Station Road, Moortown, LN7 6HZ



Willerby Pinehurst

Discover this pre-owned luxury lodge boasting a spacious layout measuring 40ft x 20ft. With two bedrooms accommodating up to six individuals, this property, built in 2022, offers comfort and convenience. Features include double-glazed windows, central heating, an open-plan design, extra width for added space, integrated appliances, and a residential specification for quality living.

Set in Watermill Park, a tranquil 55-acre holiday retreat on the outskirts of the scenic Lincolnshire Wolds. Watermill offers a variety of pitches to suit different preferences. From the lush greenery of The Pines with its extra-wide pitches to the luxurious waterside views of Woodland Waters, The Laurels, boasting scenic views, there's something for everyone. Meanwhile, The Paddock, tucked away by tall oak trees, offers a quiet and peaceful retreat with pitches overlooking an ornamental pond.

Life at Watermill Leisure Park is designed with owners in mind, prioritising a range of facilities and benefits for leisure needs. Enjoy an onsite bar and beer garden, award-winning private fishing, walking and cycling routes, stone-baked pizzas, a dog wash, 24/7 security and superfast Wi-Fi. The local area is rich in history, featuring picturesque market towns, abundant wildlife and a nearby coastline. Watermill is just 10 minutes from the historic Roman town of Caistor and half an hour from the coastal resort of Cleethorpes.

Watermill's commitment to customer care is evident through its dedicated team, ensuring a seamless ownership experience. With 24/7 security, seven-day reception availability, concierge services and shopping delivery options, your comfort is a top priority. Additionally, Watermill offers a yearly calendar of events, including festivals and wine club nights, along with a privilege card providing discounts at local establishments. Indulge in the diverse offerings of Lincolnshire, from historic landmarks like Lincoln Cathedral to charming tea houses and countryside pubs.

Discover the perfect blend of nature, leisure, and community at Watermill Leisure Park.

Asking Price £99,995

Visit us online at www.mundys.net

Or call 01673 847 487

22 Queen Street, Market Rasen, LN8 3EH



TOTAL PACKAGE INCLUDES

Holiday home
Siting & Connections
Steps or decking if applicable
Gas & Electric certification
Tv Aerial
Carbon monoxide and smoke detectors
Multi point check
Warranty*
Internal & External Valet
Choice of suitable & available plots

*Warranty

New holiday homes come with a manufacturer warranty.

All you need do is turn up on handover day and be ready to relax and enjoy a new lifestyle!



ADDITIONAL RUNNING COSTS

Annual site fees start from £3,435 subject to availability and suitability for your chosen holiday home or lodge.

Gas, Electric & Water

Electricity is metered on each plot and you only pay for what you use.

Gas is metered on much of the estate and bottled on some areas.

Water is not metered or charged.

Insurance is a must for your pride and joy. We can provide a list of insurance companies or you may source your own.

Additional Services

Watermill Park offer several optional services including exterior home and deck cleaning, annual drain down and winterisation of your holiday home as well as accessories and extras such as patios, storage boxes and decking systems.



PAYMENT OPTIONS

Payment in Full

Payment can be made by bank transfer or bankers draft.

Third Party Finance

Can be obtained through various credit sources.

A minimum deposit is required, these start from 10% depending on the value of the holiday home, a package is then chosen to meet your lending requirements. All finance packages can be processed on our parks.

BECOMING AN OWNER

If you decide you like the sound of this fantastic park, we can arrange for you to visit Watermill, meet everyone, and see what all the fuss is about.

Contact Mundys on 01673 847 487

Finding the right park in the right location is key. The friendly staff will start there and then explore holiday homes and available pitches. In the event there is no available homes to suit you, they do operate a waiting list.

On resale purchasers must be aware that 15% commission will apply under the terms of the Mobile Homes Act, payable to the Site Owner by the Vendor.

- Chemical waste disposal
- ▼ Potwash
- 📄 Defibrillator
- ⚡ Electric Hook up
- ▲ The Hideaways
- 🐕 Dog Wash
- 🏠 Holiday Homes
- 🚶 Walking Route
- 🚿 Shower Block & Toilets
- ♻️ Recycling & Refuse
- 🅑 Car Park



SITE LOCATIONS

The Pines

- Luscious green shades
- Extra-wide pitches for a spacious feel
- Excellent value for money

The Laurels

- Mains gas, private parking, and scenic views
- Open space between pitches
- Ideal for your dream holiday home

Woodland Waters

- Luxurious area exclusively facing the waterside
- Private fishing pegs for a tranquil experience

The Paddock

- Tucked away by tall oak trees and mature pines
- 10 pitches overlooking an ornamental pond
- Perfect for a quiet and peaceful retreat

LIFE ON THE PARK

At Watermill Leisure Park, your experience is the owners top priority. Enjoy a range of facilities and benefits that cater to your leisure needs:

- Onsite bar and beer garden
- Award-winning private fishing
- Walking and cycle routes
- Stone-baked pizzas
- Dog wash
- 24/7 security
- Superfast Wi-Fi





LOCAL AREA - COUNTRYSIDE TO COAST

Discover the diverse offerings of Lincolnshire, a region steeped in history, boasting stunning countryside, a nearby coastline, abundant wildlife, pretty market towns, and great local pubs and produce. From the invasion of the Vikings to the natural world, there's something for everyone.

Watermill Leisure Park is only 10 minutes from the beautiful historic Roman town of Caistor. Enjoy quaint tea houses, pubs, and the Caistor Arts and Heritage Centre. If a trip to the seaside takes your fancy, the coastal resort of Cleethorpes is just half an hour away. Explore the nearby Lincoln Cathedral, one of Britain's architectural gems.

Indulge in a vast selection of highly rated restaurants and cafés in close proximity to the park. Experience Lincolnshire countryside pubs with warming log burning fires, great atmosphere, and homemade local food. Explore the nearby pub of Cross Keys or The New Inn.

CUSTOMER CARE

Watermill offers a dedicated customer care team ensures a seamless ownership experience, including:

- 24/7 security for peace of mind
- Reception available 7 days a week
- Concierge service for that extra touch
- Shopping delivery to ease your visit

EVENTS AND OWNER BENEFITS

- Yearly calendar of events, including festivals and wine club nights
- Fantastic bar, beer garden, and wood-fired pizza oven
- Privilege card offering discounts at local establishments





WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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