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The Property Ombudsman

Heron Orchard Holiday Park, Frostley Gate, £75,000

NO CHAIN 🔑 Two-bedroom Stratford holiday home set on a GENEROUS DOUBLE PLOT with parking for two vehicles. 🏡 Open-plan living, LPG heating and excellent outside space. 12-month park in a Fenland setting close to Holbeach & Sutton St James. Holiday use only.

NO CHAIN 🔑 Set on a generous double plot, this two-bedroom Stratford holiday home offers a relaxed park lifestyle with considerably more outside space than you would normally expect. 🏡 The accommodation provides comfortable, easy-to-maintain living with an open-plan layout and LPG heating, while the larger plot provides plenty of room to sit back, entertain and enjoy your own outdoor space 🌿 . Heron Orchard Park enjoys a Fenland setting, with the open countryside of South Lincolnshire close by 🌾 , while Holbeach and Sutton St James are both within easy reach. With parking for two vehicles and the flexibility of a 12-month park, this makes an ideal countryside holiday retreat. Please note: holiday use only – purchasers must maintain a permanent residential address elsewhere.

- 🏡 GENEROUS DOUBLE PLOT – excellent outside space for relaxing and entertaining
- 🛋️ TWO-BEDROOM HOLIDAY HOME – comfortable open-plan, low-maintenance living
- 🚙 PARKING FOR TWO VEHICLES – convenient off-road parking
- 🌾 12-MONTH PARK – Fenland setting with South Lincolnshire countryside close by

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Accommodation Comprises:

Utility Room 2.28m (7'6") x 1.60m (5'3")

Fitted with a matching range of base and eye level units with worktop space over, integrated automatic washing machine, boiler cupboard with housing and gas combination boiler serving heating system and domestic hot water, radiator, laminate flooring, PVCu double glazed entrance door.

Kitchen/Diner/Lounge 5.86m (19'3") x 2.00m (6'7")

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl stainless steel sink unit with single drainer and mixer tap, fitted fridge/freezer, fitted gas oven range, built-in five ring gas hob with extractor hood over, built-in microwave wine cooler, socket tower, two windows to side, PVCu double glazed window to front and side, ornamental fireplace, fitted carpet laminate flooring, TV point with recessed ceiling spotlights, PVCu double glazed patio doors

Inner Hallway 2.89m (9'6") x 0.88m (2'11")

Door to: Closet with hanging space with shelving.

Main Bedroom 3.27m (10'9") x 2.93m (9'7")

window to side, fitted bedroom suite walk-in wardrobe with hanging rail, shelving and drawers, dressing table, bedside cabinets, door to:

En-suite

Fitted with three piece suite with comprising, vanity wash hand basin with base cupboard, shower cubicle with fitted shower and glass and close coupled WC, extractor fan, wall mounted mirror, PVCu opaque double glazed window to side, heated towel rail, vinyl floor covering, door.

Bedroom 2 2.94m (9'8") x 2.80m (9'2")

PVCu double glazed window to side, walk-in wardrobe with hanging rails, shelving and drawers, matching bedside cabinets, radiator, TV point, two wall lights, door to:

Family Bathroom 2.63m (8'8") x 2.00m (6'7")

Fitted with three-piece suite with comprising, deep roll top bath with matching telephone style mixer tap, vanity wash hand basin with base cupboard and close coupled WC, extractor fan, wall mounted, mirrored cabinet, shaver point, PVCu opaque double glazed window to side, vinyl floor covering with recessed ceiling spotlights, door to:

Outside

There is off road parking, garden area double plot.

⚠️ 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 £4,800.00 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 License Agreement. Any purchase is subject exclusively to a formal written License 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 License Agreement. A resale commission (currently 15% plus VAT of the resale price achieved, unless otherwise stated) is payable to the Park Owner on any future sale.

Purchasers are subject to Park approval, compliance with Park Rules and statutory safety requirements, including maintaining valid insurance, gas certification and payment of all pitch fees and charges. Failure to comply with License obligations may result in termination of the License and removal of the caravan from the Park in accordance with its terms. Upon termination, removal and associated costs may be payable by the caravan 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.

All statements, descriptions and figures are provided in good faith based on information supplied by the Park Owner or third parties. They do not constitute contractual representations or warranties. Purchasers must rely solely on the written License Agreement and satisfy themselves by independent inspection and professional advice as to pitch fees, review provisions, resale commission, permitted use, park rules, termination rights and ongoing obligations.

To the fullest extent permitted by law, we accept no liability for any loss arising from reliance on marketing material, verbal statements or information not expressly incorporated into the completed License 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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Ground Floor

Approx. 71.7 sq. metres (771.5 sq. feet)



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Total area: approx. 71.7 sq. metres (771.5 sq. feet)

Disclaimer

property doesn't stop at 5pm!

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PROPERTY INFORMATION: All particulars are provided as a general guide and do not form part of any offer or contract. Measurements, descriptions and other information should be independently verified by prospective purchasers. Services, appliances and installations have not been tested unless expressly stated. All viewings are subject to prior appointment and availability.

