



**Alderney Merry Hill Country Park, Honingham Norwich NR9
5AT**

welcome to

Alderney Merry Hill Country Park, Honingham Norwich

****OFFERED ON A FULL RESIDENTIAL LICENSE IN PERPITUITY**** Meaning that you are now able to own and live on site, 12 months a year on a full residential license.



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Welcome to the Alderney at Merry Hill. William H Brown are delighted to partner with Ekos and are now able to offer a variety of park homes and lodges at Merry Hill in Honningham. From classic charm to contemporary elegance, our collection of premium park homes offers something for every taste and lifestyle. Each residential park home is thoughtfully designed with comfort, quality, and individuality in mind, allowing you to choose a space that not only suits your needs but also reflects your personal style. Whether you're drawn to timeless character or sleek modern finishes, you'll find a park home that feels just right. Whether it is this lodge pictured or if you would be interested in life at Merry hill, please get in touch and we would be delighted to introduce you to all that Merry Hill has to offer.

Agents Note

This park home is subject to a £225 per month site fee.

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home. Sites often have requirements specific to the purchase and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

Purchasers are strongly advised to take advice from a solicitor. Guidance can be sought from Park homes - GOV.UK (www.gov.uk)



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welcome to

Alderney Merry Hill Country Park, Honingham Norwich

- FULL RESIDENTIAL LICENSE IN PERPETUITY
- OVER 45's
- A VARIETY OF PARK HOMES AND LODGES AVAILABLE
- PARKING SPACES WITH EACH PROPERTY
- WONDERFUL LOCATION

Tenure: EPC Rating: Exempt

Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

from

£254,995



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR144290 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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