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Sales & Letting Agents



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




Heron Orchard Holiday Park, Frostley Gate, £55,000

NO CHAIN – Two-bedroom Langford Delta holiday home on a 12-month park, set on a generous plot with parking for two vehicles. Open-plan living with LPG heating, surrounded by Fenland countryside and close to Holbeach & Sutton St James. Holiday use only – residential address required elsewhere. Call us ANYTIME – 01406 424441, evenings & weekends.


Located on a 12-month holiday park and set on a generous plot with parking for two vehicles, this well-presented Langford Delta two-bedroom mobile home offers spacious open-plan living with an LPG boiler providing heating and hot water.


 Surrounded by beautiful Fenland countryside, yet just a stone's throw from Holbeach and Sutton St James, giving easy access to local amenities while enjoying a peaceful retreat setting.

Key Information:


 Two bedrooms with open-plan living space


 Parking for two vehicles on a generous plot


 LPG boiler providing heating and hot water


 Peaceful Fenland setting near Holbeach & Sutton St James

 NO CHAIN – ready for a new owner

 Important: This property is a holiday home and cannot be used as a main residence. Buyers must have a registered residential address elsewhere.

 Annual ground rent: £3,600 (including water & sewage)

 15% site resale commission applies

 Call us ANYTIME – 01406 424441, evenings & weekends!

Accommodation Comprises:

Lounge 4.00m (13'1") x 3.84m (12'7")

PVCu double glazed windows to front to side, fitted living flame effect electric fire with surround, double radiator and single radiator, fitted carpet, TV point, recessed ceiling spotlights, PVCu double glazed French doors , open plan to:

Kitchen/Diner 3.84m (12'7") x 2.45m (8')

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, mixer tap, tiled surround, integrated fridge/freezer, fitted LPG gas cooker with double oven, built-in four ring LPG gas hob with extractor hood over, boiler cupboard housing wall mounted LPG gas boiler serving heating system and domestic hot water, PVCu double glazed window to side,radiator, vinyl floor, recessed ceiling spotlights, PVCu double glazed entrance door, door to:

Bedroom 1 3.84m (12'7") x 2.38m (7'10")

PVCu double glazed window to side, fitted bedroom suite with a range of wardrobes comprising double wardrobe(s) with hanging rail, overhead storage, cupboards, drawers, bedside cabinets, radiator, fitted carpet, TV point, two wall lights, recessed ceiling spotlights.

Bedroom 2 2.45m (8') x 1.67m (5'6")

PVCu double glazed window to side, fitted single wardrobe with hanging rail. overhead storage cupboard and drawers, radiator, fitted carpet, recessed ceiling spotlight, door to:

Family Bathroom

Fitted with three piece suite comprising deep panelled bath with mains shower over and glass screen, vanity wash hand basin with base cupboard, close coupled WC, extractor fan, PVCu opaque double glazed window to side, heated towel rail, vinyl floor covering, recessed ceiling spotlights.

Outside:

The holiday home is situated on a quiet private site with secure coded barrier access. The communal driveway leads to the property which has parking for vehicles to the side. A gravel driveway provides private off-road parking. This property is being offered with **NO ONWARD CHAIN** and viewing is highly recommended. Ground rent fee's of £2,400.00 per year applies (Water and sewage included within this fee) LPG gas is purchased on site and electricity is charged from the site office as and when due. Terms and conditions apply.

⚠ 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 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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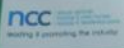

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20
 2006-2026
 YEARS IN BUSINESS


CUSTOMER FOCUSED SINCE 2006


rightmove

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Structural Thermal Rating ✓
Building & controlling the industry

Caravan Holiday Home: EN 1647



The manufacturer has declared the above structural thermal rating for this holiday caravan. The rating is provided for comparison purposes only and is based on a 1 - 10 scale.

The higher the number the better the structural thermal rating of the holiday caravan.

Manufacturer:	Delta Caravans Ltd
Model Name:	LANGFORD 40x13 2 BED STANDARD
Model Specification:	

The caravan holiday home which this label refers to is **NOT** designed for residential use.

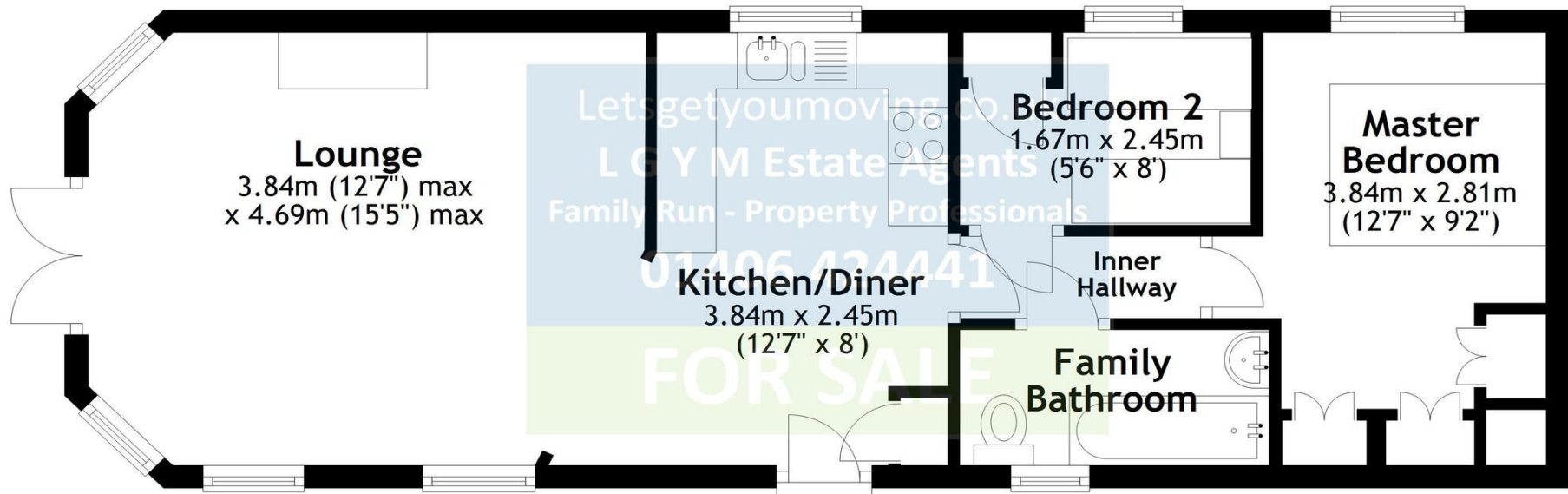
Note: This is not an energy assessment rating.

www.thencc.org.uk

Generated by the NCC Thermal Rating Calculator v20 © 2020

Ground Floor

Approx. 46.4 sq. metres (499.8 sq. feet)



Total area: approx. 46.4 sq. metres (499.8 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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