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Sales & Letting Agents



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Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL

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




Heron Orchard Holiday Park PE12 8SR £49,995


 Two Bedroom Holiday Home | NO CHAIN  Located on a 12-month holiday park and set on a generous plot with parking for two vehicles, this well-presented two-bedroom mobile home offers spacious open-plan living with an LPG boiler providing heating and hot water, Air-conditioning unit, Multi fuel burner. Call us ANYTIME to book your viewing - 01406 424441.

 Two Bedroom Holiday Home | NO CHAIN 


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


 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:

Open Plan Living 5.97m (19'7") x 3.58m (11'9")

PVCu double glazed window to side and front, multi fuel burning, laminate flooring, TV point, broadband point, phone point with recessed ceiling spotlights, fitted with a matching range of base and eye level units with worktop space over, ceramic sink unit with single drainer, mixer tap and tiled surround, wall mounted LPG gas combination boiler serving heating system and domestic hot water, integrated fridge/freezer and dishwasher, fitted electric fan assisted oven, built-in five ring hob with extractor hood, air-conditioning unit, PVCu double glazed French doors to decking, door to:

Conservatory 4.81m (15'9") x 1.72m (5'8")

PVCu double glazed construction with PVCu double glazed windows and double glazed polycarbonate roof, laminate flooring, fitted with a matching range of base units with worktop space over, power and light connected, PVCu double glazed entrance doors to front and back garden.

Hallway

Fitted carpet, door to:

Main Bedroom 3.58m (11'9") max x 3.01m (9'11")

PVCu double glazed window to rear, fitted bedroom suite with a range of built-in wardrobes with hanging rail and shelving, dressing table, bedside cabinets with drawers, radiator, TV point, two wall lights, door to:

Cloakroom

PVCu opaque double glazed window to side, fitted with two-piece suite comprising, pedestal wash hand basin, close coupled WC, radiator, vinyl floor covering.

Bedroom 2 2.59m (8'6") x 1.73m (5'8")

PVCu double glazed window to side with shelving, overhead storage cupboards with shelving, radiator, TV point.

Shower Room 1.90m (6'3") x 1.06m (3'6")

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

 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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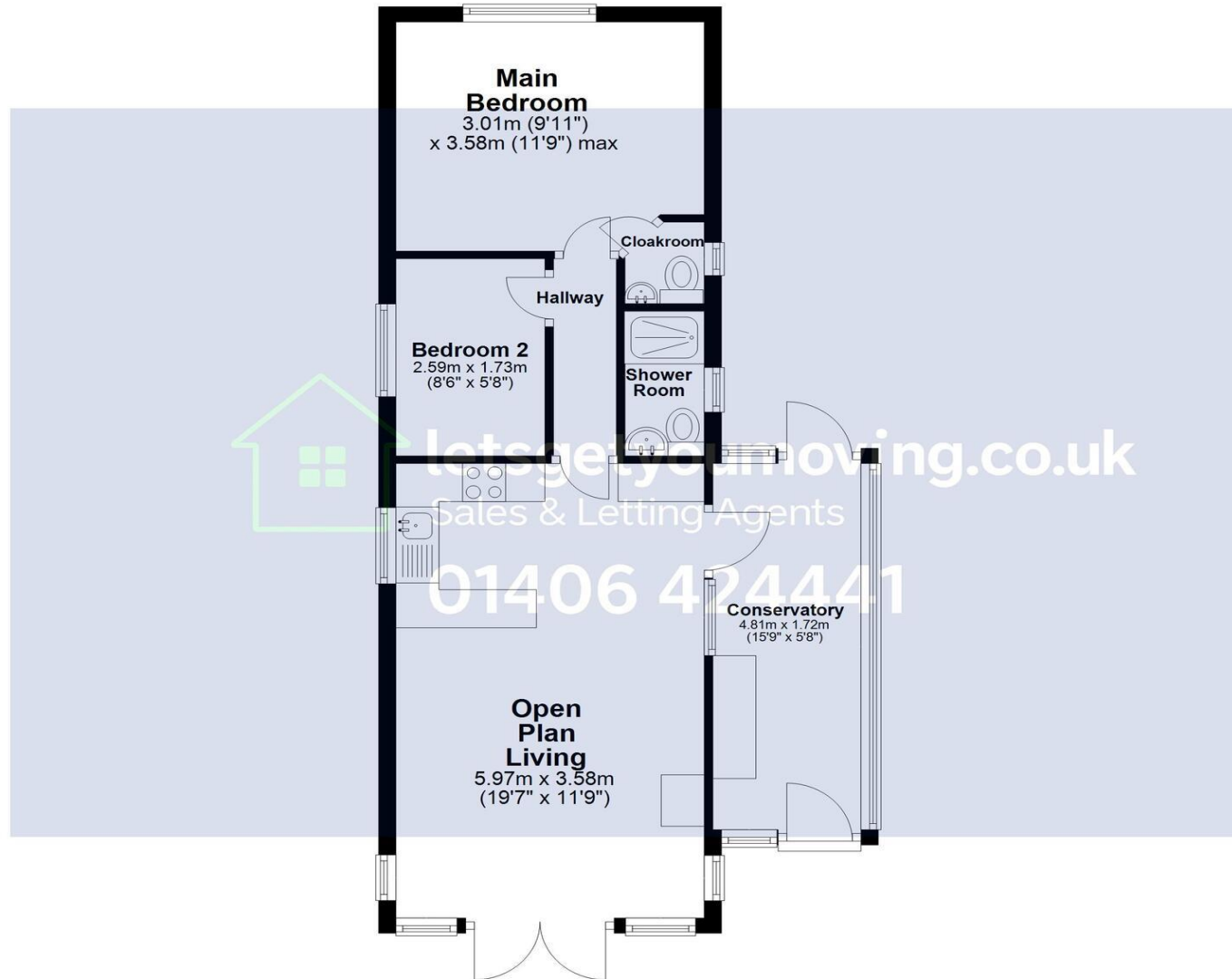
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Ground Floor

Approx. 48.7 sq. metres (524.7 sq. feet)
(excluding Shower Room)



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Total area: approx. 48.7 sq. metres (524.7 sq. feet)

Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week – CALL US ANYTIME!

RIGHTMOVE - ON THE MARKET - ALL MAJOR WEBSITE COVERAGE.

ONE STOP PROPERTY SHOP, FULL COLOUR BROCHURE, **FREE FLOOR PLANS**, MONTHLY UPDATE CALLS, ENERGY PERFORMANCE CERTIFICATES, **FULL LETTING SERVICE**, TENANT FIND ONLY & MANAGEMENT, SOLICITORS, SURVEYORS, REMOVALS.

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20
2006-2026
YEARS OF
GETTING IT RIGHT

The banner features a dark blue background with a green and white confetti effect. On the left, a large green '20' is displayed with a ribbon below it containing the years '2006-2026' and the text 'YEARS OF GETTING IT RIGHT'. To the right, the website 'letsgetyoumoving.co.uk' is shown in white, followed by the slogan 'Customer focused since 2006' in green and 'give us a call anytime for your free valuation' in white. A green pill-shaped button on the far right contains the phone number '01406 424441' in white.