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The Property Ombudsman

Heron Orchard Holiday Park, Frostley Gate £85,000

🏡 YOUR PEACEFUL HOLIDAY ESCAPE AWAITS! Situated on a quiet private site near Sutton St James with secure barrier access, this attractive two-bedroom holiday home, built in 2020, offers sociable open-plan living – perfect for relaxing together, entertaining friends and enjoying time away. ❄️ Built-in air conditioning, a family bathroom, en-suite and walk-in wardrobe add comfort and convenience, while outside you'll find enclosed gardens, generous parking and a double garage with power & lighting.

Accommodation Comprises:

Heron Orchard, Frostley Gate.

🏡 Enjoy a peaceful holiday retreat with sociable living at its heart! Built in 2020 and situated in a quiet, secluded location near Sutton St James, this fantastic two-bedroom holiday home features a welcoming open-plan kitchen, dining and lounge area – perfect for spending time together, sharing meals and entertaining friends. ❄️Built-in air conditioning adds comfort, while a family bathroom, en-suite and walk-in wardrobe provide everyday convenience. 🌿 Outside, the enclosed grounds feature post-and-rail fencing, lawn and gravel areas, generous parking, an outside tap, garden storage and LPG bottle storage. 🚙A double garage with power, lighting and a cold-water feed completes this appealing holiday home.

🏡 Sociable open-plan kitchen, dining and lounge space, ideal for relaxing and entertaining.

🛏️ Two bedrooms, family bathroom, en-suite and walk-in wardrobe.

❄️ Built in 2020 with built-in air conditioning, in a quiet location near Sutton St James.

🚙 Enclosed gardens, generous parking and a double garage with power, lighting and water.

📞 Call us ANYTIME 01406 424441.

Let our family move yours 💚

PVCu double glazed entrance door to:

Open Plan Living 6.39m (21') x 4.22m (13'10")

PVCu double-glazed windows to side, electric fire with surround, radiator, fitted carpet and part vinyl floor covering. TV point, recessed ceiling spotlights, fitted with a matching range of base and eye level units with worktop space over, wine rack, composite sink unit with single drainer and mixer tap, breakfast bar with cupboard space, built in wine cooler. fitted fridge/freezer, microwave, integrated dishwasher. PVCu double-glazed patio doors to rear, door to:

Hallway

Radiator, fitted carpet, recessed ceiling spotlights, door to:

Main Bedroom 3.10m (10'2") x 2.44m (8')

PVCu double-glazed bay window to front, overhead storage cupboard, bedside cabinets walk in wardrobe with hanging rail shelving and drawers, radiator, fitted carpet, TV point, recessed ceiling spotlights, door to:

En-suite

Fitted with three-piece suite comprising vanity wash hand basin with base cupboard and mixer tap, double shower enclosure with fitted mains shower and glass door, close coupled WC, extractor fan, mirrored cabinet, PVCu opaque double-glazed window to side, boiler cupboard housing wall mounted LPG gas boiler serving heating and hot water, heated towel rail, vinyl floor covering.

Bedroom 2 2.91m (9'7") max x 1.94m (6'4") max

PVCu double-glazed window to side, fitted bedroom suite comprising fitted single wardrobe with hanging rail, shelving, overhead storage cupboards, drawers, radiator, fitted carpet, TV point, recessed ceiling spotlights.

Family Bathroom

Fitted with three-piece suite comprising deep panelled bath with independent shower over and glass screen, vanity wash hand basin with base cupboard and mixer tap, close coupled WC, heated towel rail, extractor fan, mirrored cabinet, PVCu opaque double-glazed window to side.

Garage

Concrete block built double garage with power and lighting connected, plumbing for automatic washing machine and a tumble dryer, cold water tap, two up and over doors.

Outside

🌿 Situated on a quiet private site with secure barrier access, the property is approached via a communal driveway. The grounds are enclosed by post-and-rail fencing and offer a combination of lawn and gravel areas, with generous parking. Practical features include an outside tap, garden storage and dedicated housing for LPG gas bottles.
🚗 A double garage benefits from power, lighting and a cold-water feed.

🔑 Offered with NO ONWARD CHAIN. Viewing is highly recommended.

Site Fees & Utilities

Annual ground rent: £3,360, including water supply and sewage.

LPG gas: £95 per bottle, purchased on site.

Electricity: Charged separately by the site office, payable 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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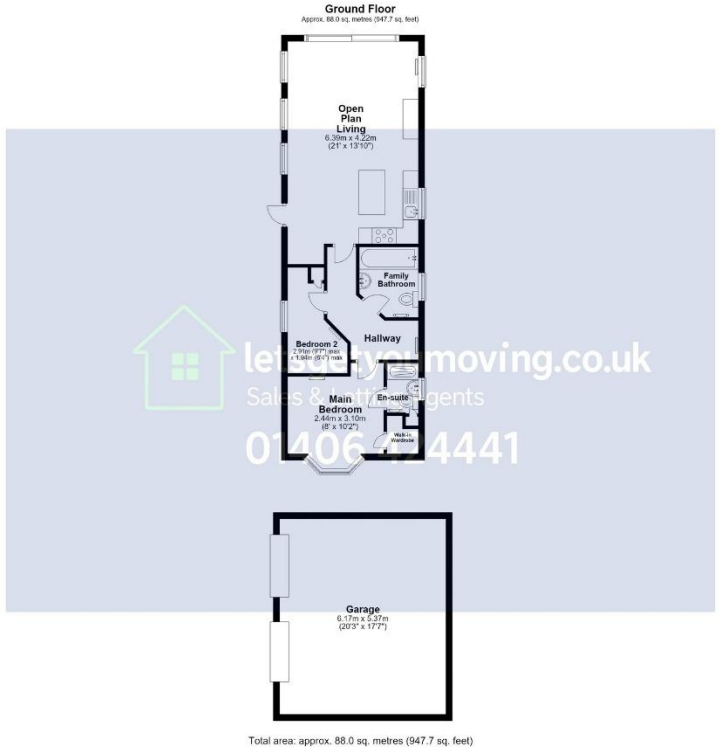

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Disclaimer

property doesn't stop at 5pm!

🏠 YOUR LOCAL PROPERTY EXPERTS – LET OUR FAMILY MOVE YOURS!

With over 33 years of industry experience, we combine traditional family values, exceptional personal service and cutting-edge digital marketing to deliver results.

YOUR PROPERTY DESERVES MAXIMUM EXPOSURE!

🌐 MAJOR PROPERTY PORTALS – Rightmove, Zoopla, OnTheMarket, PrimeLocation and our own digital Property Hub.

📸 STANDOUT MARKETING – Professional photography, full-colour brochures, FREE floor plans, drone photography options and enhanced digital advertising.

💚 PERSONAL SERVICE – A dedicated, experienced team, proactive communication and regular marketing updates.

🏡 COMPLETE PROPERTY SERVICES – Residential sales, lettings, tenant finding, full property management, EPCs and access to mortgage advisers, solicitors, surveyors and removal services.

📱 SMARTER PROPERTY SEARCHING – Our digital Property Hub and Benji property assistant make searching, enquiring and booking viewings easier than ever.

THINKING OF SELLING? MAKE YOUR NEXT MOVE COUNT!

Does your estate agent include a professional floor plan FREE of charge? WE DO!

With our NO SALE, NO FEE approach, outstanding local knowledge and powerful digital marketing, we'll work hard to achieve the best possible result for your property.

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Lets Get You Moving – Let our family move yours 💚

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.

