

Buying a Second Hand Caravan Holiday Home Grantown-on-Spey Caravan Park



Seafeld Avenue, Grantown-on-Spey, Highland PH26 3JQ
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Grantown-on-Spey Caravan Park

Helpful Guidance to ensure that your Holiday Home purchase is stress free.

Frequently asked questions:

- 1 What caravans are available?
- 2 Can I live full time in my new Holiday Home?
- 3 How long can I keep my Caravan on the pitch at the Caravan Park?
- 4 Can I sub-let my caravan?
- 5 How much are the pitch fees?
- 6 What happens when I decide to sell my caravan?
- 7 Are there any other factors that I need to consider?

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1. What caravans are available?

Second hand caravans very rarely come up for sale so it is advisable to get your name on our waiting list and we will inform you as and when a caravan becomes available. We will need your name and address, email address and telephone number, also an indication of what you are looking for.

2. Can I live full-time in my new Holiday Home?

The Caravan Park is open from 15 December to 31 October each year. You can occupy your caravan at any time during the summer season and you have the added option of using your caravan in the winter months however we are closed from 1 Nov to 15 Dec each year. Please be aware that most Holiday Homes are not designed for severe winter weather use.

3. How long can I keep my caravan on the pitch at the Caravan Park?

We offer you a 20 year agreement on your pitch from new. After 20 years your caravan must be removed from the Park. Example: If you buy a 2001 caravan then you will receive a licence for your pitch until 2021. If you sell your caravan after, say 8 years then the new owner will be given an agreement to occupy the pitch until 2021.

The pitch is still yours to occupy once the 20 year agreement has expired so you have the option to purchase a new Holiday Home on your pitch if you wish.

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4. Can I sub-let my caravan?

No. Caravans are for the use of owners and their family and friends. The owner is responsible at all times for the occupants of his caravan.

5. How much are the pitch fees?

For period from 3rd week in March 30 September

2009: Category A Caravan with no electric meter: £1,597.00

2009: Category D Caravan with electric meter: £2,160.50

2010: Category A Caravan with no electric meter: £1,655.75

2010: Category D Caravan with electric meter: £2,283.03

A category A is a small caravan on a small pitch including 5amp electric.

A category D is a 12ft wide Caravan on a big pitch. Electric charged per meter in addition for category D caravans.

Prices include VAT at 15% for 2009 and VAT at 17.5% for 2010. The period covered is from 3rd week in March to end of September with October optional at £95 + VAT for 2009 and 2010. October is priced as a bonus month.

An invoice will be sent out in early January for the Summer Season fees. Winter usage is £20 per night or £164 per month paid in advance at Reception according to usage.

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6. What happens when I decide to sell my caravan?

If you sell your caravan off site then you are free to sell and we have no input except to de-commission the caravan.

If you sell on-site then a portion of what you receive for your caravan is due to it being on this particular Park. There is a specific procedure for this sales process. Firstly we will make an offer for your caravan which you do not have to accept. Then you can either accept or decide to sell your caravan on the Park to a third party. If you sell to a third party then 15% of the sales proceeds is payable to the Park management. The new owner must receive a licence agreement for the caravan and this will clearly show the number of years that they can continue to enjoy that pitch.

The number of years is 20 years from when that caravan was new.

7. Are there any other factors that I should consider?

Extras to consider include provision of slabs, steps, balconies. All exterior additions to be approved prior to erection. You are responsible for 1ft surrounding your caravan and this includes the upkeep of the area underneath your caravan. At the end of the Season your caravan must be drained down and left frost free for the winter. We recommend that this is done by the Park management.

Gas should be ordered before Sunday evening for delivery on Monday. All gas must be paid with order.

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Used Caravan Sales Order Form

Name and Address of Buyer _____

Description of Caravan Holiday Home _____

Specific Pitch _____ Licence Period _____

Park Address:
Grantown-on-Spey Caravan Park
Seafield Avenue
Grantown-on-Spey
Highland
PH26 3 JQ

Price of Caravan inc.VAT £ _____ Trade-In £ _____ Balance £ _____

Commencing Pitch Fee £ _____ (Subject to annual review in December of each year)

Method of Payment (Price of Caravan): Debit Card Cash Cheque Finance

Other Method _____

Estimated Move-In Date _____

Signed by the Buyer: _____ Date of signing _____

Signed by the Seller: _____ Date of signing _____

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