

# **Granttown-on-Spey Caravan Park Buying a New Caravan Holiday Home**



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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 pitches and/or caravans are available?
- 2 Do I have a choice of caravan model?
- 3 How do I reserve a pitch?
- 4 Can I live full time in my new Holiday Home?
- 5 How long can I keep my Caravan on the pitch at the Caravan Park?
- 6 Can I sub-let my caravan?
- 7 How much are the pitch fees?
- 8 What happens when I decide to sell my caravan?
- 9 Are there any other factors that I need to consider?

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# Grantown-on-Spey Caravan Park

## **1. What pitches and/or caravans are available?**

There is very limited availability of pitches. Please make appointment to view what we have available at present.

## **2. Do I have a choice of caravan model?**

Willerby is our most popular manufacturer at present however you are welcome to discuss the purchase of an alternative make with us.

## **3. How do I reserve my new Holiday Home?**

Please complete and sign the enclosed Sales Order Form and hand it to us along with a non refundable deposit of £5,000.

## **4. Can I live full-time in my new Holiday Home?**

No. Holiday Homes are designed for Seasonal use and most owners use their caravans between the third week in March and 30 September each year. October is an optional, bonus, month at £95 + VAT.

# Grantown-on-Spey Caravan Park

## 5. 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. If you sell your caravan after, say 8 years then the new owner will be given an agreement to occupy the pitch for a further 12 years.

## 6. 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.

## 7. How much are the pitch fees?

For period from 3<sup>rd</sup> week March to 30 Sept. (October is optional)

2012: Category A Caravan with no electric meter: £1,799.10

2012: Category B Caravan with no electric meter: £2,162.85

2012: Category C Caravan with no electric meter: £2,650.65

2012: Category D Caravan with electric meter: £2,540.40

Category A – 10ft wide / Small Pitch

Category C – 12ft wide / No meter

Category B – 10 ft wide / Bigger Pitch

Category D – 12ft wide / Meter

Category A1 and B1 have meters

Pitch prices with no electric meter, include electric.

An invoice will be sent out in early January for the summer season fees. October is a special optional bonus month at £95 + VAT.

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# Grantown-on-Spey Caravan Park

## 8. 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, 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.

## 9. Are there any other factors that I should consider?

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.

# Grantown-on-Spey Caravan Park

## New Caravan Sales Order Form (Subject to the conditions printed overleaf)

Name and Address of Buyer \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Tel. No. \_\_\_\_\_ Email: \_\_\_\_\_

Description of Caravan Holiday Home \_\_\_\_\_  
\_\_\_\_\_

Options Ordered: \_\_\_\_\_  
\_\_\_\_\_

Price of Caravan incl. VAT £ \_\_\_\_\_ Deposit £ \_\_\_\_\_ Balance £ \_\_\_\_\_

Specific Pitch Assigned \_\_\_\_\_

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

Estimated Completion Date (Ready to Move In) \_\_\_\_\_

Buyer has the right to cancel this sales agreement **within two days**.

Signed by the Buyer: \_\_\_\_\_ Date of signing \_\_\_\_\_

Signed by the Seller: \_\_\_\_\_ Date of signing \_\_\_\_\_

THIS ORDER SHALL ONLY BECOME BINDING UPON BEING SIGNED BY THE SELLER

# Grantown-on-Spey Caravan Park

## CONDITIONS OF SALE

1. We are pleased to accept your order as set out overleaf and acknowledge receipt of your deposit as detailed.
2. Full payment to be made prior to occupying the caravan.
3. If the rate of VAT changes between the date of your order and the date of completion we will make the necessary adjustments to the amount of VAT charged to you.
4. Risk of damage to or loss of the Caravan Holiday Home shall pass to you upon completion actually taking place. You should make your insurance arrangements accordingly.
5. In spite of the passing of risk, property in the Caravan Holiday Home shall not pass to you until we have received payment in full of the price payable under this order and for any other goods we have agreed to sell you and for which payment is due.
6. In a case where the order as set out above provides that the buyer has the right to cancel you may cancel the order by giving notice in writing to us within the number of days specified of you receiving a copy of the order signed by you and us. The option to cancel is never available if you have gone into occupation of the Caravan Holiday Home.