

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



Seafield Avenue, Granttown-on-Spey, Highland PH26 3JQ  
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# Grantown-on-Spey Caravan Park

## 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?

You can occupy your caravan at any time during the summer season which runs from the third week in March to the end of September with October being an optional add-on month at the end of the Season. You may also occupy your caravan in the winter months. This is optional and payable on a per month basis. Please be aware that Holiday Homes are not designed for winter 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 2010 caravan then you will receive a licence for your pitch until 2030. If you sell your caravan after, say 8 years then the new owner will be given an agreement to occupy the pitch until 2030.

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 3<sup>rd</sup> week in March to 30 September (October is optional)

2017: Category A Caravan with no electric meter: £2,150.85

2017: Category B Caravan with no electric meter: £2,591.93

2017: Category C Caravan with no electric meter: £3,164.40

2017: Category D Caravan with electric meter: £3,038.40

All prices include VAT

A category A is a small caravan on a small pitch including 5amp electric. Category B is a 10ft wide caravan on a bigger pitch than Category A including 5amp electric. Category C is a 12ft wide Caravan with no electric meter so electric is included for category A, B and C in above prices

A category D is a 12ft wide Caravan with electric by meter. Electric charged per meter in addition for category D caravans.

Prices include VAT at 20% for 2017. The period covered is from 3<sup>rd</sup> week in March to end of September with October optional at £95 + VAT for 2017. October is priced as a bonus month.

Winter is £180 + VAT per month. If 4.5 winter months taken, then pay only 4 months. All caravans used in winter must have an electric meter fitted.

An invoice is sent out in early January for the Summer Season fees.

## 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.

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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 3 ft 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. If you allow both gas bottles to run out then you will incur a fee for delivery. All gas must be paid with order.

# Grantown-on-Spey Caravan Park

## Caravan Sales Order Form

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

\_\_\_\_\_

\_\_\_\_\_

Tel. \_\_\_\_\_ Email: \_\_\_\_\_

Description of Caravan \_\_\_\_\_

Specific Pitch \_\_\_\_\_ Licence Period \_\_\_\_\_

Price inc. VAT £ \_\_\_\_\_ Trade-In £ \_\_\_\_\_ Balance £ \_\_\_\_\_

Any special terms agreed: \_\_\_\_\_

Method of Payment : BACS transfer.  Cash  Cheque  Finance

Estimated Move-In Date \_\_\_\_\_

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

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

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