

*Live the dream*

**YOUR VERY OWN  
SOMERSET RETREAT**



*Holiday  
Home Ownership...*

  
**Home Farm**  
HOLIDAY PARK

[www.homefarmholidaypark.co.uk](http://www.homefarmholidaypark.co.uk)

## WHAT DOES HOME FARM HAVE TO OFFER

Imagine having the freedom to take off at a moment's notice to spend your free time relaxing in your own holiday home, situated in the Somerset countryside.

Experience those special, quiet mornings in spring when the air is perfectly clean and fresh; the fun and excitement of the summer; those tranquil evenings of autumn spent in the cosy lounge of your holiday home, or perhaps being entertained in The Nite Owl enjoying your favourite tipple.

\*An entry charge may apply for special evenings in the Nite Owl

\*\* A small fee is charged for the indoor pool complex

*Great facilities  
right on your doorstep...*

LARGE ENTERTAINMENT VENUE\*

TAKEAWAY

CAFÉ/RESTAURANT

LOUNGE BAR SHOWING LIVE SPORT

ARCADE

OUTDOOR SWIMMING POOL

INDOOR SWIMMING POOL

GYM\*\*

STEAM ROOM, JACUZZI AND SAUNA\*\*

LARGE SUPERMARKET

DOG WALK

FISHING LAKE

CHILDREN'S PLAY PARK

ALL WEATHER 5-A-SIDE FOOTBALL PITCH

LAUNDRY

ONLY MINUTES BY CAR FROM 7 MILES OF BEACH



# Static Park Map





## FREQUENTLY ASKED QUESTIONS

### HOW LONG IS THE PARK OPEN?

Home Farm opens on February 10th and closes on January 10th.

### WHEN ARE THE SITE FEES DUE?

The site fees are invoiced on January 1st with full payment due by the end of January. We also offer a direct debit scheme.

In January the park issues a named guest list which includes eight adult and twelve children passes. It also includes three barrier cards for named vehicles (make, model and registration are required). These are not transferable to other vehicles and extra people and vehicles are charged as per the daily tariff. Please note all named guests must supply passport size photographs for their passes.

### WHAT SECURITY OF TENURE DO I HAVE?

Each caravan purchase is backed by a formal written purchase agreement and license agreement as issued by the National Caravan Council which is backed by the Office of Fair Trading. Copies of this document are available on request before purchasing a caravan.

### CAN I SELL MY HOME AND PURCHASE A CARAVAN TO LIVE IN?

As this would be contravening our site licence this would not be acceptable.

### HOW CAN I MAKE PAYMENT?

If you are paying for the caravan in full (no finance agreement involved) then we can only accept a maximum of £9,000 in cash with the remainder payable by cheque, bankers draft or debit card.

### WHAT IF I SHARE MY HOUSE WITH A FAMILY MEMBER?

To purchase a caravan on Home Farm we would need to have a copy of the following:

- Two utility bills in the owners name (mobile phone bills and bank statements are not acceptable)
- A copy of the electoral register at your address
- A copy of your current council tax bill
- Photo ID must be provided with your current address on.

During ownership of the caravan we may request for these items to be re-submitted. These must be available on request.

### CAN I HAVE A SUN DECK?

Yes, Home Farm has a long standing relationship with Mayfield Leisure dating back over 15 years. A free quotation can be obtained from either the park or Mayfield Leisure. Most pitches on the park can only accommodate a side sundeck so discuss your ideas before choosing a pitch for your new caravan.

### CAN I SUBLET MY CARAVAN?

Yes, these guests are considered as extra to your family guest list, so the daily charge would apply as displayed in our current tariff.

If subletting, a current gas and electric test certificate is required by law.

### CAN YOU TAKE MY EXISTING CARAVAN AS PART EXCHANGE?

We are happy to take touring caravans and static holiday homes in part exchange against the cost of your new holiday home. Each case is individually assessed.

## HOW WE PRICE OUR HOLIDAY HOMES

### COMMISSIONING FEES

The following items will be charged with the purchase of the brand new holiday home and classed as our commissioning package.

This is at a cost of:

12ft wide caravans £4,950 (£4,125 + vat)

13ft/14ft wide caravans £5,950 (£4,958 + vat)

### 2025 SITE FEES

All of our holiday homes on display will include the commissioning package within their advertised price. Current site fees are detailed separately (see below). These will be pro-rated as to the time of the year when the caravan is sold.

Charges	Swains Meadow / The Orchard / Lower Meadow	Lakeside
Site Fee	✓	✓
Water & Sewerage	✓	✓
Rates	✓	✓
Internet	✓	✓
<b>Total Including VAT</b>	<b>£5,425</b>	<b>£5,675</b>

## EXAMPLE COSTS OF OWNING A HOLIDAY HOME

Here is an example cost of owning a holiday home:

Cost of caravan at manufacturers RRP (example cost)		£40,000 (eg)
Commissioning package (siting, delivery, connection)	12ft wide 13/14ft wide	£4,950 £5,950
Site Fee (invoiced on the 1st January and are due on 31st January)		See above breakdown
Direct Debit Fee (if applicable)		£96
Annual insurance* (estimated) *Estimate based on a £20,000 holiday home, commissioning package & £3000 contents cover.		£308
Average Gas and Electric supply		£400
Winterisation of caravan via a 3rd party		£80 (Optional)
<b>Optional Extras:</b>		
New Year Nite Owl tickets per person		£69

Please note all charges are for the full season.

- Site fees, water, sewerage and rates are reduced monthly via guidance from NCC (National Caravan Council) holiday park membership.
- If paying site fees by direct debit a charge of £96 is made, this is divided across the 8 monthly payments.
- All new caravans are sold with a basic 12 year pitch agreement. This is automatically extended if the original purchaser still owns the holiday home after 12 years. Please see pitch agreement for full details.
- Pre-owned caravans are sold with the remainder of the original pitch agreement period.
- At the end of the agreement period the following current costs are charged to remove the caravan:  
Removal cost from the pitch to leave park: £500  
Removal of sundeck and discarding: £450
- Commissioning package costs do not apply when buying a pre-owned holiday home.
- Prices quoted above are given as a guide only to help any prospective purchaser.
- All holiday homes are for holiday use only and cannot be used as a permanent residence.

\* All information is given as a guide to assist to make an informed decision about owning a holiday home.

## More Space To Live, More Space To Enjoy

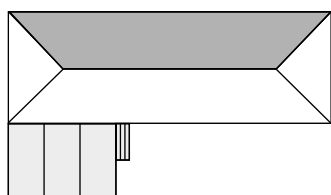
Some customers opt to add a sundeck to their holiday home whether at the time of purchase or even a few years later.

A free quotation can be given with all of the options available, these can include lights, gates or an extra set of steps. Some pitches will be suitable for a front sundeck while the majority will only host a side deck. Please check when purchasing your holiday home which sundeck your choice of pitch can accommodate.

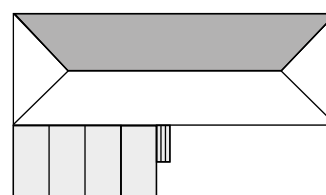
Below are examples of sundeck layouts available.

All these prices include delivery, fitting and VAT. Optional extras, for example lights and gates, are quoted separately.

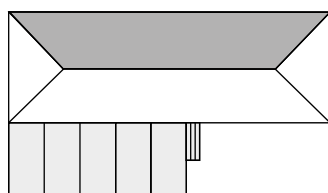
### EXAMPLES OF SUNDECK OPTIONS with White Rails and Coconut flooring



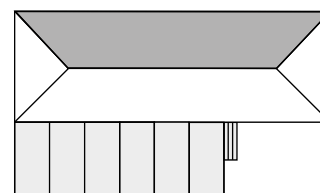
12ft x 8ft **£3,950**



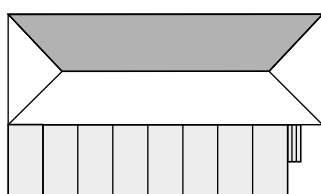
16ft x 8ft **£5,050**



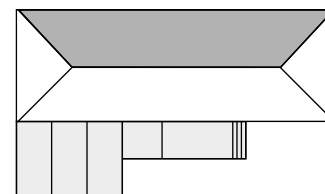
20ft x 8ft **£6,350**



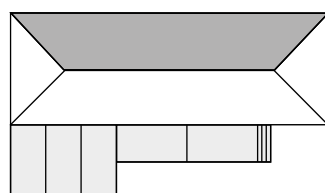
24ft x 8ft **£7,620**



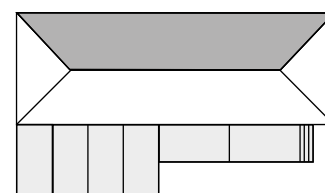
32ft x 8ft **£7,380**



12ft x 8ft with 12ft x 4ft walkway **£5,715**



12ft x 8ft with 16ft x 4ft walkway **£6,350**



16ft x 8ft with 16ft x 4ft walkway **£7,620**

Lights £90 each, Extra steps £290, Gate £144. All prices are inclusive of vat.

A £100 charge is made to connect the sundeck lights to the caravan electrical supply. This fee includes Labour, Materials & vat.

\* All prices are given as a guide and are correct at time of print (1st October 2023). A fully written quote can be given upon request.





# Buy With Confidence

Whether you buy a pre-owned or brand new holiday home, you can expect the same high level of service from Home Farm Holiday Park.

We have been independently assessed demonstrating our sales methods and Home Farm Holiday Park are proud to be an approved member of the NCC (National Caravan Council).

As a Holiday Park that operates as an NCC Holiday Park Member we have proven to:

- Deal in an open, honest and fair manner with consumers and suppliers
- Commit to delivering high standards of customer satisfaction
- Provide a greater level of protection and rights than are required by law
- Operate a process of continuous improvement based on customer feedback.

To safe guard customers a full written licence agreement with a set of park rules will be given where this will state:

- How long your holiday home can stay on the park
- When you can use your holiday home
- Cost relating to site fees

## PEACE OF MIND

All new holiday homes sold come with a minimum of 12 months manufacturers warranty.

Note: Pre-owned holiday homes sold on behalf of Home Farm come with a standard 6 months warranty on structure and gas appliances. Please note Home Farm does not offer warranty on holiday homes sold on behalf of customers.

**ncc** holiday park  
member  
[www.thencc.org.uk](http://www.thencc.org.uk)

# Notes

