

NEW DEVELOPMENT OF LUXURY HOLIDAY HOMES

OAK LODGE PARK

12-MONTH HOLIDAY SEASON



HOLIDAY HOME OWNERSHIP
ON THE SUFFOLK / NORFOLK BORDER





AMAZING LOCATION

Nestled on the Suffolk / Norfolk border along a quiet no through road surrounded by beautiful countryside, but giving you access to a host of activities and places of interest to explore.







A SAFE HAVEN

As a family run business you have peace of mind that we are available 7 days a week to assist with your needs. All you have to do is turn up and relax in your new holiday home



CHOOSE YOUR PLOT

We have a whole range of plots suitable for your new holiday home. Come and have a look around and decide which is the perfect plot for you.

We have a range of single and twin plots available.

PHASE 1 AVAILABLE NOW

DESIGN YOUR OWN

We can offer you a selection of holiday homes from leading manufacturers such as Atlas and Pemberton.

All you have to do is choose the layout and design which is best for you and your family.







DOG FRIENDLY

We are a family site and as such know full well that one of the most important family members is your beloved dog.
There are many walks in the area to stretch their legs.

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PRECIOUS TIME

What better way to spend quality time with friends and family. Owning your own holiday home gives you the opportunity to meet up more often with the people you love.

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ONE DISH MEALS
READER'S DIGEST
ONE DISH MEALS

CANDY

ANTAKAR
PALESTINE

MARSHMALLOWS

COFFEE

TEA

SUGAR



AFFORDABILITY

You will find a Holiday Home to suit you.

Pitch Fees include VAT, local rates, water and sewage.

New Holiday Homes start from **£85,000**.

FACILITIES

There are no facilities onsite but for excellent food and drink or extra accommodation for visiting family and friends, The Oaksmere, a lovely restored country house boutique hotel and restaurant set in 17 acres of Suffolk parkland is only a 2 minutes drive away.



ON YOUR DOORSTEP

BEAUTIFUL COASTLINE, PICTURESQUE VILLAGES, FASCINATING HISTORY AND THE VERY BEST FOOD AND DRINK PRODUCERS!

East Anglia is filled with naturally beautiful countryside and miles of glorious coastline. If you are interested in history then you will find historic towns and villages, ancient churches, castles, cathedrals, museums and stately homes.

If you are a sport lover there is National Horse Racing museum and for the children there are beaches, rare breeds farms, wildlife parks, playgrounds, children's festivals and Suffolk's county sport, crabbing, or if you want the quiet life you can go walking, bird watching, cycling or simply lazing on the beach.

Oak Lodge Park is surrounded by stunning countryside with the nearest main town is Eye which is only 2 miles away. It may not be the largest town in Suffolk but is an attractive market town with many unusual and interesting buildings and has all the facilities that you need with a range of independent shops including several antique and interior shops, gift/card shops, a deli, butchers, Co-op and other convenience stores.

Diss is 4 miles away, a picturesque market town, with fine examples of architecture, including timber-framed buildings and Georgian/Edwardian facades. Packed with historic churches, timber-framed buildings and famously the six acre Diss Mere with central fountain and underground springs.

Other places of interest include: the charming seaside town of Southwold which is 29 miles away, it features both coloured beach huts and a lovely pier with plenty for you and your family to explore and do, including boating lake, treasure trails, museums, nature reserves and coastal cruises.



The pretty coastal town of Aldeburgh, only 28 miles away, on the river Alde which enjoys breathtaking views both seawards and following the river Alde inland towards Orford. Its name comes from 'Alde Burgh' meaning "old fort" and the town's history is closely linked to the changes time and Mother Nature have wrought to the coastal map.

Framlingham Castle, 14 miles away, was once a fearsome fortress, muster your courage and explore the towering walls. It was behind these walls that Mary Tudor was proclaimed Queen of England. Discover more of Framlingham's stories in their exhibition, and walk the ramparts of the castle to enjoy its breath-taking views.

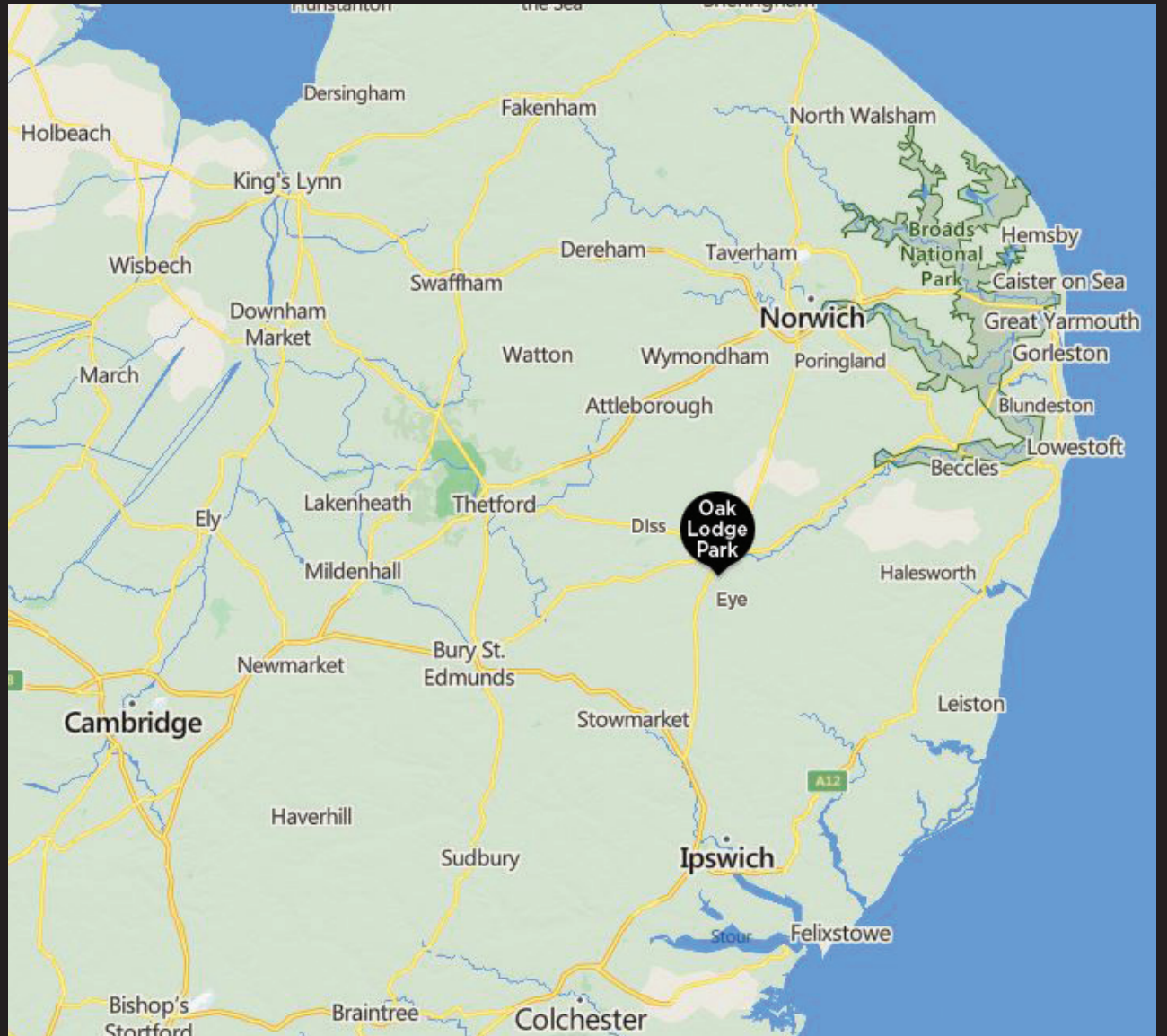
Banham Zoological Gardens, 11 miles away. Set in 50 acres of Norfolk countryside, run by the Zoological Society of East Anglia is a conservation hub for endangered species of animals from around the world. Including the Amur Tiger, Red Panda, Grevy's Zebra, and Black-Footed Penguin.

Stonham Barns Park, 13 miles away. A perfect day out for the whole family with onsite attractions including an owl sanctuary, golf park, retail village, fishing lakes, cafe, tea room, seasonal fairground and weekly family shows.





Eye - 2 miles
Diss - 4 miles



Norwich - 24 miles
Lowestoft - 34 miles

Stowmarket - 15 miles
Ipswich - 21 miles

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WHAT'S INCLUDED

The advertised price of a new Holiday Home includes:

- **Purchase - of the Holiday Home**
- **Transport - from the manufacturer to the Park**
- **Siting - onto its new pitch**
- **Connection to services - gas, electric, water & sewerage**
- **Basic steps - deckings available at an additional cost**
- **Smoke and carbon monoxide detectors**
- **Fridge / freezer**
- **TV connections**
- **VAT**

Unless specified on the marketing material, the advertised price of any Holiday Home does not include the annual Pitch Fee, utility charges or local rates. The annual Pitch Fee includes VAT, and rates. The advertised price of pre-owned Holiday Homes includes the purchase of the Holiday Home, decking / steps that have already been installed and VAT. The contents are not included, unless specified on the purchase order.

WE HAVE GREAT RELATIONSHIPS WITH ALL OF THE LEADING CARAVAN AND LODGE HOLIDAY HOME MANUFACTURERS.

WHEN CHOOSING A NEW HOLIDAY HOME FOR A VACANT PITCH ON ONE OF OUR PARKS, PLEASE CHECK THE SIZE OF THE PITCH WITH OUR SALES TEAM TO ENSURE YOU ARE BEING DIRECTED TOWARDS THE RIGHT HOLIDAY HOMES.



YOUR QUESTIONS ANSWERED

HOW MUCH ARE THE SITE FEES?

Site fees for 2024 are; Static caravans and single lodges £4,600.
Twin Lodges £4,800 (all prices include VAT but exclude utilities i.e. gas, water and electricity).
This will be calculated pro-rata on the day of purchase for example; 1st August is 6 months through the year = 50% reduction. Site fees are due before January 1st each year.

WHEN ARE WE ALLOWED TO USE OUR HOLIDAY HOME?

The park has a 12-month holiday season allowing you to stay at your holiday home at any time during the year.

WHAT OTHER COSTS ARE INVOLVED?

The site fee includes VAT. All static caravans and lodges (holiday homes) must be insured by the owner. (If required, we can give you details of our preferred insurance supplier).
Electricity and water are metered and billed quarterly. Gas is sold by the bottle on site.
WIFI is also available billed monthly.

WHAT DOES THE PURCHASE PRICE OF THE HOLIDAY HOME INCLUDE?

All items listed below are included in the overall cost which makes sure it is safe and ready to use for your first holiday: Fully furnished, fixtures, fittings, delivery, siting, connection to gas, electricity, water, waste and a Gas safety check.

IS FINANCE AVAILABLE?

We are able to offer a competitive rate to finance the purchase of your holiday home.

CAN I SUBLET MY HOLIDAY HOME?

If you are considering letting your property please talk to our sales team.

WHAT ABOUT FAMILY AND FRIENDS?

Yes, you are permitted to allow family and friends use your holiday home, provided they adhere to park rules.

DO YOU ALLOW PETS?

Small pets that do not make a noise or disturb other owners are permitted at the discretion of the site owner. Dogs are allowed but they must be kept on a lead at all times and all dog waste must be cleared up.

WHAT ABOUT GAS SAFETY?

All holiday homes when sold are tested for gas safety and all appliances will be working and safe. It is also a condition of the site license that all holiday homes are gas tested by a registered engineer annually.

WHAT DO I DO IF I WANT TO SELL MY HOLIDAY HOME OR UPGRADE IN THE FUTURE?

All sales on the park are handled through the office and a charge of 15% plus VAT is payable on the sale price. All holiday homes are gas tested when sold and the vendor pays the cost of this and any remedial work required.

DO I NEED INSURANCE?

You are required to insure your holiday home. We do not sell insurance so you are advised to shop around for a competitive quote. Insurance is mandatory and we require a copy of your certificate annually. (If required, we can give you details of our preferred insurance supplier).

WHAT ARE THE RULES OF THE PARK?

A copy of the rules will be given to you prior to the purchase of your holiday home and these form part of the licence agreement. We offer every opportunity to remedy minor breaches of the rules but do not tolerate bad language, violence or threats.

CAN I HAVE DECKING, PATIOS OR A SHED?

Yes, although you must seek approval and guidance from the office to make sure that you are complying with fire regulations. Storage boxes are allowed but wooden sheds are not permitted. A distance of 3.5m must be left between decking and the neighbouring holiday home.

WHERE DO I PARK MY CAR?

Most holiday homes have parking, we also have a car park for owners to use



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