



LEONARDS COVE  
HOLIDAY VILLAGE

E-3

# Holiday Homes For sale



Willerby Gainsborough  
2023  
**£105,000**

## ABOUT

### 2-Bed

The Willerby Gainsborough offers a modern, high-quality space with a bright open-plan layout and a premium contemporary finish. Its stylish kitchen, large windows, and thoughtful storage make it both practical and comfortable for everyday use. With two inviting bedrooms and a warm, welcoming feel throughout, it's an ideal choice for couples or families.



## ON-SITE & LOCAL FACILITIES

Bar

Sea Views

Restaurant

Small Coastal Village

Maintenance Team

Good Local Pub

Wi-Fi

Post Office



**01803 770206**

[ownership@leonardscove.co.uk](mailto:ownership@leonardscove.co.uk)





## TERMS

### 1. Ownership Terms:

- Lease Duration: **December 2040**
- Transferability: **Depends on availability and costs will be incurred**

### 2. Financial Details:

- Purchase Price: **£105,000**
- Additional Costs: **(Based on 2025) - Annual fees include £4,440.63 ground rent, water and waste / £304.92 Wi-Fi / Fees for dog owners / Council Rates £275.86 / Quarterly electricity bills (pro-rata for joining the site partially through the year)**

### 3. Site Fees and Utilities:

- Annual Site Fees: **Billed in January for service charge, water, waste (subject to changes)**
- Electricity Charges: **Metered and billed quarterly - varies depending on usage**

### 4. Caravan Specifications:

- Model: **Pemberton Elite**
- Warranty: **None**

### 5. Park Facilities and Amenities:

- On-Site Amenities: **On-site shop / restaurant / takeaway/ bar / laundry services / Wi-Fi /**

### 6. Seasonal Access and Usage:

- Operating Season: **Site open all year, closed for owners in Jan/Feb - specified before the end of the year**
- Rules: **Reasonable use, follow site rules regarding noise, recycling, car parking etc.**

### 7. Maintenance Responsibilities:

- Park Responsibilities: **Grounds upkeep, utility infrastructure to caravan, waste disposal, park facility maintenance, pest control in communal areas, safety compliance, site access and security**
- Owner Responsibilities: **Caravan structure and interior maintenance, appliance repairs, annual gas/electric checks, insurance, decking/skirting upkeep, personal outdoor area care**

### 8. Insurance Requirements:

- Mandatory Insurance: **New for Old or Market Value**
- Provider Options: **Compass Insurance Services**

### 9. Subletting and Rental Options:

- Subletting Policy: **Subletting is encouraged, fully managed by LC team**
- Income Potential: **Varies depending on usage unit specifications**

### 11. Resale and Exit Strategy:

- Resale Process: **We can handle sale for 10% of value plus VAT**
- Park Buyback Option: **Not usually an option / open to good offers**

### 12. Park Management:

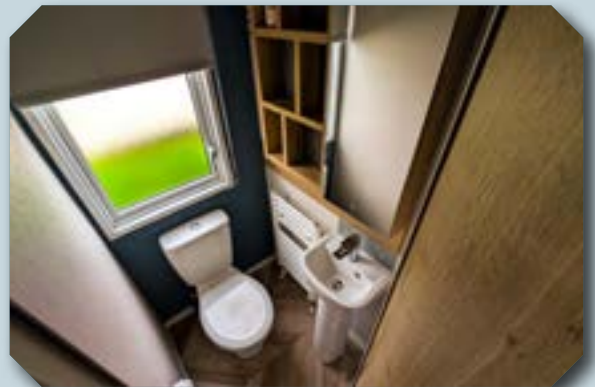
- Management Team: **Stuart - Director / Charlotte - General Manager / Mark - Operations**

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