



SALES INFORMATION

Please make an appointment with the park manager to view any of the units or to discuss any sales enquiries.

Pitch Fees

Included in the pitch fees are:

Water charges, refuse collection, park maintenance, and Freesat TV signal.

Pitch fees for the 2019 season are as follows:

10ft Non Loch Front	£2,241.84 + rates
12ft Non Loch Front	£2,606.76 + rates
12ft Loch Front	£3,044.67 + rates
13ft Non Loch Front	£2,825.29 + rates
13ft Loch Front	£3,368.56 + rates
20ft Non Loch Front	£3,043.31 + rates
20ft Loch Front	£3,692.68 + rates

Pitch fees are due on the 1st March annually. You may elect to pay the fees by standing order over 10 months.

The first payment is due on the 1st November and the last on 1st August (five months advance and five in arrears).

The Season

The park is open from 1st March through to 31st January. The park is closed for the month of February and utility supplies are switched off at this time. Inverbeg Holiday Park is **not** a residential park. All owners must be off the park during this month, no overnight stays are permitted. We have the right to close the park and stop access at any time due to Health and Safety reasons.

Other Costs and Requirements

Other costs involved with owning a holiday home at Inverbeg are:

- Electricity and Gas is billed quarterly based on the meter reading from each unit, an admin charge will apply.
- Each unit at the park must be insured & a valid copy of the insurance certificate held at the park office.
- This is a legal requirement. Details of specialist insurers can be obtained from the park office on request.
- We also offer a Ramtech alarm system for extra security. There is one installation charge (£470.00 upwards) if not already fitted in unit, then an annual service charge (around £75.00) will apply.
- In case of an alarm being raised, the duty member of staff will investigate and call the police if necessary.
- Boating facilities are available at the park for an additional charge. Please contact the office for further information.
- If you wish to hire out your unit this must be done through the Park. Please contact the office for further details.
- All sales are subject to a charge of 15% commission + VAT.

Licence Agreement

We offer a 15 year Licence Agreement with a **new** caravan and 20 years with a **new** plastic lodge purchased after 13/7/18 or up to 25 years with a new lodge (depending on the lodge specification). If you purchase a pre-owned holiday home, you will receive the balance of the Licence Agreement with that unit.

Caravan and plastic lodges on site prior to 13/7/18 hold a licence agreement of 10 years from new for a caravan and 15 years for a plastic lodge. After this point, an extension of up to 5 years will be available on an annual basis at a charge of £300.00 per annum (this extension is not applicable to wooden lodges). This extension will only be granted if the conditions outlined in the licence agreement are met.

Caravans are not permitted to be resold on park after 10 years and after 15 years for plastic lodges. If you do not wish to upgrade, we will generally find a trade buyer for the caravan and it will be sold off park. The extension is at the sole discretion of the park management.

