



STONEYFOLD  
LODGES

A photograph of a modern wooden lodge with a deck and railing, set against a backdrop of trees and a blue sky. The lodge has a dark grey roof and large windows. The deck is made of wood and has a railing. The lodge is surrounded by greenery and a gravel path.

# GUIDE TO BUYING A LODGE HOME

# Guide to Buying a Lodge Home

Now you've decided that you would like to enjoy the benefits of owning your very own lodge home, you will naturally want to get on with choosing your home and deciding on a park that's right for you. However, before setting off to visit parks and requesting brochures, take a few minutes to browse through our guide to choosing and buying a lodge.

## Stage 1) Choosing and finding a Park

With around 500 parks across the country, there's an amazing variety of developments, facilities and locations to choose from. Most will offer lodges or log cabins for sale, so think carefully about where you want to be and the amenities that you might want to have on site or close to hand.

1. You will first have to decide on the setting and environment where you prefer to site your home - on the shores of a lake, in the midst of beautiful countryside, maybe by the seaside or, perhaps, close to an historic town?
2. How far do you reasonably want to travel to see friends and family? For most people, a drive of two to two and a half hours is more than enough.
3. What facilities are available on or close to the park? Are you looking for a bustling, busy resort with lots of activities for children and entertainment, or a 'get away from it all' retreat?
4. Does a reputable company with a proven pedigree own the site? Is it a member of the British Holiday & Home Parks Association and/or the National Caravan Council Fair Trader Holiday Park scheme?
5. Do you want to invite guests to stay? If it's a small 'away from it all' park, are visitors, including children, allowed to stay overnight? Does the park operator charge for additional guests?
6. Are you allowed to have pets living with you?
7. Are you looking to derive additional income by offering holiday lets? Is the park suitable for the sort of families you want to attract and does the park operator allow you to do this?

## Stage 2) Selecting your new home

Most parks offer modular homes available in a variety of sizes, styles and layouts. Before deciding on a specific design, you should always consider the setting of the plot and how you are going to use your home.

1. Plots come in all shapes and sizes. Some tend to be shallow with a wide frontage, whilst others may have a narrower frontage but will be much deeper.
2. If you intend to have friends or family regularly staying over, you may prefer to consider a three bedroom layout.
3. Your new lodge will arrive ready for you to move in with fully co-ordinated fabrics and soft furnishings.
4. If your circumstances won't allow you to splash out on a brand new lodge, you could always consider buying one that has been previously owned. We strongly advise you to seek the advice of a professional surveyor about the condition of any second hand lodges or log cabins for sale before making a purchase.

## Stage 3) Checking out the territory.

You'll be planning to enjoy your new home for many years ahead, so you'll want to be sure that the park and the surrounding area is exactly right for you. Make an appointment with the park operator and go and check it out for yourself.

1. First impressions count. Does the park appear attractive and well maintained, with everything in good order? Are the advertised facilities open and available? Walk around by yourself and speak to existing home owners. Ask them about how the park is run and their relationships with the park management.
2. Make sure the site licence (issued by the local authority) is clearly displayed and that the park operator is meeting the conditions on it. In particular, check out those conditions relating to safety, fire precautions, spacing of plots and the provision of water and other services.
3. When you sit down with the park operator ask about ongoing charges like site fees covering upkeep of shared areas and facilities and maintenance of roads. You will also have to budget for costs such as electricity and gas and other services like water and sewage. Ask who the utility providers are and who will be invoicing you. If these services are charged through the park operator establish if there are any surcharges levied for this.
4. You should also establish the park operator's policy on sub letting. Some parks allow this and will actually manage it for you, for a fee. Others do not permit it at all.

## Stage 4) Buying your home

Understanding the lodge buying process and budgeting for its purchase and siting is crucial. So make sure you obtain the right information and are fully aware of all the costs involved.

1. A Code of Practice for Selling and siting lodges is in place and provides all the information that helps both the home owner and the park operator understand and use the law relating to buying and living in a lodge in a fair and equal manner.  
Developed by industry trade associations, it recognises that both the holiday home and park owner share a common aim; a well-run Park where the benefits of a lodge home can be enjoyed and the purchase of a lodge home is secure for the future.
2. Are you buying outright or will you need to arrange Finance? If you are unable to fund the purchase of your home completely, some specialist finance companies can offer loans specifically for the purchase of lodges.
3. The turnkey price of your home can be substantially more than the manufacturer's ex works price. The actual cost will be dependent on the quality and geographical location of the park, the size and location of the plot and the costs of transportation and installation on site.
4. Are you buying a park home outright or will you need to arrange Finance? If you are unable to fund the purchase of your home completely, specialist finance companies can offer loans specifically for the purchase of residential or retirement Park Homes in the UK. Ask the park owner if they are able to recommend any finance companies that specialise in lodge homes.

## Stage 5) Signing Up

The legalities of acquiring your lodge are not complex and you do not need to employ a solicitor to handle the formalities, unless you want to.

1. Once you have chosen your home and plot you will have to sign a written agreement with the park operator, which will come into force when the purchase is completed. You should always see and carefully check through this document before you commit to the purchase.
2. This written agreement is a legal contract between the purchaser and the park operator. It sets out the rights and obligations of both the park operator and the home owner.
3. It should specify the resident's fundamental rights including minimum length of tenure and the right to re-sell to a third party. Other terms agreed between the park operator and the home owner may cover such items as the duty of the owner to keep their home in good repair and a similar duty on the operator to maintain the infrastructure and facilities in good condition.

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**We hope you have found this guide useful and informative.  
If you have any further questions, please don't hesitate to contact us.**

**In the mean time, you may like to check out the lodges we currently have for sale  
on Stoneyfold Park:**

[www.lodgesincheshire.co.uk/lodges/lodges-for-sale](http://www.lodgesincheshire.co.uk/lodges/lodges-for-sale)

**Tel: 01625 422832 / 07973 728547**

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