

20 STANDARD KEY QUESTIONS EVERY BUYER SHOULD ASK BEFORE THEY PURCHASE A HOLIDAY HOME ON A HOLIDAY PARK

What should I consider if I am buying a Holiday Home on a Holiday Park as a second home?

Selecting a Holiday Home is a personal decision that should suit both your lifestyle and your budget. Availability and price will vary, but above all, your Holiday Home should offer you something more than you have at home and be in a location that 'speaks' to you.

Think about the lifestyle you want — beach, countryside, quiet or social, child-friendly or nature-focused. Every Holiday Park is different. Some offer amenities like clubhouses, while others are all about peace and space. Many will offer the opportunity to create happy childhood memories and lasting friendships — something to think about if you're a parent or grandparent.

Also consider comparing the full cost (Holiday Home + pitch fees + utility bills) with holidays abroad or hotels. A holiday home offers flexibility, familiarity and a base you can return to time and again. All these factors should be considered before buying a Holiday Home on a Holiday Park. It may be your dream to have a second home, but you should always consider your wish list and long-term benefits against affordability, location and type of holiday home you choose.

What is special about this Holiday Park?

This is your chance to understand what makes a particular Holiday Park unique — whether it's the location, views, atmosphere, or the community it fosters.

Each Holiday Park will be able to highlight their uniqueness and why they believe their setting is the right fit for your second home and the holiday lifestyle dreams you have shared with them.

What is the length of the licence & what does it mean?

Your right to occupy the pitch is time-limited (e.g. 10–35 years - maybe more, maybe less). It's not a property purchase — it's a licence agreement. It is a contract between you and the Holiday Park.

<p>● Who owns the land/pitch?</p>	<p>The land remains with the Holiday Park. You own the Holiday Home, not the ground it's sited on.</p>
<p>● Can I live in my holiday home full-time?</p>	<p>Holiday Homes are not residential — even if the Holiday Park has a 12-month holiday licence. Local planning rules prohibit full-time living. It means your Holiday Home can not form your primary residence. Some Holiday Parks may restrict the continuous time period you can stay at your Holiday Home. It is important for you to understand this before you commit to buy a Holiday Home on a Holiday Park.</p>
<p>● Can I rent out or sub-let my holiday home?</p>	<p>Some parks allow it, others don't. It affects your lifestyle, neighbours and obligations. Ask first. This is an important question, if you are planning to earn an income as part of your Holiday Home investment. In such circumstances, you need to be sure that the park T&C's and rules allow it.</p> <p>Also be aware that there may be a decrease in rental demand on Holiday Parks from time to time. A Holiday Park that allows sub-letting can not and should not guarantee you a return on your investment through rental income. No one can control external economic and social factors.</p>
<p>● What are the pitch fees?</p>	<p>There's often confusion around pitch fees. But think of them more like a combined site rental (your licence) and service charge for a managed development with communal areas, just as you'd pay if you owned a flat in a shared building. It's a service charge, covering site rental, admin, security, health & safety, staff, upkeep, compliance, insurance, etc. It will also include amenities maintenance (swimming pools etc...), so if you are not going to use them, think carefully, because the Holiday Park may not be right for you. Details matter. Ask, as it forms part of the contract between you and the Holiday Park.</p>
<p>● How often are pitch fees reviewed?</p>	<p>Pitch fees are reviewed annually — usually in line with inflation and park running costs. This means pitch fees can increase year-on-year and you need to budget for this. Clarify the review process and check the parks T&C's/Rules.</p>

<p>● What are the ongoing costs I need to plan for?</p>	<p>When you buy a Holiday Home on a Holiday Park, you are also committing to regular payments during your licence tenure and whilst you continue to own your Holiday Home on the park. Ownership comes with costs: pitch fees, gas, electric, water, refuse, insurance, Wi-Fi, winter services. Budget for them and their increases.</p> <p>You will also need to have annual gas checks undertaken by a certified professional. A copy of your certificate must be given to the park.</p> <p>Periodic electrical PAT tests may be required. A copy should be given to the park when undertaken – check the T&C's/Rules of the park.</p> <p>Insurances must be renewed annually and are compulsory. A copy will need to be deposited with the park. There will be a requirement for at least a £2 million public liability (maybe £5million) cover. When purchasing Holiday Home insurance, it is advisable to review your premiums and factor in replacement costs, removal of your old Holiday Home from the park etc. should an insurable event occur.</p>
<p>● Are the Terms & Conditions clear and available?</p>	<p>The T&Cs are your contract. Read them early. They matter more than any sales pitch. If you don't understand something – Ask.</p>
<p>● Can I sell my Holiday Home privately?</p>	<p>Most Holiday Parks require all sales to go through them – to protect other owners and maintain site standards. However, this doesn't mean you can't sell it privately too, it just means the sale has to go through the park. This should be covered in the park's Terms & Conditions. So check, as each park will have its own Rules on selling a pre-loved Holiday Home.</p>
<p>● Are there any fees or commission on resale?</p>	<p>Holiday Parks often charge 15% + VAT (industry standard) when you sell your Holiday Home. This must be clearly stated in the Terms & Conditions.</p> <p>When it comes to selling your Holiday Home, many Holiday Parks do not have to buy it back, so you need to check the T&C's before you invest in your Holiday Home and holiday lifestyle. If in doubt, ask before you buy.</p>

<p>● Will I make money when I sell my Holiday Home?</p>	<p>Very unlikely. A Holiday Home on a Holiday Park (caravan, lodge, twin-unit) is a depreciating asset, like a car. You should understand this before you buy.</p> <p>When you buy a Holiday Home on a Holiday Park, you are investing in a lifestyle choice, not an economic one.</p> <p>But when you choose the right location and community, the lifestyle value far outweighs the lack of monetary return. Depreciation is a reality with all Holiday Homes, but the rate at which the value declines isn't fixed. It will depend upon a variety of factors, including the age of the Holiday Home, the specification and design of the model, the location of the park, and the market demand at the time of resale as a pre-loved Holiday Home. These are all important considerations at the point of purchase.</p>
<p>● What happens if I want to remove or relocate my Holiday Home?</p>	<p>You own your Holiday Home. It's your asset, but removal requires disconnection and transport. Costs should be clear and will be inflation-linked. Disconnection charges will be noted in the Terms & Conditions. Read them carefully.</p>
<p>● Can I pass on or gift my Holiday Home?</p>	<p>Many owners want to leave their Holiday Home to family. Ask how this works and if there are any conditions or charges. It should be covered in the T&C's.</p>
<p>● Do you offer finance, or can I arrange my own?</p>	<p>Many Holiday Parks don't offer finance. Consider sourcing your own independent finance as it gives you more freedom.</p>
<p>● If I buy a new Holiday Home, what Aftersales support will there be.</p>	<p>For new Holiday Homes, snags will happen – you should look at it as a new build. Know who to contact, how quickly they'll respond, and what's included.</p>

● Are there rules or restrictions on decking and sheds?	Decking usually requires park approval – for colour, safety and consistency with park standards. The same goes for sheds. You must ask before purchasing your Holiday Home, because on some Holiday Parks, decking is a prerequisite.
● How long is the park open? (Season length)	A 12-month season doesn't mean you can live there permanently. Confirm access dates and any winter rules. These will also be in the Terms & Conditions.
● Do the park's amenities affect pitch fees?	If there's a pool or clubhouse, you may still pay towards its upkeep – even if you don't use it. Check.

