

Blenkett Wood Lodge Park

Frequently Asked Questions

We hope we've covered the majority of questions you may have initially. However, if not, please feel free to contact us - we'll get back to you as soon as possible. (For contact details, see below)

Buying Your Lodge

How can I view the site ?

By appointment. You can be absolutely sure there will be no hard sell. I am more than happy to arrange for you to chat to existing residents.

What do I need to do if I want to buy a Lodge ?

A non-refundable £1,000 reservation fee is required to secure your plot. Exchange of contracts is required within 8 weeks and completion negotiable thereafter. In fact it's exactly the same as buying a house.

Do I have to buy a lodge from the owners of Blenkett Wood ?

No - you can supply your own lodge. All we ask is that lodges are in keeping with the surroundings and other lodges on the Park. If you decide to go for this option, we can provide further details of the costs involved.

Will I be able to get a Mortgage to buy my Lodge ?

Yes. Existing owners have arranged mortgages on these lodges previously.

Lodge Design and Practicalities

Do the Lodges meet current British / Building Standards ?

Yes. Our build specifications exceed the current building standards for caravans and timber frame buildings. They are fully transportable, and we are confident that you will not find a better constructed Lodge if you do please let us know!

Can I see my Lodge being built ?

You are welcome - in fact we encourage our Lodge owners to view their Lodge at all stages of the construction. Prior to that, please visit our factory/workshop to see others being built.

Can I design my own Lodge ?

Subject to adhering to the specifications that we're obliged to, then yes. We are happy to provide you with a blank canvass, and encourage clients to research their ideas as far as possible before we commence building.

What's the Maximum size my Lodge can be ?

63ft x 22ft.

What Services are Provided ?

All Lodges have water, mains gas, electricity, mains sewerage and telephone infrastructure (provided by BT).

Why would I buy a Lodge and not a House ?

Our lodges are insulated to a better standard than many new houses currently being built. Running costs are substantially lower than standard brick built houses. In many other countries our Lodges are considered the 'norm' as they no longer build using traditional bricks as in the UK.

Leasehold v Freehold

Buying a Freehold property will typically cost twice as much as one of our Leasehold Lodges. Our customers prefer to keep these funds, thus improving their day to day quality of life.

Is my Lodge and Blenkett Wood Safe ?

We have a resident Site Manager. There are electric gates (key fob operated) and installation of CCTV is scheduled later this year.

Costs

How much does a lodge cost ?

Lodges are unique - built on site to your specifications. Costs range between £105,000 and £195,000 depending upon your choice.

How much are the Management and Service Fees ?

Currently (2010) they are £1,900 per annum. The fees will only ever increase in line with the RPI and cover a 10.5 month season. If the season were to be extended, this fee would not be increased.

What other costs am I likely to incur ?

Based on current prices, you can expect to pay the following for a full 10.5 month occupancy.

Insurance: £180

Rates: £300

Water: £100

Fuel: £200

Once I own my Lodge

How long will my Lodge last for ?

The materials we use: slate; Siberian Larch; Douglas Fir and Cedar, mean that, with proper maintenance, your Lodge will last well over 100 years.

If I decide to sell my Lodge, do I have to sell it to the Park owners ?

Unlike many other lodge parks, you are at liberty to sell your Lodge privately (subject to certain conditions).

Will my Lodge retain it's value ?

Without a doubt. Our belief is that these Lodges will increase in value. Such is our confidence in this statement, we are prepared to buy them back at the original sale price should you not be happy with your purchase.

Can I rent out my Lodge on a commercial basis ?

Blenkett Wood Lodge Park is being developed into a small community for Lodge owners. We believe they will want to keep this as an exclusive community. For that reason, Lodges can't be sub-let.

What happens at the end of the lease ?

You can re-negotiate the lease to ensure you have an asset to pass on to your family.

Legal "Stuff"

Who owns Blenkett Wood Lodge Park ?

Blenkett Wood Lodge Park is a privately owned family run business.

Do I have to use a solicitor to purchase my Lodge ?

Yes you do. This ensures that your plot of land is correctly registered and that any queries are dealt with legally/impartially.

How long will my lease be for ?

50 and 99 year leases are available at the outset.

What will my Lease provide me with ?

Stability. The lease legally defines ownership of your plot of land and is registered with The Land Registry Department. The existing site of Blenkett Wood Lodge Park is split into 13 plots - all 13 residents will 'own' the land between them.

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