



TURNERS PARKS
GROUP

Welcome home...



About us...

Turners Parks Group comprises the following companies:



Turners Head Office – Newmarket
Image courtesy of Sky Revolutions

The group is owned by Mr Paul Day with our Head Office located at Newmarket, Suffolk on the Turners (Soham) Ltd site.

Turners (Soham) Ltd is one of the largest haulage companies in the UK, established in 1930 by Paul's grandfather Wallace and his brother Frank. The company remains family run to this day.

The Group began with the purchase of Regency Park Homes in 2009 and has grown steadily, with 36 parks, in excess of 2,600 plots and 40 staff.

We are members of the BH & HPA as well as the Gold Shield and Platinum Seal Warranty schemes.

A selection of our parks are recipients of Silver and Gold David Bellamy Conservation Awards which promote good environmental and ecological practices in the park home and holiday sector.

For more information and help with any questions you may have, please call our friendly team on 0800 8 20 20 70 or email us at info@turnersparksgroup.com

We strive to set ourselves apart from others in the Park Home sector by providing an excellent service based on our brand pillars of honesty, professionalism and understanding.



Truro Heights – Cornwall
Park images courtesy of Epiic Ltd

We offer several additional services other Park Operators do not:

- Resident only email address to provide feedback, inform us of problems, send complaints, ask for statements of account etc.
- Area Manager to deal with resident enquiries.
- Quarterly newsletter with industry news, events and competitions.
- Opportunity to join a Qualifying Residents' Association if one exists on our park. This is an opportunity for residents to meet with the Turners Parks Group management team to discuss their park and any issues.
- Aftersales Coordinator to take the stress out of liaising with home manufacturers to rectify any "snagging" issues.

Love where you live

It may sound obvious but we want our residents to love where they live and look forward to going home. We achieve this with excellent relationships and open forums established with Residents' Associations and individuals on our parks.

We support events and fundraising organised by residents both financially and in administrative capacities. Examples of the types

“I came here for retirement, but I’ve never been so busy...”

of support we offer our Residents' Associations range from the donation of permanent Christmas trees to installation of kitchens to enable coffee and cake meetings.

Many of our parks have active Residents' Associations and from this new friendships are often formed. The range of resident led events which take place on our parks is wide and varied, this page hopes to give you a flavour of these.

Not all of our parks have Residents' Associations as these are formed by volunteers. Please check with your sales representative if the particular park you are interested in has an active Residents' Association.

Examples of resident led events on our parks

- Defibrillator installation across our parks
- Summer fête
- Macmillan Coffee Mornings
- Street parties
- Card making
- Race nights
- Yoga
- Bingo
- Christmas parties
- Carols around the Christmas tree
- Canal boat trips
- Halloween parties
- Christmas shows
- Skittles nights
- Fishing groups
- Shopping trips
- Garden In Bloom



Park living

There are lots of reasons why our residents have made the move to a Turners Parks Group home. From financial security to comfort and quality of life, park living is an attractive option for many.

Affordable and comfortable, with all mod cons included, a Turners Parks Group home represents great value for money, especially when you factor in the standard of the internal fixtures and fittings. With modern central heating, double-glazing and insulation as standard, our homes are smart, cosy and economical to run all year round. Park homes require

If you've always wanted to design your own home from scratch, a park home can make your dream a reality.

For additional peace of mind a 10-year structural warranty is included on all new homes and the helpful Turners Parks Group team are always on hand to offer assistance with home or park related queries.

By choosing a comfortable, modern home which is cost-effective to run and requires minimal maintenance, our residents find they are free to really enjoy their time, in the peaceful surroundings of a well-maintained park run by dedicated, friendly staff.

Home ownership on our parks is strictly limited to over-45s or over-50s*, providing a peaceful environment with a village-like feel.

"It's the best thing I have ever done, I just love it..."

lower maintenance than traditional bricks-and-mortar properties, leaving owners free to enjoy their time rather than having to worry about time-consuming and expensive repairs.

The low purchase price of a new park home compared with the bricks-and-mortar equivalent means that many of our new residents find themselves in the attractive position of being able to release equity from their old property, either to invest or simply use to enjoy their retirement.

Kitchen appliances, furniture and soft furnishings are also included in the price of all new park homes, meaning you get even more for your money.

"I know it sounds daft, but we feel like we are on a permanent holiday"

If you would like more information regarding any aspect of park living please call us on 0800 8 20 20 70 or email info@turnersparksgroup.com



Takeley Park



Park homes

Affordable to buy, low in maintenance and built with economical ongoing running costs in mind, a park home ticks all the right boxes. We want you to love where you live...

Prestige Anthem

We appreciate that everyone is unique and will therefore have different priorities and needs when choosing a home. Turners Parks Group work with the UK's leading park home manufacturers to give you the widest possible selection of homes to choose from. Whether you are looking for a modern, sophisticated entry-level home such as the Omar Image, or the wow factor of the

For current stock home and plot availability, please call us on 0800 8 20 20 70 or email info@turnersparksgroup.com

Oakgrove Clarendon, our experienced sales representatives will work with you to find the right manufacturer and model to suit your taste, lifestyle and budget.

All new homes and plots:

- Manufactured to BS3632 standard
- Have a 10 year structural guarantee
- Supplied with 5ft x 7ft Asgard metal shed with lifetime guarantee
- Have UPVC windows throughout
- Feature integrated kitchen appliances as standard
- All furniture, soft furnishings and bed linen included as standard on majority of homes
- Have block paved or tarmac driveways (please check with sales representative)
- Powder coated railings to front or rear steps
- Finished to buyers specification small areas of turf, raised patios and gravel are most popular



Type of driveway, steps, and fencing varies by park, please check with your sales representative for individual plot specifications.

Stock v Bespoke

We offer two different options when purchasing one of our homes, either a bespoke built or sited stock home.



Oakgrove Clarendon

What is a stock home?

A stock home is a park home which we have designed and finalised the specification for with a manufacturer of our choice.

This home will usually be one of the more popular park home models on the market designed to appeal to a wide audience.

Once delivered to site the home will be bricked in and the plot landscaped. The home will be arranged to show all the furniture and soft furnishings included in the sales price. Additional items known as “props” for example

towels and kitchen utensils may also be on display within the home. Please check with your sales representative to establish what is and is not included within the selling price of the home.

What is a bespoke home?

A bespoke home is one which is designed by you the customer.

If you have ever wanted to design your own home, with the freedom to decide on every last detail the bespoke home option could be the most direct and cost-effective route to making your dream a reality.

Design process

Choose your plot



The first step towards designing your own home is to find an available plot on the park of your choice. Each of our plots varies in size, so it's important to think carefully about the amount of space you require and discuss your needs with your sales representative. If you are struggling to visualise the dimensions of a particular home, we can arrange a visit to a finished example of the size you are considering so you can get a feel for the space it offers.

Choose your manufacturer



Once you have found a suitable plot, the next step is to select a manufacturer of your choice. We work alongside each of the main UK manufacturers meaning we are able to offer a wide selection of homes to suit your taste and specifications.

We would thoroughly recommend taking a day to visit the show village and exhibition facilities offered by each manufacturer to view their homes, discuss your needs and see for yourself the fantastic range of technology, furnishings and features they offer.

Design your home



Once you have chosen a manufacturer, your Turners Parks Group sales representative will help you draft a complete specification for your home, including an itemised list of every item within the home and detailed floor plans. As soon as you have signed off your specification, the home can be put into production.

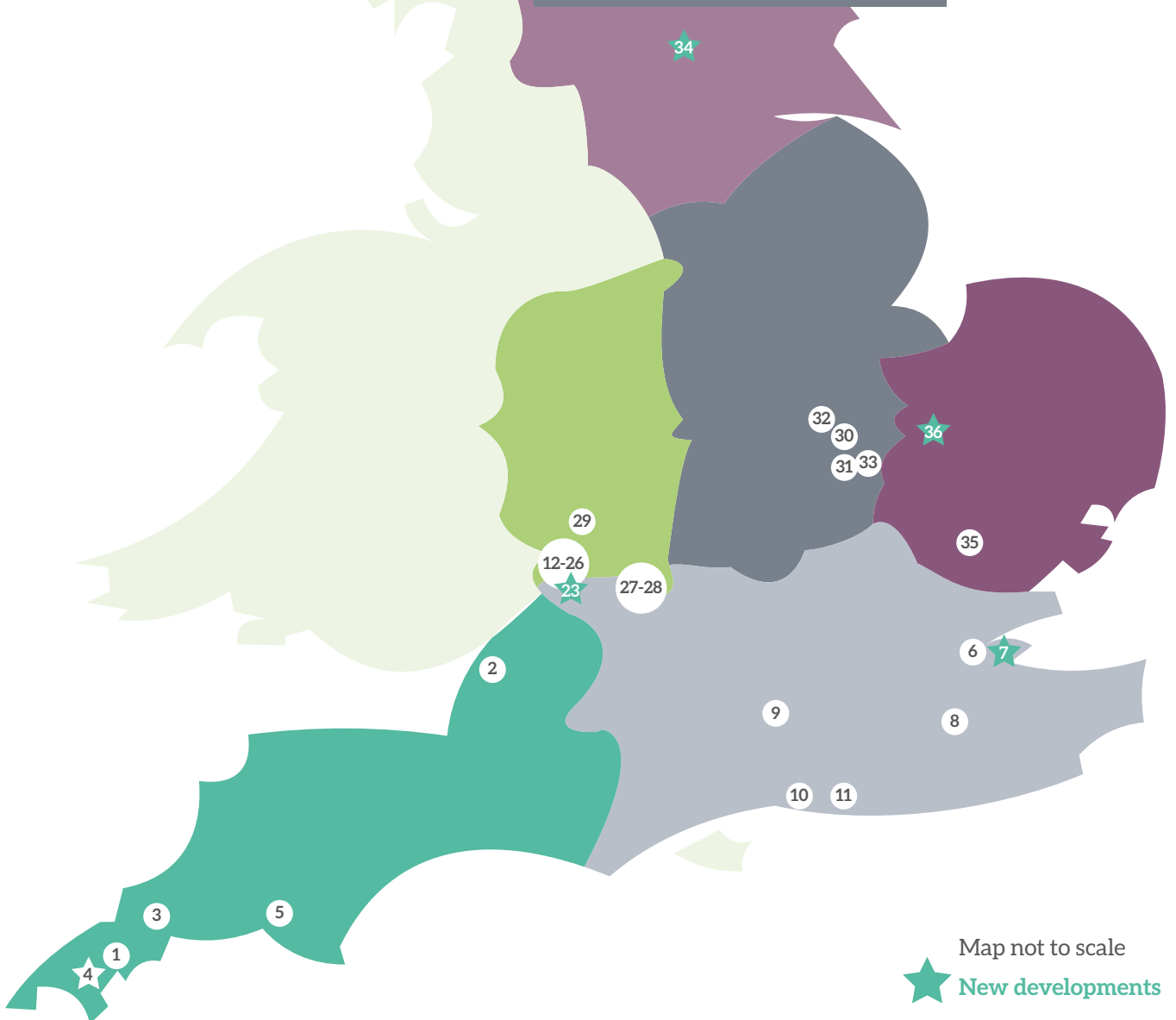
Design your plot



When your home is in production you can then begin designing your plot. Your sales representative will organise a site meeting to talk through your requirements with our contractors who complete the groundworks and landscaping. A final plot plan is then signed off with works commencing upon delivery of your home.

Our parks

We understand the importance of location when choosing your next home. We can help you find your ideal home in the right location, whether you want to live near the coast, in the countryside or simply closer to friends and family.



Map not to scale

 New developments

South West

- | | |
|----------------------------|----------------|
| 1. Truro Heights | Page 14 |
| 2. Avonsmere Park | Page 15 |
| 3. Tregatillian Park | Page 15 |
| ★ 4. Twinbrook Park | Page 16 |
| 5. Bittaford Wood | Page 15 |

South East

- | | |
|---------------------------|----------------|
| 6. Allhallows Park | Page 17 |
| ★ 7. The Reeds | Page 19 |
| 8. Hedge Barton Park | Page 18 |
| 9. Kingsmead Park Elstead | Page 18 |
| 10. Poplars Court | Page 18 |
| 11. Thornlea Court | Page 17 |

Heart of England

- | | |
|------------------------------|----------------|
| 12. Enstone Park | Page 22 |
| 13. Fairhaven Park | Page 22 |
| 14. Grange Orchard Park | Page 22 |
| 15. Greenmead Park | Page 23 |
| 16. Harthurstfield Park | Page 23 |
| 17. Green Meadows Park | Page 23 |
| 18. Haven Park | Page 24 |
| 19. Hayden Court Park | Page 24 |
| 20. Lakehouse Park | Page 24 |
| 21. Prestbury Park | Page 24 |
| 22. Stansby Park | Page 25 |
| ★ 23. Stansby Orchard | Page 21 |
| 24. Staverton Park | Page 25 |
| 25. Valley Park | Page 25 |
| 26. Woodbines Park | Page 25 |
| 27. Lechlade Court | Page 26 |
| 28. St John's Priory Park | Page 27 |
| 29. Cotswold Manor | Page 21 |

East Midlands

- | | |
|----------------------------|---------|
| 30. Radwell Court | Page 28 |
| 31. Folly Park | Page 28 |
| 32. Kingsmead Park Rushden | Page 28 |
| 33. Peppercorn Park | Page 29 |

North of England

- | | |
|-----------------------------|----------------|
| ★ 34. Roecliffe Park | Page 29 |
|-----------------------------|----------------|

East Anglia

- | | |
|-------------------------------|----------------|
| 35. Takeley Park | Page 20 |
| ★ 36. Woodside Meadows | Page 20 |



Radwell Court



Kenwyn Hill
Truro TR1 3FB

Truro Heights

One of our most popular parks in the South West,
with a mix of new and established homes with easy
access to the centre of Truro.

One of our newer parks, Truro Heights is extremely popular due to its location in the heart of Cornwall and the quality of this modern development. A bus stop outside the park provides easy access to the centre of Truro. The popular towns of Newquay and Falmouth are 15 miles away.

- Plots: 86
- Age limit: 45+
- Pets: See park rules*
- Maintenance Team

Avonsmere Park

- Plots: 110
- Age limit: 50+
- Pets: See park rules*
- Warden

A popular and established location, Avonsmere Park is a large site situated in the village of Stoke Gifford, 6 miles from Bristol. The village itself has a supermarket and a range of amenities, while a bus stop is located a short walk from the park. The park is attractively designed with good parking facilities. An on-site part-time warden maintains the communal areas.

2



Stoke Gifford
Bristol BS34 8QR

Bittaford Wood

- Plots: 56
- Age limit: 45+
- Pets: See park rules*
- Site Warden

The latest addition to our portfolio, Bittaford Wood is an established park with excellent transport links into Ivybridge. As its name would suggest the park is nestled amongst mature trees and very private.

5



Ivybridge
Devon PL21 0ET

Tregatillian Park

- Plots: 76
- Age limit: 50+
- Pets: See park rules*
- Warden

Tregatillian is a small hamlet comprising Tregatillian Park and just a handful of houses. The town of St Columb Major is 2 miles away with a host of shops. A part-time on-site warden maintains communal areas of the park.

3



Tregatillian
St Columb TR9 6JL



Goldenbank
Falmouth TR11 5BH

Twinbrook Park

With the stunning Swanpool Beach and South West Coast Path right on your doorstep, Twinbrook Park is the perfect choice if you are looking to make your next move to a picturesque coastal retreat.

Situated on the outskirts of the desirable town of Falmouth, redevelopment of this former holiday village is now underway. Plots on phase one have been released for purchase, please contact us for more information regarding the new development and current plot availability.

- Age limit: 50+
- Pets: See park rules*
- Warden



Allhallows Park

- Plots: 146
- Age limit: 50+
- Pets: See park rules*
- Warden

Allhallows Park is located in the village of Allhallows-on-Sea on the Hoo Peninsula in Kent. Just 500m from the coastline of the Thames Estuary, the park is extremely popular and plots, when available, sell quickly. The nearest town of Rochester is approximately 11 miles away with a bus stop immediately outside the park. The park has a part-time on-site warden for maintenance of communal areas. Please note many of the plots on the park are pedestrianised, meaning parking immediately outside your home is not always possible.

6



Allhallows
Rochester ME3 9TD

11



Wick, Littlehampton
BN17 7QA

Thornlea Court

- Plots: 144
- Age limit: 50+
- Pets: See park rules*
- Warden

Located in the popular seaside village of Littlehampton, Thornlea Court is divided into three areas - Penarth Gardens, Arundel Drive and Kingsmead. Brighton is approximately 20 miles away and Worthing 10 miles away, and a bus stop at the park entrance provides easy transport links. A part-time on-site warden and electric gates give residents added peace of mind.

Kingsmead Park Elstead

- Plots: 34
- Age limit: 45+
- Pets: See park rules*
- Warden

One of the smaller parks in our portfolio, Kingsmead Park is situated in the small village of Elstead, Surrey, approximately 6 miles from the market town of Godalming. Located in a quiet area of the village surrounded by countryside, Kingsmead Park is ideal for those who prefer a more peaceful way of life as part of a smaller park. A bus stop at the park entrance provides public transport links. A part-time on-site Warden is responsible for the maintenance of communal areas.

9



Elstead
Godalming GU8 6DZ

Poplars Court

- Plots: 94
- Age limit: 50+
- Pets: See park rules*
- Warden

Poplars Court is an established site located in the popular seaside town of Bognor Regis. It's perfect for those who love to live near the sea and want to explore the South Coast. A bus stop outside the park entrance provides easy transport links to the town, seafront and train station. A part-time on-site Warden is responsible for the maintenance of communal areas.

10



Bognor Regis
PO22 9SZ

Hedge Barton Park

- Plots: 78
- Age limit: 50+
- Pets: See park rules*
- Warden

Hedge Barton Park is extremely popular due to its location. Situated in Fordcombe, a small village in the pleasant Weald of Kent, the park is located on a quiet country lane and backs onto open countryside. The nearest large town is Tunbridge Wells approximately 5 miles away. The park itself is arranged in three islands and has a part-time on-site Warden who maintains the communal areas.

8



Chafford Lane, Fordcombe
Tunbridge Wells TN3 0SL



The Reeds, Allhallows
Rochester, Kent ME3 9QT

The Reeds

The Reeds is a new park adjacent to Kingsmead Park Allhallows. A former golf course now being developed into a residential park the development has an abundance of green areas and open space.

Situated in Allhallows-on-Sea with views to the River Thames The Reeds offers scenic views and walks. There is village shop and takeaway within walking distance and a doctors surgery while the nearest town of Rochester approximately 10 miles away offers a greater range of shops and amenities, train station and larger supermarkets. A regular bus service stops at Allhallows-on-Sea.

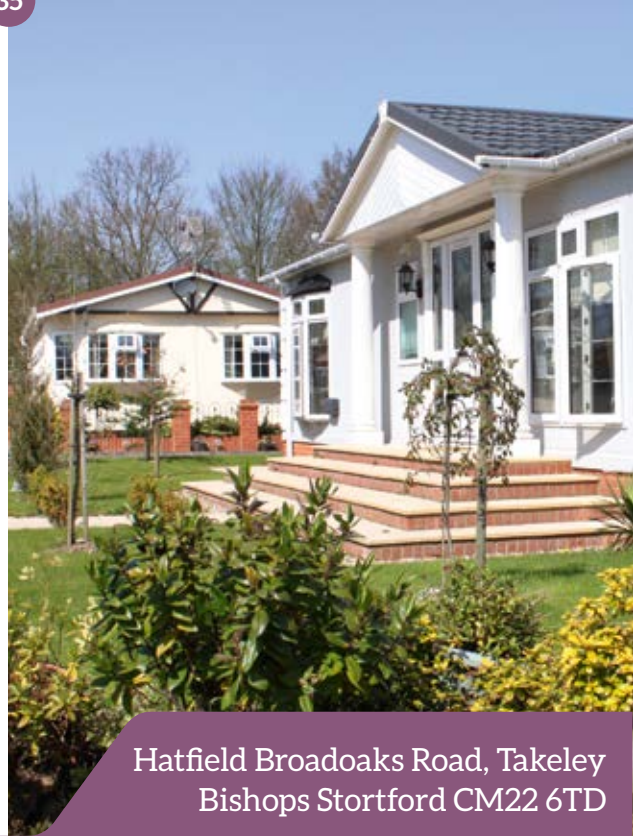
- Plots: 81
- Prices from: £185,000
- Age limit: 50+
- Pets: See park rules*
- Range of plots and home sizes available
- Lots of green space

Takeley Park

- Plots: 171
- Age limit: 50+
- Pets: See park rules*
- Maintenance Team
- Launderette
- Park office open weekdays

Although Takeley Park is one of the largest parks in our group, it still retains a real community feel. The park office is open on weekdays to deal with any queries and an on-site maintenance team look after all communal areas. The park is located 6 miles from the historic market town of Bishops Stortford, with a bus stop immediately outside the entrance. Other facilities include a launderette and an independently operated dental surgery

35



Hatfield Broadoaks Road, Takeley
Bishops Stortford CM22 6TD

36



Weirs Drove, Burwell,
Cambridgeshire CB25 0FU

Woodside Meadows

- Plots: 91
- Range of plots and homes from 36x20ft to 52x22ft
- Age limit: 50+
- Social building with gardens for residents to enjoy
- Private gated community
- Pets: See park rules*

Situated on the edge of The Fens in East Cambridgeshire, Burwell is a highly sought after village ideally placed for access to the A14 and M11, the scenic university city of Cambridge (12 miles/20 minute drive) and the horse racing town of Newmarket (4 miles/10 minute drive). Stagecoach also run regular bus services through the village to Newmarket, Cambridge and Ely. Burwell offers fantastic walking and cycling opportunities with footpath and National Cycle routes linking to Ely, Wicken Fen and Cambridge. The park has a part-time on-site Warden.

Cotswold Manor Country Park

- Plots: 84
- Age limit: 45+
- Pets: See park rules*
- Maintenance team

With the Cotswolds to the east and the Malvern Hills to the west, Cotswold Manor Country Park is surrounded by beautiful Gloucestershire countryside. Located 4 miles from Tewkesbury, 15 miles from Cheltenham and 20 miles from Gloucester, it's ideally located for access to each town, with the M50 a few minutes' drive away. A maintenance team is responsible for the upkeep of communal areas and there is a staffed office at the entrance to the park.



Stratford Bridge, Ripple
Tewkesbury GL20 6HD

23



The Reddings, Cheltenham
Gloucester GL51 6RS

Stansby Orchard

- Plots: 12
- Age limit: 45+
- Pets: See park rules*
- Maintenance team

Situated in The Reddings area of Cheltenham this exclusive development of just 12 twin residential park homes is attractively arranged in green space with its own private entrance. The centre of Cheltenham is just a short walk, bus trip or drive away. The development is situated adjacent to the existing Stansby Park (12 plots), one of 16 parks owned by Turners Parks Group in Cheltenham. The park is a short walk away from a regular bus service into Cheltenham should you prefer to use public transport.

Enstone Park

- Plots: 20
- Pets: See park rules*
- Age limit: 45+
- Maintenance team

Located in The Reddings area of Cheltenham, Enstone Park is a rectangular arrangement of 20 homes, close to the Nuffield Health Cheltenham Hospital and 10 minutes' drive from the town centre.

12



The Reddings
Cheltenham GL51 6FY

Fairhaven Park

- Plots: 14
- Pets: See park rules*
- Age limit: 45+
- Maintenance team

Fairhaven Park is located in The Reddings area of Cheltenham, close to both Stansby Park and Grange Orchard Park. The town centre is a 10-minute drive away with bus stops a short walk from the park.

13



The Reddings
Cheltenham GL51 6RW

14



The Reddings
Cheltenham GL51 6RR

Grange Orchard Park

- Plots: 22
- Age limit: 45+
- Pets: See park rules*
- Maintenance team

Grange Orchard Park is located in The Reddings area of Cheltenham, opposite Stansby Park. The town centre is a 10-minute drive away with bus stops a short walk from the park entrance.

Greenmead Park

- Plots: 34
- Pets: See park rules*
- Age limit: 45+
- Maintenance team

Greenmead Park is situated in a peaceful location within the Up Hatherley region of Cheltenham. However, the town centre with all its amenities and attractions is only a 10-minute drive away.

15



Sunnyfield Lane, Up Hatherley
Cheltenham GL51 6JD

Harthurstfield Park

- Plots: 158
- Pets: See park rules*
- Age limit: 45+
- Maintenance team

Harthurstfield Park is located off Fiddlers Green Lane, not far from the Nuffield Health Cheltenham Hospital. The town centre is a 10-minute drive away, while for everyday essentials there's a small shop.

16



Fiddlers Green Lane
Cheltenham GL51 0TB

Green Meadows Park

- Plots: 33
- Age limit: 45+
- Pets: See park rules*
- Maintenance team

Backing onto open countryside, Green Meadows Park is located off Bamfurlong Lane, just west of Cheltenham. Cheltenham town centre is only a 10-minute drive away, with bus stops a short walk from the park entrance. A maintenance team takes care of all communal areas of the park, while staff in our regional office located on Staverton Park oversee the running of all our sites in and around Cheltenham.

Park maintenance

Staff in our regional office located on Staverton Park oversee the running of all our sites in and around Cheltenham while a dedicated maintenance team are responsible for upkeep of communal areas on all parks.

17



Bamfurlong
Cheltenham GL51 6SN

Haven Park

- Plots: 31
- Pets: See park rules*
- Age limit: 45+
- Maintenance team

Surrounded by countryside, Haven Park is located in the Up Hatherley area of Cheltenham. However, despite the park's pleasant rural setting, the town centre is only a 10-minute drive away.

18



Sunnyfield Lane, Up Hatherley
Cheltenham GL51 6JZ

Hayden Court

- Plots: 26
- Pets: See park rules*
- Age limit: 45+
- Maintenance team

Hayden Court Park provides easy access to both the town and the stunning countryside all around. The centre of Cheltenham is a 10-minute drive away, with a bus stop located outside the park entrance.

19



Staverton
Cheltenham GL51 OST

Lakehouse Park

- Plots: 28
- Pets: See park rules*
- Age limit: 45+
- Maintenance team

Lakehouse Park is located in the historic spa town of Cheltenham, just off Stoke Road in the residential Bishops Cleeve area. The town centre is a 15-minute drive away.

20



Stoke Road, Bishops Cleeve
Cheltenham GL52 8RS

Prestbury Park

- Plots: 13
- Pets: See park rules*
- Age limit: 45+
- Maintenance team

A small park backing onto the famous Cheltenham Racecourse, Prestbury Park is located in the Prestbury area of Cheltenham. The town centre is a 10-minute drive away, with a bus stop just outside the park.

21



New Barn Lane, Prestbury
Cheltenham GL52 3LE

Stansby Park

- Plots: 12
- Pets: See park rules*
- Age limit: 45+
- Maintenance team

A small park, Stansby Park is located in The Reddings area of Cheltenham. The town centre is only a 10-minute drive away, with several bus stops a short walk from the park.

22



The Reddings
Cheltenham GL51 6RS

Staverton Park

- Plots: 103
- Pets: See park rules*
- Age limit: 45+
- Maintenance team

Staverton Park is our second-largest park in Cheltenham. The park is located just off Bamfurlong Lane, a 10-minute drive away from the town centre. There is also a bus stop a short walk from the park entrance.

24



Staverton
Cheltenham GL51 6TB

Valley Park

- Plots: 28
- Pets: See park rules*
- Age limit: 45+
- Maintenance team

Surrounded by countryside, Valley Park is located on Bamfurlong Lane in Cheltenham. The town centre is a 10-minute drive away, with a bus stop just outside the park entrance.

25



Bamfurlong Lane
Cheltenham GL51 6SL

Woodbines Park

- Plots: 18
- Pets: See park rules*
- Age limit: 45+
- Maintenance team

A small park of 18 plots surrounded by countryside, Woodbines Park is located in the Up Hatherley area of Cheltenham. The town centre is a 10-minute drive away.

26



Sunnyfield Lane, Up Hatherley
Cheltenham GL51 6JB



Faringdon Road, Lechlade
Gloucestershire GL7 3JS

Lechlade Court

With a wide range of plot sizes available for reservation, Lechlade Court offers a fantastic opportunity to design your own home and enjoy everything the attractive riverside town of Lechlade-on-Thames has to offer.

- Plots: 71
- Age limit: 50+
- Pets: See park rules*
- Warden

Lechlade Court is a brand-new and exclusive development in the beautiful market town of Lechlade-on-Thames. With an abundance of amenities and services under a mile away and countryside all around, Lechlade Court offers the best of both worlds. A part-time on-site Warden looks after the park.





Faringdon Road, Lechlade
Gloucestershire GL7 3EZ

St John's Priory Park

St John's Priory Park is an established site immediately neighbouring our newest park, Lechlade Court. With individually named streets, the park has a village feel supported by the Residents' Association and activities organised for all to attend.

One of the largest parks in our portfolio, St John's Priory Park is located in the picturesque market town of Lechlade-on-Thames in Gloucestershire, on the southern edge of the Cotswolds. With countryside all around and an abundance of amenities and services within a mile away, the park offers the best of both

worlds. A part-time on-site Warden and active Residents' Association give the park a strong community feel.

- Plots: 134
- Age limit: 50+
- Pets: See park rules*
- Warden
- Residents' Association

Radwell Court

- Plots: 10
- Age limit: 50+
- Pets: See park rules*
- Maintenance Team

One of our most exclusive parks with just 10 plots, Radwell Court is situated on the outskirts of Radwell village in rural Bedfordshire. It's a short walk from the park to a bus stop with regular services to Bedford, just 7 miles away, and all its amenities. The park is accessed by electronic security gates for added peace of mind and regularly served by a dedicated gardening and maintenance team.

30



High Street, Clapham
Bedford MK41 6AL

Folly Park

- Plots: 96
- Pets: See park rules*
- Age limit: 50+
- Warden

Backing onto open Bedfordshire countryside and the River Great Ouse beyond, Folly Park is also within easy reach of the centre of Clapham village. An established site with a rural feel, the park is approximately 3 miles from the town of Bedford with a bus stop just outside the park entrance. A part-time on-site Warden maintains the communal areas of the park.

31



High Street, Clapham
Bedford MK41 6AL

Kingsmead Park Rushden

- Plots: 86
- Pets: See park rules*
- Age limit: 50+
- Warden

Kingsmead Park is an established park located on the outskirts of Rushden, Northamptonshire. The park is ideally placed to access local amenities and the towns of Northampton, Bedford and Kettering with a bus stop at the entrance. The park also features green space maintained by the on-site Warden.

32



Bedford Road
Rushden NN10 ONF

Peppercorn Park

33

- Plots: 66
- Age limit: 50+
- Pets: See park rules*
- Warden

Surrounded by countryside just outside the Bedfordshire village of Clapham, Peppercorn Park offers not only an attractive location with a rural feel but also easy access to facilities and shops in the village. Bedford and County Golf Club is a stone's throw away, while the bustling town of Bedford lies 3 miles to the south. The park has a part-time Warden and an active Residents' Association.



The Baulk, Clapham
Bedford MK41 6HD

34



Roecliffe
York YO51 9LY

Roecliffe Park

- Plots: 36
- Age limit: 50+
- Pets: See park rules*
- Warden

Roecliffe Park is one of our most sought after parks and currently offers an exclusive new development (an extension to the existing park) of just 14 twin residential homes attractively arranged in green space with a central pond. Roecliffe Park is located in the North Yorkshire village of Roecliffe. Close to green fields, woodland and the River Ure, the park nevertheless offers easy access to the A1M, the spa town of Harrogate (12 miles away) and the city of York (21 miles away), with bus services running from the centre of the village a short walk away. Roecliffe Park is a gated community with a part-time on-site Warden.

Your questions answered

We've gathered together the answers to the questions most frequently asked by our customers regarding buying and owning a park home, as well as park life in general. A more comprehensive list of questions, answers and downloadable documentation is available on our website.

What is a park home?

The modern park home is essentially a timber framed building with a steel chassis built in a factory environment. Once construction is complete the home is transported (usually in two pieces) to the resident's park of choice where it is "sited" by a team of professional siters. The park home is sited on a concrete base which will have been constructed prior to delivery of the home. The water, electricity and gas supply are then connected and the boiler and other appliances commissioned. Finally, the home will have a decorative brick skirt and steps built around its perimeter. The style and finish of the steps can be discussed and customised with your sales representative.

Do I own my home?

Yes. Once you have completed on the purchase of your park home from Turners Parks Group, you own your home. The concrete base and plot on which the home is sited (the pitch) remains in the ownership of the park owner. A homeowner will be entitled to site their park home on the pitch subject to a Mobile Homes Act 1983 Written Statement.

What is a Mobile Homes Act 1983 Written Statement?

The Mobile Homes Act 1983, as amended, provides that any person entitled to site a mobile home (whether new or second-hand) on a residential park for the purpose of occupying the home as their main or only residence must be given a Written Statement. This Written Statement will contain the rights and obligations of both the resident and the park owner, such as the obligation to pay a pitch fee.

What is a pitch fee?

An annual pitch fee is charged by the park owner for the occupation of the pitch. This pitch fee pays for the maintenance of things like the park's infrastructure, communal areas, mains services and street lighting. This pitch fee also encompasses other charges incurred by the park owner, for example insurance.

Pitch fees are usually paid in monthly instalments. We offer a range of payment options to suit your needs. Direct Debit, standing order and telephone payments taken via credit or debit card are the most common methods of payment.

Will my pitch fee change?

Your pitch fee will be reviewed annually. At least 28 clear days before the review, we will send you written notice together with a pitch fee review form detailing the proposed increase or decrease of the pitch fee. The pitch fee will be reviewed upon consideration of the provisions contained within the Mobile Homes Act 1983, such as a percentage increase or decrease in the appropriate retail prices index (RPI).

Are there any other charges payable?

You will also need to pay for the electricity, gas and water you use, just as you would in a bricks-and-mortar home. How this is handled will depend on the arrangements at each individual park. Please visit our website or call us for more information. Council tax is payable as it would be for a traditional bricks-and-mortar home. However, the banding of park homes is generally low, so you may well find the monthly payment is less than you have been paying.

Can I live in my home 365 days a year?

All homes on a residential park can be lived in throughout the year, just like a traditional bricks-and-mortar home.

Do you have rules on your parks?

Each of our parks has its own set of rules, designed to encourage a quiet, safe, secure and pleasant environment for all our residents. These rules will form part of your Mobile Homes Act 1983 Written Statement and can be viewed and downloaded from our website.

Are pets allowed on your parks?

Yes, pets are allowed on our parks. The type and number of pets permitted will depend on the individual park. We recommend that you check the park rules for the specific park you are interested in, which are available to view and download from the individual park homepages on our website or by calling us.

Are children allowed on your parks?

Your children and grandchildren are, of course, very welcome to visit and stay with you for short periods of time.

All our parks have a minimum age limit for home owners of either 45 or 50. Please check the park rules for the individual park you are interested in to ascertain its age limit – anyone below this age limit will not be permitted to reside in a park home as their only or main residence.

If you have a question not listed here, you can contact us by emailing info@turnersparksgroup.com or calling 0800 8 20 20 70 – we'll be happy to help.

Every care has been taken in the preparation of this brochure. The details contained therein are for guidance only and should not be relied upon as exactly describing any of the particular material illustrated or written. Turners Parks Group operates a programme of continuous improvement. Features, internal and external may vary from time to time and may differ from those shown in this brochure. Please ask your sales representative for up-to-date information. Details correct as at February 2017.



TURNERS PARKS GROUP

Turners Parks Group Limited
Fordham Road, Newmarket, Suffolk CB8 7NR

Tel: 01638 722232
Sales: 0800 8 20 20 70

Email: info@turnersparksgroup.com
Email: residents@turnersparksgroup.com
www.turnersparksgroup.com