



FAQs'

How much does a holiday lodge cost at Scampston Park Lodges?

This entirely depends on the size and specification of your chosen lodge. As a guideline, the smallest standard specification lodges will be around £135,000 and the largest premium specification lodges could go up to £250,000. The more typical lodges will cost between £165,000 and £215,000.

What does the price of our lodge include?

The price you pay includes the cost of the lodge itself, together with the right to keep it on your chosen plot at Scampston Park Lodges for 99 years. The lodge itself comes fully furnished, including carpets, curtains, kitchen appliances, light fittings, lounge furniture and bedroom furniture (all chosen by you). In addition, for the first six lodges sold, we are also including up to £5,000 of free decking, together with free transport and siting of your lodge.

What legal documents are involved in buying a lodge?

There are two main documents. Firstly, there is a purchase agreement for the lodge itself. Secondly, there is a separate licence agreement entitling you to place your lodge on your chosen plot for up to 99 years. Both agreements are based on templates provided by the BH&HPA (British Holiday & Home Parks Association).

How do I go about buying a lodge at Scampston?

Once you've decided to purchase a lodge the first step is to secure your preferred plot with a £2,000 deposit. Then you will decide on the manufacturer and lodge model, visit their premises and specify the layout and design to suit your needs. Once that is done you confirm your order with a further deposit of 10% of the final cost. The balance becomes due 14 days before your lodge is sited at Scampston. This process generally takes around 3 months to complete from deciding to go ahead to your lodge arriving on site.

Can I live in my home for 11 months and take a holiday for the closed period?

No the park is licensed as a holiday park and cannot be used as a permanent residential home. You must have a permanent residence elsewhere in the UK/EEC.

How long does the park open for through the year?

The park is open for 11 months. The closed period is the last complete week in January and the following three consecutive weeks.



How long can I keep my holiday home on site for?

When you purchase your holiday home you will also have a licence to keep your holiday home on your chosen plot for 99 years.

What are the site fees?

The site fees for 2009/10 are £3,000 per annum for a lodge. Site fees are payable in advance at the beginning of the year.

Are these fees likely to increase?

Site fees will be revised each year and are likely to be in line with inflation.

What is covered by the site fees?

The site fees cover all aspects of the park's maintenance, upkeep and repairs. They all include all your water, sewage and waste collection. In addition, we will be providing an on-site warden with 24hr alarm monitoring available.

What are the services provided to the site?

Metered LPG, electricity, water and mains sewage are all provided on site. There is a BT phone line available to each lodge for phone and broadband. There is also provision for analogue, digital and Sky TV via underground cable to a centralised aerial and satellite dish.

Do I have a choice of holiday homes to purchase?

You can choose from a wide range of lodges provided by our lodge manufacturer partners. You can specify every aspect of your lodge to suit your taste and needs, from the sizing and external colour, to the interior layout and decoration.

Can I buy my home on finance?

There are companies that specialise in providing finance for holiday lodges such as these and we will be very happy to arrange an introduction to independent finance providers.

What sports facilities are there?

A tennis court is provided for the exclusive use of the owners. We are also planning a 9-hole pitch and putt golf course at some stage in the near future.

Can my friends and family use my holiday home?

Yes; we simply ask for a list of friends and family members who you wish to be able to use your lodge.

**Can I have boxes and balconies?**

Storage boxes, decking and skirting are very much encouraged. We maintain the right to approve design and materials for these. We also provide a design service if required.

Can I bring my pets?

Dog owners may bring their pets to Scampston Park Lodges but they must be kept under control and cleaned up after. Dogs must not cause a noise nuisance to other residents. Maximum number of pets per lodge is 2. We reserve the right to exclude pets that do cause a nuisance to others.

Is there private fishing nearby?

Some of the lakes will be stocked for fun fishing. The estate has frontage to the river Derwent and there are several fisheries a short distance away.

Is there a Golf Course I can use?

We are planning our own 9-hole pitch and putt golf course in the near future. There are many excellent golf courses nearby, including the renowned Ganton Golf Club just a few miles away. Other courses are sited at Malton and Kirkbymoorside.

Is car parking provided?

Car parking is available outside each holiday home site for two cars. Secure parking for motor homes can be arranged elsewhere on Scampston Estate.

Can I hire bicycles?

Yes, bike hire is available from the site. Helmets are also provided.

Is there a shop available?

There is no shop on the site, but Rillington village (only a 10 minute walk away) has a wide range of shops and a post office. Large supermarkets are based in Malton, York and Scarborough who will also supply doorstep deliveries.

Are there nature walks on site?

There is a network of public footpaths which can be accessed from the site including the 'Wolds Way'. There are permissive footpaths around the Estate including access to the Lancelot 'Capability' Brown designed Scampston Park for lodge owners.



Can the lodges be designed for disabled use?

Yes both our approved manufacturers can design lodges to provide access and facilities for anyone. There is ample space on the lodge plots to provide wide car parking space, wheelchair ramps and lifts.

How much space is there between lodges?

There is a minimum of 12 metres between lodges, which will allow some landscaping to provide screening and demark each plot. As far as we know Scampston Park Lodges is the lowest density park of its kind in North Yorkshire.

Do you allow sub-letting?

We do not allow sub-letting because we feel that this would harm the character and nature of the park. However, you are allowed to let family and friends use your lodge.

Do you encourage families with children?

The park has been designed to provide a peaceful setting. However adjacent to the park there is over 30 acres of parkland for amenity use by lodge owners and their families, so plenty of room for children to play in.

How secure is the park?

Access is controlled by automatic gates with a key fob control. We have also installed a central security system which allows us to monitor the alarm systems in each individual lodge. We also intend to employ a resident warden.

Can I register with the local doctor?

Because the park is for holiday use, owners must register with their doctor at their main residential address. However, as a holidaymaker, you can use the local doctors and hospitals in emergencies.

Can I receive mail at the park?

Yes you can receive mail at the park. We expect that mail will be delivered to the site office for collection by lodge owners.
