

## Frost Farm Questions & Answers

**Q. When can I use my Holiday Home?**

**A.** The Park is open from the 15th February until 31st January, you can use your holiday home during this period, visiting as often as you like. During the closed period maintenance visits are allowed by prior arrangement with the park manager.

**Q. How long can I keep my Home at Frost Farm?**

**A.** The agreement is for a minimum of 25 years from the date when first purchased as a new home, after this period you will be able to continue to use your home but ownership may not be transferable on the park.

**Q. Who can use my Home?**

**A.** The home is exclusively for your own use, no subletting is allowed, because homes are only owned by the 40 plus age group, younger family members are able to visit for short periods.

**Q. Can I bring a Pet?**

**A.** Yes pets are allowed subject to the manager's approval, usually one pet per home.

**Q. How much does a Holiday Home cost?**

**A.** Prices start from around £90,000 fully sited.

**Q. How much is the Annual Ground Rent and when is this payable?**

**A.** The cost of 2022 site fee is £3,615 payable in five instalments, £615 by 1st February followed by four payments of £750 on 1st April, 1st May, 1st June and 1st July.

**Q. What is included in the Annual Ground Rent?**

**A.** All site management costs and sewage charges, but not gas, electricity and water which are metered and billed individually.

**Q. Do I have to pay Council Tax?**

**A.** Yes, normally at band A rate

**Q. How do I sell my Home?**

**A.** You are free to re-sell your home at any time during the 25-year agreement period. You can advertise to find a buyer yourself or we can find a buyer on your behalf, we may even offer to buy back the home ourselves. Obviously all prospective purchasers must be of the over 40 age group and would need to be approved by the park manager before completing the sale. All re-sales on park are subject to a 10% commission.

**Continued...**

**Q. How long will my Home last?**

**A.** With general maintenance we would expect a home to last in excess of seventy years.

**Q. Who looks after my Plot?**

**A.** All owners are responsible for the condition of their plots. This is the area immediately adjacent to the home. Any exterior structure or ground works must be approved in writing by the park manager and the head office prior to any work commencing.

This area must be maintained in a tidy condition and if you intend to be away from the holiday home for long periods we suggest this is designed for minimal maintenance. A gardening service can be arranged. The park's staff attend to all open and communal areas.

**Q. Can I have Satellite Television?**

**A.** Yes, subject to approval of siting of the dish.

**Q. How do I insure my home?**

**A.** There are a number of specialist insurers, however many insurers will consider a policy quote. A copy of your cover will need to be produced for our records.

**Q. Is a Parking Space provided?**

**A.** Yes. Every home will have a private hard standing for one vehicle adjacent to their property.

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