

Whipsnade Park Homes

A 3rd-Generation Family Run Business

**A privately owned and operated park
for residents over the age of 50 years**



BS3632

GOLD SHIELD



TEN YEAR
WARRANTY SCHEME

Member of
BH & HPA





Each new plot is suitable for a home that can be crafted to meet your own individual taste and requirements.



It is an area of natural beauty and surrounded by some stunning scenery, yet it is only 3 miles from the bustling town of Dunstable and under 10 miles from Hemel Hempstead and Leighton Buzzard. Good road links and regular bus services are available to the towns from where a railway journey to London can take less than 30 Minutes.

Tranquility

right on your doorstep

You can downsize
and release equity
and still maintain
a very high standard
of living in your
retirement



Quality park home life for the over 50's

We provide you with more than just a plot of land for your new home. We provide you with a lifestyle and a ready-made community. We invest time with you during the purchasing and planning stage, making sure that you have made the right choice of home to suit you, taking away all of the stress of dealing with suppliers and manufacturers - we handle it all on your behalf, ensuring the purchase and move process is seamless and enjoyable for you.

Individual gardens and parking facilities • Garages available • Landscaped surroundings
All services provided • Restricted speed access road with lighting • Pets by arrangement

Whipsnade Park Homes is in a tranquil and beautiful countryside setting surrounded by trees and fields alive with British wildlife. (More exotic species can be seen at the nearby Zoo) The countryside and hedgerows adjoining the park are maintained and there is a grassed area with flower beds and trees in the centre of the park. Potential residents are welcome during normal daytime hours to visit the park and view any homes that may be for sale at the time.

GENERAL INFORMATION

Whipsnade Park Homes is a private residential retirement/semi-retirement development and therefore unable to accommodate families and children. Grandchildren and great grandchildren are of course welcome at the park for short visits but for the peace of neighbours and for safety reasons their play should be supervised. There is a maximum speed limit of 10mph throughout the park and residents should encourage their visitors and trades people to adhere to this as well as themselves.

FACILITIES AND SERVICES

All homes are connected to a separate electricity meter that is read quarterly by Whipsnade Park Homes. Eon provide the electricity supply.

Water and sewage is provided and the price is included in the pitch fee.

Oil and bottled gas is ordered directly from the suppliers by residents and delivered to their door. Milk is delivered to the park on a daily basis and on request bread eggs and potatoes can also be delivered.

Newspapers are delivered daily from the village and there is a news agent and Post Office/general store in nearby Kensworth.

Central Beds District Council collects household waste every other Monday together with glass bottles for recycling. On the intervening Monday paper, cardboard, cans, plastic bottles and garden waste are collected for recycling.

PITCH FEES

Pitch fees, to include water and sewage usage, are **£160.00** per calendar month and are subject to RPI adjustment in January of each year. If a garage is required there is an additional monthly charge of £35. Payments are made to Whipsnade Park Homes by monthly standing order.

COUNCIL TAX

Council Tax for park homes falls in Band A.

INSURANCE

All park homes must be insured with a reputable company there are a number of companies specialising in park homes and the park office can provide details.

SECURITY OF TENURE

Each resident is covered by the 1983 Mobile Homes Act assuring him or her of security of tenure. A copy will be provided to potential residents by the park office.

PLANNING PERMISSION AND PARK LICENCE

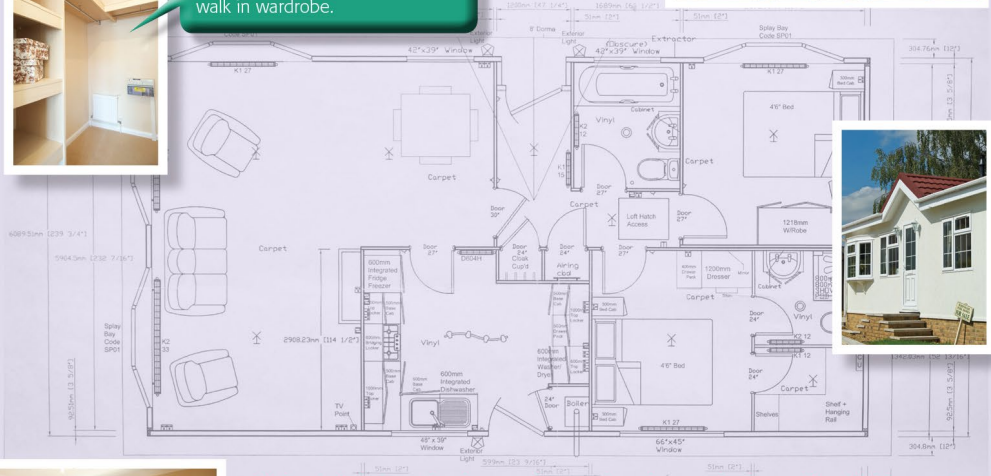
Whipsnade Park Homes holds a Park Licence issued by Central Beds Council. This provides permanent planning permission for park homes.



Look around one of
our brand new homes



Both the bedrooms are bright
and airy, one with ensuite
and walk in wardrobe.



This stylish two bedroom home has been designed for Whipsnade Park Homes and is situated within its own private garden with own driveway for parking. The bright hallway greets you with the dining area and large lounge with views over adjoining fields. The modern well equipped kitchen also looks over adjoining farmland.



The home comes with decra styled roof and is double glazed throughout. The home also has the benefit of the ten year gold shield warranty.

**When you are a
Whipsnade Park Home
resident you can
expect:**

- A modern single-storey home crafted to your own bespoke design and specification.
- Two double bedrooms.
- A contemporary fitted kitchen with appliances.
- Landscaped gardens.
- Own drive, adjacent to your home.
- A bus stop at the park entrance.
- Metered utilities / LPG gas.

- Detached property
- Private garden
- Low maintenance
- Low heating bills
- **Band A** council tax
- Great accessibility
- Wonderful location
- Great community

Plots can be
reserved
while you are
selling your
current house



For latest information about the Park and our other available homes to buy
please visit our new website www.whipsnadeparkhomes.co.uk



Out & About



Old Hunters Lodge

(5 minutes walk)

A traditional restaurant, pub and hotel right on your doorstep. Its thatched roof, stone floor and open fireplace belies the scope of its facilities and depth of its offerings.



The Tree Cathedral

(10 minutes walk)

Now managed by the National Trust, this remarkable and peaceful attraction is a popular local beauty spot for walkers, dog owners and meditation. Religious services and even weddings are held there periodically.



Whipsnade Church

(opposite Park)

St Mary Magdalene. Built of brick with a 16th century tower, nave (1719) supposedly designed by Nicholas Hawksmoor, and apse added in 1860 - one of the Victorians' better ideas!



ZSL WHIPSNADE ZOO

A fantastic day out for the family. Year-round fun, excitement and education - *right on our doorstep!*

ZSL WHIPSNADE ZOO

Just 15 minutes stroll from the park

See wild animals in beautiful and safe parkland and enjoy various displays such as exotic birds and sea lions. Get a close up of the big cats at Cheetah rock. There's lots to do and see especially for the grandchildren.



Whipsnade Park Homes

How to find us



**Whipsnade
Park Homes**

The Park Office • Whipsnade Park Homes • Whipsnade • Beds • LU6 2LP

All enquiries please contact Park owner, Gill Ponsford on 07714 767061 • info@whipsnadeparkhomes.co.uk

www.whipsnadeparkhomes.co.uk