



Holiday Park Information Pack



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We know that your choice of Park is the most important decision to make when looking to invest in your own Caravan Holiday Home.

We are a family-run Holiday Park located beside the River Thames, away from the hustle and bustle of everyday life.

We pride ourselves on our well-kept grounds and the Park is maintained in keeping with the natural environment. Trees, hedges, wildflowers and nesting boxes are home to a wide variety of wildlife. We feel that our biggest strengths are our superb, practical facilities and the peace and quiet of an unspoilt natural environment.

All Holiday Homes are connected to mains services: sewer, water and electricity and each is enclosed within its own unique garden. They can be occupied from the 1st of March until the 31st of October.

During our close season owners may stay in their Caravan Holiday Home from Friday night to Monday morning.

New Caravan Holiday Homes are always on display for sale and pre-owned units are available to buy from time to time.



Many of our customers have had a Caravan Holiday Home on the Park for over 30 years. Holiday Home owners may join the Fishing Club, which has sole use of a private fishing lake within the Park. For a moderate charge Holiday Home owners also have access to our secured boat park, which is suitable for small trailed boats. Moorings are also available for customers with larger boats.

We have been awarded a Gold David Bellamy conservation award for nearly 20 years and have won the prestigious Special Distinction award, one of only a handful of parks to do so.

Frequently Asked Questions

1. Are you a member of a trade association?

Yes. This is one of the first questions you should ask any Caravan Holiday Home Park. We are members of BH&HPA, the largest trade association in the UK. British Holiday and Home Parks Association (BH&HPA) ensures that Caravan Parks maintain certain standard of behaviour and management.

2. How much do new and second-hand holiday homes cost?

- a) New Caravan Holiday Homes start at approximately £28,000
- b) Pre-owned Caravan Holiday Homes start at about £8,000

3. What are the costs of running a Caravan Holiday Home in Hurley?

Maintaining a new caravan in 2017 will be in the region of £3,650 per annum :-

- a) Pitch Fee £3100 (2017 pitch fee rate)
- b) Insurance £ 300 (£23,000 caravan + £2000 contents)
- c) Gas £ 132 (2 x 47kg bottles @ £66 each)
- d) Electricity £ 120 (range £50 to £200 per annum)

Gas costs will be higher for a caravan with central heating. When your caravan reaches 10 years old you will be required to have a Gas and Electrical Safety Tests every 2 years plus any works to pass. Charges for both tests is £135.

4. How do I begin the process of buying a caravan?

Please call the office on 01628 823501 or email sales@hurleyriversidepark.co.uk and make an appointment to come and see us.

5. Can I stay in my caravan all year round?

No. The caravan may be occupied for holiday purposes from 1st March until 31st October each year. During the winter (1st November to 1st March) you may occupy the caravan from Friday noon to Monday noon, but you may not stay overnight in the week.

6. Can I bring a commercial vehicle to the park?

No. A commercial vehicle may not be used as your method of transport to the caravan park. This includes vans, lorries, pick-ups and sign-written vehicles. You may, subject to obtaining a temporary permit, use a commercial vehicle to deliver bulky goods to your caravan on an occasional basis.

7. How do I sell my caravan?

- (a) You must hold a valid agreement. We will give you a guide price for your caravan and this will mainly depend on its age. The caravan would need to have gas and electrical safety tests and any works to pass once we receive your authorisation to sell.
- (b) A 15% sales commission (inc VAT) is charged on the sale price.
- (c) Following the sale of the caravan, the balance will be sent to you via bank transfer.

8. Is there an age limit on my caravan?

Yes. Your caravan is permitted to stay on your pitch for 24 years from the date of manufacture.

9. Can I keep a boat here?

Yes. If you own a Caravan Holiday Home at Hurley Riverside Park you are eligible to keep a boat in the Boat Park on a trailer, subject to space. The current charges range from £50 pa to £200 pa depending on the size.

Mooring charges are £52 per foot per annum for the length of the mooring. The mooring needs to be at least 3ft longer than the overall length of your boat including engines, out-drives, pulpit rails, davits etc. Boats need to be licensed and insured for the river.

10. Do I need a fishing licence to fish?

Yes. A rod licence is required to fish anywhere in England. In addition a day ticket is required to fish from Hurley Riverside Park river-bank. If you are a member of the Hurley Park Fishing Club you have exclusive use of our lake in Cedar Field.

11. Do I have to insure my caravan?

Yes. It is compulsory to insure your caravan at Hurley Riverside Park. If you insure your caravan through someone else, we will require evidence that your caravan is insured before we hand over the keys.



Holiday Park Rules

Definitions: The Company shall mean "Hurley Riverside Park Ltd".
The Occupier shall mean "The Licence Agreement holder".

The Caravan

1. a) Only Caravan Holiday Homes of proprietary manufacture which conform to the definitions contained in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 are accepted.
b) Caravan Holiday Homes must be kept in sound and clean condition: decoration and external colour must be maintained to the satisfaction of the Company.
c) All caravans over 10 years of age must be tested for electrical and gas soundness at least every 2 years (and any defects rectified) at the occupier's expense (see also Rule 16)
d) Where an occupier has failed to produce a valid Electrical Inspection Certificate and a Gas Test Certificate by the expiry of the existing Certificate, the Company is authorised by the occupier to test the caravan at the occupier's expense. (Certificates are valid for 2 years)
e) Caravan Holiday Home owners are not permitted to own more than one caravan on the Park
2. Wheels must not be removed, nor the Caravan Holiday Home re-positioned without the written permission of the company. No external alteration of or addition to the Holiday Home or pitch is permitted without the prior written approval of the Company, and of the Royal Borough of Windsor and Maidenhead Council.

Sheds and Outbuildings

3. a) Storage sheds, fuel bunkers, porches, fences, verandas or any other structures are only permitted with the prior written approval of the Company, and where permitted must be of a design and size approved by the Local Authority.
b) Combustible sheds must not be sited within 5 metres of an adjacent caravan
c) Where an adjacent caravan is moved or a new caravan is re-sited, combustible sheds must be moved to maintain the 5-metre spacing
e) No wooden sheds are to be brought on to the Park.

The Pitch

4. The Occupier is responsible for the tidiness of the Pitch, and in the event of the pitch, fences or hedges becoming untidy, the Company reserve the right to take appropriate action to remedy the situation and charge the occupier accordingly. Washing must not be hung out at weekends and should be screened from view.
5. Access is not permitted to vacant pitches. Any building materials or other plant material must be left undisturbed.
6. Trees, shrubs and hedges may not be cut down, removed or damaged. Gardens must be left intact when the Occupier vacates the pitch. However, the Company reserve the right to remove trees considered unsuitable for their position.

The Use of the Caravan

7. a) The Caravan Holiday Home may be used by the Occupier, members of his family and bona fide guests only. No sub-letting is permitted. The caravan is only to be used for Holiday purposes. If requested by the Company, caravan owners must provide copies of 2 utility bills or a Council Tax bill showing their own name and residential address within 28 days.
b) Except as set out in sub-paragraph (7c) no holiday caravan shall be occupied between 31st October in any year and the 1st March in the following year.
c) Caravans may be occupied by persons doing so with the Object of fishing (in season) provided that no such occupation shall take place except between noon on a Friday and noon on the following Monday.
8. The Occupier is responsible for the conduct of all his/her visitors.
9. Everyone using the Park is required to comply with the regulations of the Site Licence, Water Authority or any other Statutory Authority.
10. No commercial enterprise or business activities may take place on the Park without the prior written permission of the Company.
11. Nothing shall be done within the caravan park to cause a nuisance to others especially between the hours of 10.30pm and 8.00am.

Children

12. Most areas of the Caravan Park are unsuitable for occupation by families with 3 or more children.

Services

13. (a) Occupiers are responsible for ensuring that both electrical and gas installations and appliances comply at all times with the requirements of the Company and other appropriate authorities. The occupier is liable for any wastage of water due to negligence (e.g. bursts)
(b) The approval of the Company must be obtained in writing at least 3 months before application is made to British Telecom for a telephone line. As the cable must be ducted, a charge for doing this will be made by the Company.
14. (a) The Occupier must not permit waste water to be discharged onto the ground. As mains water is metered, the use of hoses is forbidden, except in the case of fire.
(b) Permission to use a borehole must be obtained in writing from the Park Office.
15. Alterations to electricity connections must be inspected by the caravan park electrician and a test certificate issued, for which a charge will be made.
16. All caravans sold on the caravan park are required to be tested for gas and electrical safety (and any defects rectified) in accordance with the Company's regulations at the Vendor's expense (see Rule 1c)
17. Underground stopcocks and above ground services shall be maintained at the Occupier's expense.
18. The Occupier is responsible for ensuring that all household and garden refuse is separated and deposited where directed, using recycling bins where possible.
19. Damage to the Company's services or equipment by the Occupier or the Occupier's contractors must be repaired at the Occupier's expense

Vehicles

20. All vehicles must be driven carefully on the park, not exceeding the speed limit of 10mph. Vehicles must be taxed and insured as required by law and drivers must hold a current driving licence and insurance. Disused vehicles must be removed from the park. The prior written approval of the Company must be obtained before commercial vehicles or vans are brought on to the Park.
21. Only one car is normally permitted per caravan. All cars must display a current car pass

Pets

22. Pets, where permitted at the Company's discretion, must be kept on a lead when within the Caravan Park and not allowed to despoil the park or roam free.
23. (a) Only one dog of an approved breed is permitted per caravan.
(b) Every dog brought on to the Caravan Park must be registered with the Company on the appropriate form.

Fire Regulations

24. Boats must not be parked within the caravan park area.
25. Every occupier shall install a 1kg dry powder fire extinguisher in the caravan and this shall be maintained and replaced as laid down by the manufacturer.
26. No combustible material, liquids (e.g. petrol) or liquefied petroleum gas cylinders not in use, is to be stored under or between caravans.

Insurance

27. Caravan insurance is compulsory. Evidence of insurance must be presented to the Company by the Occupier by the 1st July each year.

General

28. It is forbidden to carry offensive weapons or other objects likely to give offence.
29. Behaviour injurious to animals or plants is not permitted.
30. Ball games shall not be played so as to annoy other occupiers. Team games (e.g. football) involving secondary school children and older should not be played within the Caravan Park.
31. Deposits received by the Company for goods or services are not refundable.
32. The property in a title to any material or goods supplied by the Company shall remain in the Company notwithstanding delivery to the customer or elsewhere until such time as payment in full has been received by the Company.
33. These rules will remain in force until amended by the Company in accordance with your Site Licence Agreement.