



Static Park Information

Bron-Y-Wendon Static Caravan Park is an ideal relaxing place for a get away from home. We have many long-term owners who enjoy the views and location of the site which allows them to explore North Wales or just relax in front of the sea.

Interested in owning a holiday home at Bron-Y-Wendon Holiday Park? We hope that this gives you all the information you would need to make your decision as easy as possible.

Purchasing a new holiday home

Most of our Static Holiday Home sales are for new caravans. We work closely with Lloyds Caravans of Pensarn & Towyn, who have been supplying Static Holiday homes to many satisfied customers.

All new caravans sited here would have a new licence agreement of 15 years.

When purchasing a new caravan to be sited here at Bron-Y-Wendon, you would need to consider all of the costs. Your purchase price will include delivery to the park, other ongoing costs and connection costs are shown below;

Ongoing Costs;

- Annual pitch fee (inc. rates, water, pitch fee):
 - Rate 1 = £3635 for pitches 12 – 18
 - Rate 2 = £3895 for pitches 1 – 11, 19 & 20
- Insurance - dependant on cost of van and contents
- Electric – metered (16amp supply) - £0.15 per kWh (increasing to £0.158 per kWh from June 2020).
- Gas – bottled (purchased at reception - £75 for 47kg propane)

Connection Costs;

- Cost of Connection – varies with requirements/work necessary
 - Estimated range between £1200-£2200 + VAT
- 2 x 47kg Propane @ £75 each + initial one-off hire agreement cost of £59.99 per cylinder (£269.98)
- 1 x Asgard Metal 2 Cylinder LPG Store @ £334 + VAT (£400)
- Supply & installation of TV aerial est. £100 + VAT (£120)
- Insurance – We do have a Park scheme with Compass insurance, this is not compulsory. If insurance is sourced elsewhere, we do need a copy of the document and there is a £35 admin charge to check this.
- We have an agreement with Colne Valley Decking who supply and fit all of our decking, If you wish to receive a quote we can arrange for them to contact the Customer direct.

Bron-y-Wendon Holiday Park

Wern Road, Llanddulas, LL22 8HG

VAT reg no. GB560 1105 93 for Touring and Holiday Cottage bookings only
stay@northwales-holidays.co.uk || www.northwales-holidays.co.uk || 01492 512903



Time limit of caravans onsite

We offer a pitch licence term of 15 years. This is based on a new caravan being sited. Once your 15 years has expired, your choice is to trade in and purchase a new caravan (opening a new 15 year licence), or to sell or remove your caravan. We will help with all options.

If you wish to sell your caravan before the end of the 15 year period, the Holiday Park would have first refusal to purchase your caravan. This would be subject to its current condition and length of licence remaining. If we do not wish to purchase your caravan at this time, again we will help with contacts and getting prices for the sale and removal of your caravan. (see below for further information on this)

New caravans

Only New caravans are accepted on site; however, we would consider caravans that are new from the Lloyds showground up to 2 years old.

Owners cannot let out their caravans onsite.

All new vans must be purchased from Lloyds Caravans

Season

Runs from 1st March to 5th January (10 months) 310 nights

Bron-Y-Wendon Holiday Park Manager, Trevor Warwick, is the lead contact for Static caravan enquiries and sales.

Contact details;

Office Contact - 01492 512903
Mobile Contact - 07862 719066
Email - trevor@bronywendon.co.uk

Please do not hesitate to contact us should you have any questions

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Options if you want to sell your Static Caravan...

If you are coming to the end of your licence or ready for a change of caravan you do have options. You can trade your caravan in and purchase a new caravan through Lloyds Caravans & Bron-Y-Wendon. This would mean starting a new 15 year agreement.

If for any reason you wish to cancel your licence and sell your caravan during your 15 year agreement, you would firstly need to give us a minimum of 2 months' notice and we have first refusal to purchase your caravan. Should Bron-Y-Wendon not want to purchase your caravan, we would then get prices for you from our partners. At this point you could also look to sell the caravan privately, but the caravan must leave site. This would also then incur a disconnection fee, payable to the holiday park.

If your caravan has 6 or more years remaining on the licence, we do offer sale on site to a new customer with 15% commission payable to the park. (see below)

If you purchase a caravan with us, your licence will state the details below;

1. Bron-Y-Wendon have first refusal to purchase your caravan at the point of giving notice.
 - a. If purchased by Bron-Y-Wendon we can then either sell your caravan on site or externally.
2. Sell your caravan through a third party with the caravan being taken off park. This can be organised by the holiday park or yourselves,
 - a. A disconnection fee applies
3. If your caravan has more than 6 years remaining on the licence, then we would assess your caravan (looking at condition and market value) and if we deem it to be a viable option we could market the caravan for sale on site to a new customer with its remaining term.
 - a. Bron-Y-Wendon would then take 15% commission on the sale of the caravan.
 - b. During this time, you can also market your caravan for sale externally.
 - i. All negotiations and final sale must still come through the holiday park and 15% commission to the holiday park still applies.
 - c. With this option, whilst the caravan is being marketed you would remain responsible for all maintenance and costs incurred for your caravan (pitch fees, electric, gas, insurance etc)
 - d. We cannot guarantee the sale of your caravan during this process, although we always work hard on your behalf to do so. Should your caravan not sell quickly enough for you, you can revert back to option 1 or 2.

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