

Exclusive second homes on the
beautiful Norfolk coast



Your Seaside Retreat



01263 726835
www.mundesleyholidayvillage.co.uk

Welcome

Thank you for your recent enquiry regarding holiday home ownership at Mundesley Holiday Village

I hope you find the enclosed information helpful. However it is quite usual for people to still have some unanswered questions such as:

- What types of holiday home are available?
- How long is the park open for?
- Can I live on the park?
- How much do holiday homes cost?
- What are the annual costs?
- Can I rent my holiday home out to help cover these costs?
- Are there any special offers or incentives for a quick completion?

If you have questions like this then please call us or, better still, visit the Park where our friendly park team will be happy to answer all of your queries.

Also, by visiting the Park you will be able to see, and feel, first hand just how truly luxurious these homes are.

The office is open from 9.30am to 5.30pm 7 days per week, and you can call us on 01263 726835.

If luxury, peace and tranquillity are what you seek from your holiday home at an affordable price, I do not doubt that Mundesley Holiday Village is the place for you.

I hope that you enjoy your visit and look forward to welcoming you as our latest owners here at Mundesley Holiday Village.

With Warmest Wishes,

Timothy Hay BA (Hons)

Owner
Mundesley Holiday Village



An exclusive new holiday village

Mundesley Holiday Village is an exclusive new development of luxury holiday homes, set in well kept, landscaped grounds and located upon a cliff top in the historic and picturesque Norfolk seaside town of Mundesley.

A new concept in holiday home ownership

With a range of holiday homes from cottages to bungalows and caravans to lodges we hope to encourage the feeling of community that is sadly missing from many areas of the country today.

Here at Mundesley Holiday Village we want to create a community of like-minded people who all have similar requirements as they enjoy the fruits of their labours where children and grandchildren are welcome and traditional family values still exist.

Get away whenever you want

Many of our owners have used the equity freed from their houses and pension plans to invest in a property abroad; France, Spain, Portugal, Cyprus and Bulgaria for example. Mundesley Holiday Village allows these owners to enjoy their overseas property whilst still maintaining a safe and secure, luxury base in the UK.

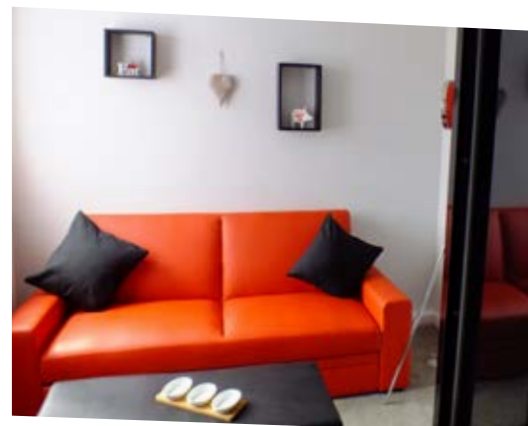
Mundesley Holiday Village provides home owners with luxurious second homes in a relaxing, tranquil environment. This idea is proving popular with a wide cross-section of owners, as it enables them to downsize their current home and take it easy, while the park takes care of grass cutting, security, grounds keeping, rubbish collection, gas deliveries and general park maintenance.

No worry about running costs

We took the decision to allow 'Buy to Let' so that you will be able to earn valuable income to help offset your running costs if so wish to do. Mundesley Holiday Village is a family friendly community of like-minded people who all have similar requirements as they enjoy the fruits of their labours. Children and grandchildren are always welcome to visit and stay over any time they wish.

Are pets allowed?

Yes. We simply ask that if you have a pet dog, they are kept on a lead when he/she is not relaxing on your gated veranda. We also ask that all owners clean up after their animals. Dog breeds specified under the 'Dangerous Dogs Act' are not permitted.





Perfect location

Safety and Security

Our aim is to provide you with advice and assistance in any way we can, so that you make the most of your time here at Mundesley Holiday Village. Our owners have total peace of mind thanks to our comprehensive range of bespoke security measures. To start with, each holiday home has domestic specification double glazing and front door, both with multipoint locking. Finally, the whole park is covered by CCTV and the park perimeter is patrolled by Police from nearby Bacton Gas Terminal every hour giving you complete piece of mind that your investment is protected.

Mundesley Holiday Village was chosen for development because of its fantastic transport links to the rest of the world. By road it is less than one hour to Norwich International Airport. By rail it is approximately 2 hours to Central London.

Mundesley is also a wonderful place to relax, with award winning beaches, a beautiful seafront, great shopping and very low annual rainfall.

The neighbouring town of Cromer boasts a rich history as one of the premier traditional seaside resorts in the uk.

Cromer is still home to a small fishing fleet delivering fresh fish on a daily basis. It has, as you'd expect, some of the finest seafood restaurants in Norfolk and home to the world famous Crabs.

On-site Warden 24 hours a day

A full-time warden is resident on the Park and provide security, maintenance and grass cutting. All you have to do is sit back and soak up the peace and tranquillity, secure in the knowledge that your investment and your family are extremely well protected.

Can we have Sky TV?

Yes. Once you have arranged your phone line to your holiday home, you can contact Sky and have it installed. All we ask is that you have a small dish attached to your holiday home as discreetly as possible.



What our owners say



Mr & Mrs J

"We have a property in Portugal but it gets too hot there in the summer. We like to return to England at that time and need to keep a base here so we don't impose too much on our family. Mundesley Holiday Village gave us the perfect solution. We can now pop back as often as we want to and it's nice to know that our UK home is safe and secure while we're abroad."

Mrs P

"Since my husband passed away, I had struggled with the upkeep of our large house and garden. Selling up and buying a small flat with no garden plus a cottage at Mundesley Holiday Village just lets me relax. Everything is taken care of that I couldn't manage before, as the park wardens even cut the grass for me!"

Mr & Mrs S

"We were rattling around in a big house since the children moved out. It just made sense to sell the house and downsize to something smaller. It also meant we could purchase a holiday home at Mundesley. We can finally do all the travelling we've been promising ourselves for years and also have lovely holidays in a peaceful village-type community, whenever we like."



Annual running costs

Annual Site Fee - from £2995.00

The site fee is fully inclusive of local water charges, council rates contribution, grass cutting, park maintenance, 24 hour security cover, and resident Warden assistance (when and if required).

Insurance - from £250

(£100,000 buildings cover, £10,000 contents cover)

All owners must be adequately insured, but may use their own insurance provided a copy is presented to us for our records at each renewal.

Gas and electricity costs

Gas bottles can be ordered from reception. The cost includes delivery, connection, and removal of empty bottles. Electricity is individually metered to each home, so you only pay for what you use. It is charged at the standard unit cost, which is billed quarterly.

Will the annual fee increase, if so is there a limit?

Yes it will go up, but only in line with inflation the same way as wages, pensions, etc. increase. We adhere to the Code of Practice laid down by the BH&HPA (British Holiday and Home Parks Association) which prohibits excessive rises in fees



12 great reasons

why you will become our next holiday home owner at Mundesley Holiday Village



1

Enjoy the creature comforts of owning your very own designer holiday home



2

Improve the quality of how you spend your leisure time



3

A perfect base from which to explore the surrounding area



4

Largest range of holiday homes available to view in the area



5

Freedom to stay whenever you want during our 12 month open season



Your Seaside Retreat



Finance your purchase using one of our great packages

6



Monthly social events just for our owners to enjoy

7



Residential wardens providing security and park maintenance

8



Sublet your holiday home to help offset your running costs

9



100 year licence available on your holiday home protecting its future value

10



A perfect UK base for those wanting to invest abroad

11



Luxury holiday homes starting from only £54,995

12





Out & About

Shopping

North Norfolk has some seriously good shopping with an emphasis on local produce and independents.

Market towns such as Aylsham, Fakenham, Reepham, North Walsham and Stalham have traditional markets and mouth-watering Farmers Markets whilst there is fantastic boutique shopping and art collecting to be had in Holt and Burnham Market.

Seasonality is king so every month brings something distinctive to those browsing.

Look out for the wonderful 'Gone Crabbing' clothing and gifts - an original North Norfolk company.

Christmas is particularly special when every lane and shop in the Georgian town of Holt is bedecked in twinkling lights and Burnham Deepdale hosts one of the best festive markets in the region.

Shopping in North Norfolk is all about poking around in the many small, unique and independently owned shops and boutiques.

Whether you are buying gifts to take home, your own souvenirs, locally made clothing, food for your cottage or lodge, or even antiques, you will find plenty of choice in our beautiful villages and market towns to keep you amused.

The fine city of Norwich is less than one hour's drive from the North Norfolk coast offering the usual variety of High Street and town centre malls, but in our villages and towns you will be able to browse for locally produced food in the tempting delis and markets, and spend some time selecting that heirloom piece of artwork from the gentle galleries and gift shops.

Eating Out *(some of our personal favourites)*

The Globe Inn - Wells Next-the-Sea

Our team of chefs work closely with all the local fishermen and butchers and take real delight in producing locally sourced, constantly fresh and delicious meals.

The Banningham Crown - Norwich

A traditional 17th Century pub & restaurant with sheltered gardens & patio. Food served throughout 7 days a week. Log fires in winter. Timbered bars. Rural location. Cyclists and walkers catered for. Freshly prepared local produce.

The Links Restaurant - Cromer

Stylish In2Blu restaurant provide a contemporary setting in which to enjoy delicious meals to suit all tastes.

Frazer's Restaurant At The Sea Marge Hotel - Cromer

Wine and dine in style at this north Norfolk hotel restaurant.

The Victoria Inn At Holkham - Holkham

Following an extensive refurbishment involving local craftsmen and designers, The Victoria re-opened in early May and has been transformed into an independent English inn offering great food, stylish accommodation and friendly service.

Byfords Deli - Holt

Pay a visit to the deli at Byfords and you'll find yourself in foodie heaven.

The Dales Country House Hotel - Upper Sheringham

Contemporary English cuisine. Home cooked using locally sourced fresh ingredients.

The Jolly Sailors - Brancaster Staithe

The Jolly Sailors is a traditional 18th century free house pub which has been taken back to its origins and is situated in the picturesque village of Brancaster Staithe in the the heart of village life in scenic North Norfolk.

The Grove - Cromer

Relaunched in 2012, the Grove achieved two AA Rosettes within eighteen months of opening. Now, with head chef Michael West at the helm, a full à la carte menu offers an exquisite range of locally sourced Norfolk food.

The Crown Hotel - Wells Next-the-Sea

Whether you choose to eat in The Crown's front restaurant, the spacious orangery or one of our two lounge room, you're sure of a culinary experience that will linger long on the tongue, and even longer in the memory.





Local Attractions

When it comes to North Norfolk Attractions, there is lots of fantastic and exciting things for families to see and do together.

An enchanting day of tree climbing and Twiggle and Boggle spotting at BeWILDerwood will tire the liveliest and most adventurous youngster, whilst Wroxham Barns's attractive mix of the Junior Farm, shopping and traditional funfair is a great family favourite.

A mystical time is to be enjoyed at Davenport's Magic Kingdom at North Walsham or you can head to the UK's largest indoor model experience at the newly opened Wroxham Miniature Worlds.

Children can learn the wonders of the natural world and run free at WildRootz at Pensthorpe Natural Park or head to Norfolk's best large visitor attraction of 2013, Dinosaur Adventure at Lenwade - an all-weather monster attraction set in 100 acres of woodland, featuring the Dinosaur Trail, Secret Animal Garden, indoor and outdoor adventure play areas and lots more.

But North Norfolk Attractions are not all about adventure parks - think about Holt Country Park or Bacton Woods for delightful woodland walks, Sheringham Park, Felbrigg Hall or Blickling Hall for our

local National Trust properties offering a full day out, or the beautiful Water Gardens at Gooderstone near King's Lynn, or the Queen's Sandringham Estate.

And don't forget the fine associations this area has with the railways, especially the North Norfolk Railway ("The Poppy Line") based from Sheringham and the Bure Valley from Aylsham.

Some of the biggest North Norfolk Attractions are natural however with the beaches at Brancaster and Holkham, the striped cliffs at Hunstanton, the seal trips from Morston Quay, the marshes and broads, and the bird life.

Whether you are looking for an action packed day out, or a relaxing wander, whatever the weather, North Norfolk has attractions that will inspire, relax and interest you.

You'll be spoilt for choice, which means you'll just have to come back to us again...

How long is the park open?

Owners can occupy their holiday home any time during the 12 month open season for as little or as long as they wish but it is not a residential park and they cannot live here. All owners must be registered at a permanent address other than Mundesley Holiday Village for the purposes of the electoral role, council tax, water rates and census. We shall require proof of primary address on an annual basis in the form of a Council Tax bill or proof of residence abroad. Mundesley Holiday Village may not be used as a postal address or primary address for driving licence, insurance, doctors registration etc.



Holiday home ownership is as easy as 1, 2, 3



1 Make sure the park is right for you

- Are there good road and rail links for easy access to the park?
- How long is the park season?
- Are pets allowed?
- What are the running costs?
- Are there any events for owners on the Park?
- Do you allow sub-letting?

2 Find the right holiday home

- How much do the holiday homes start from?
- Which holiday homes best suit my budget?
- How many do they sleep?
- Can I personalise my holiday home?
- Are there finance packages available?
- What is included in the home?

3 Choose the right location

- What plots are available?
- What does the local area have to offer?
- How long will it take for my holiday home to be ready to move into?
- How many parking bays do I have?
- What size decking can I have?
- What type of sheds are allowed?

To answer all these questions, simply call us now on 01263 726835 to book your no-obligation park visit.



Escape to the coast

When you buy your own home at Mundesley Holiday Village, you can escape to the coast whenever it suits you. And if you're one of the growing band of people with a home abroad, owning a luxury second home here will ensure you keep a foothold in the UK for when you return to see family and friends.

Mundesley Holiday Village is perfectly placed, being located in the picturesque seaside town of Mundesley, with excellent transport links within the UK, to Europe, and the world beyond. Mundesley Holiday Village is an oasis of tranquility but less than 30 minutes from the city of Norwich. Norwich International Airport is around 45 minutes drive, Central London is only 2 hours away by rail and with improvements on our main entry roads such as the A47 and A10, our park is right on your doorstep!

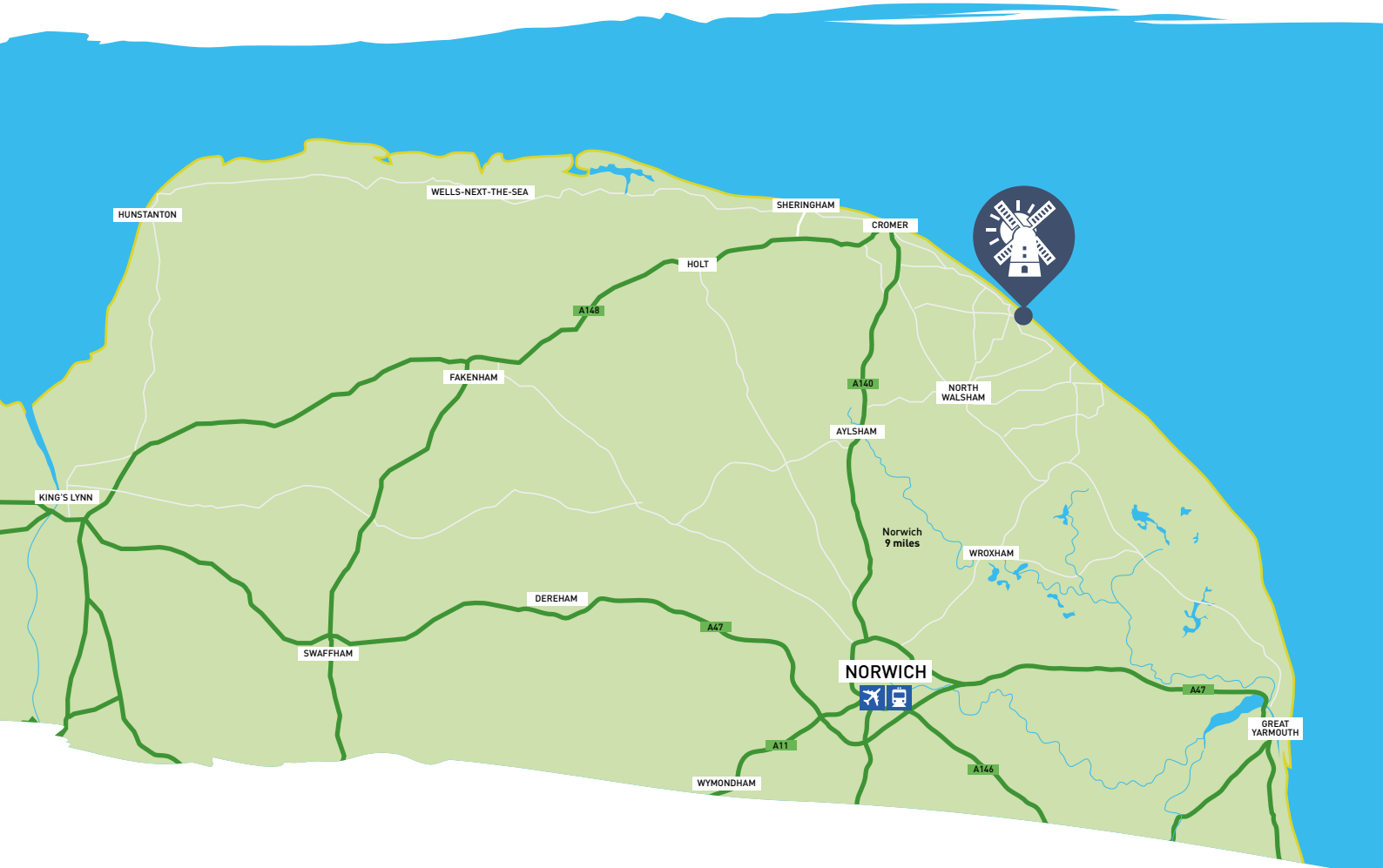
At Mundesley Holiday Villages exclusive community of luxury holiday homes, all of our owners benefit from:

- 100 year licenses to help protect resale values
- Full time resident managers who provide 24 hour security, maintenance, and grounds keeping, as well as general assistance as and when required
- An open period of 52 weeks of the year (however, we are not a residential park)
- Monthly social events just for our owners
- The fact that all homes are double glazed, centrally heated, fully furnished, and ready to move in

At Mundesley Holiday Village, our aim is to provide our owners with the highest standard of comfort and security, and the ability to relax, safe in the knowledge that their home is in good hands, whether they are at home or away.



Your holiday home at Mundesley Holiday Village
Welcome to your new
leisure lifestyle



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