Buyer's Guide

Frequently asked questions about buying a holiday home

Buying a holiday home is a fantastic way to enjoy a holiday, it gives you the choice and freedom to holiday in a place that you can enjoy throughout the season.
Buying and owning a caravan at Cambria is a cost effective solution to owning a second home. We appreciate that your spare time is precious and it is important to us that we find you the right holiday home, within your budget first time, so you and your family can enjoy Cambria for years to come.
This guide has been designed to answer questions you may have so that you can make your final decision. Should you have any further questions do not hesitate to contact us we are more than willing to help you.
Here are the most common questions we get asked with some tips to get you off to a great start!

1.How long is the season?
The majority of parks operate a season. Cambria Caravan Park operates on 2 seasons, 7.5 months and 10.5 months. For those owners choosing to opt for a 7.5 month season, the Park will be open from Wednesday 3rd March 2027 and will close 31st October 2027. For those owners choosing a 10.5 month season the Park will open on Wednesday 3rd March 2027 and will close on Monday 10th January 2028.

2. How much are the Site Fees?
The Site Fees for 2027 are currently for a 7.5 month season £4,558.00 which includes VAT @ 20%, water, security, park maintenance and refuse collection.

The Site Fees for 2025 for a 10.5 month season are currently £5,083 which includes VAT @ 20%, water, security, park maintenance and refuse collection.

Gas and electric are charged on a metered basis and you will be invoiced twice a year for any gas and electricity used.

There are 2 extra charges throughout the season the annual gas test which is billed in June and the winterisation (draining down at the end of the season and the reconnecting at the beginning of the season) which is billed in April. Insurance is mandatory and a copy of the Insurance Schedule MUST be kept in the office. There is a choice of Insurance companies, please ask in the office for more information. The policy must be on NEW FOR OLD basis.

3. What can my caravan be used for ?
Caravans at our Park can only be used for holiday purposes. This means the Caravan cannot be someone's main residence. You are required to provide proof of your main address when you purchase a caravan from ourselves and yearly whilst you own the Caravan.

4. What is a holiday?
A holiday is a period of recreation away from your main residence, during which no work is done.

5.How long can a holiday be?
Individual circumstances vary. The point is that someone who is on holiday has their main residence elsewhere where they mainly live.

6. How frequently can I have a holiday?
There is no limit to the number of holidays which can be taken in the Caravan provided that it is not used as someone's only or main place of residence.

7. **Can I work locally, and my children go to local schools?**
No, as commuting to work or school from this Park would be taken as strongly indicating the Caravan is being used as someone's main residence.

8. Can I register with the doctor locally?
Of course, people get ill on holiday and may use the local doctor as a temporary patient. It should not be necessary for someone with a main residence elsewhere to register with the doctor for holiday periods unless they have particular health requirements.

9. **I am retired. Can I use the Caravan all the time?**
Being retired does not mean you are on holiday. The test is whether you have a main residence elsewhere.

10. My main residence is overseas. Does this count?
Yes, but all the facts are relevant when deciding whether the overseas property or the Caravan is your main residence. These would include whether you own the overseas property or, if it is rented, then how long you have rented it for, how much time you spend in the Caravan and how much in the overseas property.

11. **Can I run a business from the Caravan?**
Definitely not. This would not be consistent with holiday use. However, if someone wanted to keep in touch with their work or business whilst they are on holiday, for example, they could use a laptop, tablet or smartphone.

12. Can I have post delivered to the park?
We do not facilitate this. If post is delivered as a matter of course, this would indicate the Caravan is being used as an only or main place of residence.

13. Can I register for Council Tax in order to obtain Housing Benefit?
No. Business Rates and not Council Tax are charged for Caravans. Paying Council Tax or receiving Housing Benefit to pay the Pitch Fees would be taken as strongly indicating the Caravan is being used as a main residence.

14. What happens if I break the holiday rule?
Your Licence Agreement with us contains your undertaking to comply with the holiday rule. If you broke that we would ask you to stop doing so. If you were to fail to comply, we would be entitled to terminate the Licence Agreement and to ask you to remove the Caravan. The planning authority might also take action against you for breach of the holiday rule.

15. What happens if my circumstances change?
Your Licence Agreement does not allow the Caravan to be used as a main residence, even on a temporary basis.

16. Is there an age limit to the holiday home I can site on the park?
NO - but the caravan must be kept clean and tidy.

17. Does the park offer a part-exchange service?
If after a few years you decide you want to purchase a new holiday home or something that is newer, the sales office will offer you a great part-exchange service.

18. Do you offer finance?
No, we suggest you arrange your own finance with your bank or other lenders. Supermarkets can also offer competitive rates.

19. Can I let my holiday home out?
We do not allow private letting of your caravan. However, we do allow close friends and family to stay at your caravan, this is capped to a maximum of six adults in any one season. At the start of each season, it is compulsory to register the 6 individuals, in addition to you as Owners, that may stay in your caravan over the coming season.

20. Do you allow Dogs?
Yes, Dogs are welcome but must not be a breed on the Dangerous Dog's Act. All dogs must be

kept on a SHORT lead, at all times. Owners are asked to walk their dogs off site. No dogs are to be left unattended on a balcony/veranda or outside. If a dog causes a disturbance to other caravan owners i.e., continuous barking, you will be asked to leave the Site. Please ensure you clean up after your dog, failure to do so will result in you being asked to leave the Site. Banned breeds or dangerous dogs listed in the Dangerous Dogs Act 1991 are **not** permitted on Park. Banned breeds with an 'exemption certificate' are not permitted on Park.

21. Can I store my Boat/Jet Ski ?

Unfortunately, Boats/jet skis are not allowed to be stored/parked on site.