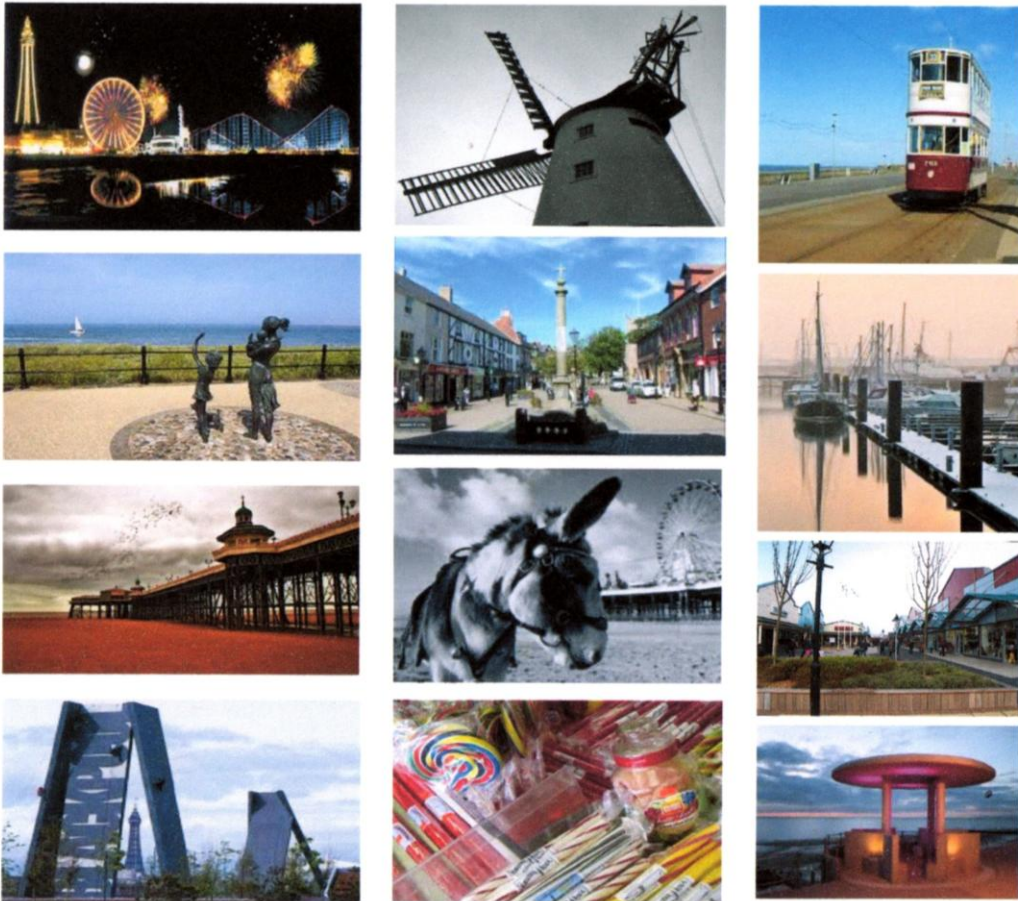


OPEN: 1 MARCH - 15 NOVEMBER



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STATIC CARAVAN HOLIDAY HOMES 2012



KNEPS FARM HOLIDAY PARK
 A CALM OASIS IN THE COUNTRYSIDE

'KNEPS FARM HOLIDAY PARK has been superbly developed over the years, since it was established in 1967, and provides one of the best locations for anyone wishing to purchase their own Static Caravan Holiday Home'



LOCATION - Situated adjacent to the Wyre Estuary Country Park at Stanah, east of Thornton-Cleveleys, the area provides a rural retreat of peace and tranquillity. The region's excellent Motorway network is only 8 miles away, meaning that the majority of our clients have little over an hours drive to reach us. The local 'A' and 'B' Road network is excellent for travel into the Wyre District and surrounding areas, such as Blackpool and the Fylde Coast, the Forest of Bowland and the magnificent English Lake District.

TRANSPORT - An hourly bus service, during the day, from outside the Park Entrance, connects with other services at Cleveleys, approximately 2.5 miles away, including the famous Blackpool Trams, which run to Fleetwood. The nearest Railway Station is at Poulton-le-Fylde, also 2.5 miles away, from where hourly services to Manchester connect with the main West Coast Line at Preston.

AMENITIES - The Park has its own well-stocked and licensed Convenience Store, open daily from 8.00am; specializing in Confectionery, Snacks, Soft Drinks and Ice Cream. The store also offers Newspapers, Magazines and General Groceries. Our modern Launderette has coin operated Washing Machines, Spin Dryer, Tumble Dryers and Irons. For Children there is a safe and secure Playground, along with plenty of open space and walks at the adjacent Wyre Estuary Country Park. The Park is well illuminated at night and has the added security benefit of 24 hour VNPR (Vehicle Number Plate Recognition) Camera Operated Entry and Exit Barriers.

RECREATION & LEISURE - Being only 7 miles from Blackpool, there are countless Attractions throughout the Season, including the Pleasure Beach, Blackpool Tower, Cinema's and Theatres. But many of our Clients prefer the more sedate pace of the other towns along the Fylde Coast, of Lytham St Anne's, Cleveleys and Fleetwood, where for shopaholics there is the 'Freeport Leisure Village'. There are also several Leisure Centres, Swimming Pools, Health Fitness Studios and Golf Courses within the Wyre District.

YOUR OWN HOME ON HOLIDAY - If the idea of owning your own Caravan Holiday Home interests you, then please feel free to visit us and view the Park for yourself, plus our selection of New and Used Holiday Homes. We pride ourselves in the standard of service and quality of workmanship involved in the siting of New Caravan Holiday Homes. Each plot has full services, including 20amp Metered Electricity and Mains Water. Once sited and connected, Units are Chain Anchored and supported on the plot, and are made ready for occupation with items such as, Television Aerial, Entrance Steps and Lamps. To comply with gas regulations, all Units are supplied with two 47kg Propane Gas Cylinders, including all the relevant fittings and pipe work. As Members of the British Holiday Home Parks Association, we operate to the Code of Practice for Selling and Siting Holiday Caravans, drawn up in conjunction with the Office of Fair Trading. We would be pleased to discuss any aspect of the Code and its obligatory agreement, plus any other questions you may have, during your visit to the Park.

TRANSPORT, SITING & COMMISSIONING CHARGES

Caravan Holiday Homes

£1500.00

CARAVAN HOLIDAY HOME PLOT/SERVICE FEES 2012-2013

BASIC PARK FEE	- Units up to 31' in length	£1850.00
SUPPLEMENTS	- over 31' & up to 36' in length	£ 40.00
	- over 36' in length	£ 80.00

The Annual Park Fee is payable in two equal instalments. The first instalment is due for payment on or before 15 JANUARY 2012, and the second instalment is due for payment on or before 15 APRIL 2012. Each instalment is subject to a settlement discount of £40.00, if paid by the due date. All Park Fees are inclusive of VAT @ 20%.

NON-DOMESTIC RATE, ENVIRONMENTAL SERVICE CHARGE & UTILITIES INFRASTRUCTURE & ADMINISTRATION CHARGE

Issued 15 June 2012 - Payable by 15 July 2012.

(2011 Charge - £419.00)

(Environmental Service Charge - inclusive of VAT @ 20%)

ELECTRICITY

Metered Units.

Issued 1 October 2012 - Payable by 31 October 2012.

(2011 Charge - 10.95p per unit)

(Inclusive of VAT @ 5%)

BOTTLED LIQUEFIED PETROLEUM GAS

(2011 Charge - £67.50 for 47kg Refill)

(Inclusive of VAT @ 5%)

CARAVAN HOLIDAY HOME INSURANCE

Information available on request.

WHERE APPLICABLE, ALL CHARGES ARE PROPORTIONED FROM DATE OF SITING FOR NEW CARAVAN HOLIDAY HOMES