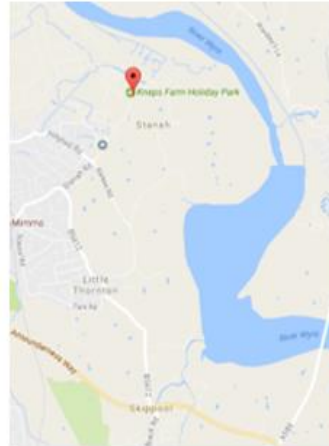


## HOW TO FIND US

### APPROACHING FROM THE SOUTH:

At M6 J32, take the M55 exit to Blackpool. At J3 take the exit to Kirkham & Fleetwood. At the roundabout, take 3<sup>rd</sup> exit onto A585 for Fleetwood. Turn left at the 1<sup>st</sup> set of traffic lights where the A585 merges with the A586 (Windy Harbour). Continue on A586/A585 for ¼ mile. At the 2<sup>nd</sup> set of traffic lights, bear right onto the A585 (Mains Lane) where it splits at the Shell Petrol Station. Go straight ahead at the 3<sup>rd</sup> set of traffic lights. At the roundabout, by the River Wyre pub, take the 3<sup>rd</sup> exit onto the B5412 (Skippool Road). Continue to follow the B5412 for 1 mile. At the 1<sup>st</sup> mini roundabout, take 2<sup>nd</sup> exit onto Stanah Road. At the 2<sup>nd</sup> mini roundabout (Stanah Road/Raikes Road/Hillylaid Road), take 2<sup>nd</sup> exit onto Stanah Road. After ¼ mile, continue straight ahead onto River Road. Kneps Farm Holiday Caravan Park faces you on the bend.



### APPROACHING FROM THE NORTH:

At M6 J33, take the A6 exit to Lancaster (South). At the roundabout, take the 1<sup>st</sup> exit towards Preston A6 (Lancaster Road). Continue on the A6 for 7 miles. Turn right onto the A586 (The Avenue). Continue on the A586 for 7 miles. At the 1<sup>st</sup> set of traffic lights the A586 converges with the A585 (Windy Harbour). Continue on A586/A585 for ¼ mile. At the 2<sup>nd</sup> set of traffic lights, bear right onto the A585 (Mains Lane) where it splits at the Shell Petrol Station. Go straight ahead at the 3<sup>rd</sup> set of traffic lights. At the roundabout, by the River Wyre pub, take the 3<sup>rd</sup> exit onto the B5412 (Skippool Road). Continue to follow the B5412 for 1 mile. At the 1<sup>st</sup> mini roundabout, take 2<sup>nd</sup> exit onto Stanah Road. At the 2<sup>nd</sup> mini roundabout (Stanah Road/Raikes Road/Hillylaid Road), take 2<sup>nd</sup> exit onto Stanah Road. After ¼ mile, continue straight ahead onto River Road. Kneps Farm Holiday Caravan Park faces you on the bend.



### APPROACHING FROM BLACKPOOL, CLEVELEYS, FLEETWOOD OR THE COAST:

Follow the tram lines to the traffic lights at Victoria Square in Cleveleys Town Centre. Turn inland onto the B5412 (Victoria Road West). At the traffic lights, continue straight ahead. At the roundabout (A585 Amounderness Way), take the 2<sup>nd</sup> exit onto the B5412 (Victoria Road East). At the traffic lights continue straight ahead towards Thornton Village. Go straight over the 1<sup>st</sup> mini roundabout in Thornton Village. At the 2<sup>nd</sup> mini roundabout, turn left onto Stanah Road. At the 3<sup>rd</sup> mini roundabout (Stanah Road/Raikes Road/Hillylaid Road), take 2<sup>nd</sup> exit onto Stanah Road. After ¼ mile, continue straight ahead onto River Road. Kneps Farm Holiday Caravan Park faces you on the bend.

[WWW.KNEPSFARM.CO.UK](http://WWW.KNEPSFARM.CO.UK)

01253 823632

[ENQUIRIES@KNEPSFARM.CO.UK](mailto:ENQUIRIES@KNEPSFARM.CO.UK)

KNEPS FARM HOLIDAY CARAVAN PARK, RIVER ROAD, STANAH, THORNTON-CLEVELEYS, FY5 5LR.



KNEPS FARM HOLIDAY CARAVAN PARK

RIVER ROAD, STANAH, THORNTON-CLEVELEYS, FY5 5LR.

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01253 823632

## SEASONAL TOURING PITCHES

OPEN: 1 MARCH 2022 - 15 NOVEMBER 2022



KNEPS FARM HOLIDAY CARAVAN PARK HAS BEEN SUPERBLY DEVELOPED OVER THE YEARS SINCE IT WAS ESTABLISHED IN 1967. IT PROVIDES ONE OF THE BEST LOCATIONS FOR ANYONE WISHING TO PITCH THEIR TOURING CARAVAN FOR THE SEASON.

# EXPLANATION OF HOLIDAY USE AT KNEPS FARM HOLIDAY CARAVAN PARK

We are glad you have chosen Kneps Farm Holiday Caravan Park for your Seasonal Touring Caravan and are confident you will enjoy many happy holidays here.

Kneps Farm Holiday Caravan Park is a holiday park, and it is important you consider what that means.

The following questions and answers explain the holiday use requirement.

**Q** *What can my Seasonal Touring Caravan be used for?*

**A** Seasonal Touring Caravans at our park can only be used for holiday purposes. This means the Seasonal Touring Caravan may not be someone's main residence. That is why we ask you about the address of your main residence and will continue to do so while you occupy a Seasonal Touring Pitch.

**Q** *What is a holiday?*

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

**Q** *How long can a holiday be?*

**A** There is no hard and fast rule because people's individual circumstances vary so much. The point is that someone who is on holiday has their main residence elsewhere where they mainly live.

**Q** *How frequently can I have a holiday?*

**A** There is no limit to the number of holidays which can be taken in your Seasonal Touring Caravan provided that it is not used as someone's only or main residence.

**Q** *Can I work locally, and my children go to local schools?*

**A** No, as commuting to work or school from Kneps Farm Holiday Caravan Park would be taken as strongly indicating the Seasonal Touring Caravan is being used as someone's main residence.

**Q** *Can I register with the doctor locally?*

**A** 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.

**Q** *I am retired and want to use the Seasonal Touring Caravan all the time?*

**A** Being retired does not mean you are on holiday. The test is whether you have a main residence elsewhere.

**Q** *My main residence is overseas, does this count?*

**A** Yes, but all the facts are relevant when deciding whether the overseas property or the Seasonal Touring 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 Seasonal Touring Caravan and how much in the overseas property.

**Q** *Can I run a business from the Seasonal Touring Caravan?*

**A** 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.

**Q** *Can I have post delivered to the park?*

**A** We do not facilitate this. If post is delivered as a matter of course this would indicate the Seasonal Touring Caravan is being used as a sole or main place of residence.

**Q** *What happens if I break the holiday restriction?*

**A** Your Licence Agreement with us contains your undertaking to comply with the holiday condition. 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 Agreement and ask you to remove the Seasonal Touring Caravan. The planning authority might also take action against you for breach of the holiday condition by serving an Enforcement Notice.

# 2022 SEASONAL TOURING PITCH FEES



WINTER STORAGE FEE (16 November 2021 - 28 February 2022) £ 157.50

SEASONAL PITCH FEE (01 March 2022 - 15 November 2022) £2210.00

METERED ELECTRICITY (2020 Charge - 17.6p per unit)  
(Meter read at the end of the season or on departure)



- Part seasonal rates charged on a pro-rata basis (where applicable).
- Seasonal touring pitches include water hook up & grey water drainage connection & a stoned area for awnings.
- The touring caravan must be sited & de-sited by ourselves.
- The touring caravan must be under 10yrs of age from the date of manufacture when initially stationed on the park.
- Awnings are allowed but must be taken down when the touring caravan is unoccupied.
- A maximum of 3 dogs are allowed (must be kept on a short lead, at all times, and exercised off the park).
- Cars must be parked in the park area specified, adjacent to the road & must not, under any circumstances be driven onto the grass.
- Other terms & conditions apply (sample agreements available to view at the park reception).

**LOCATION** - Situated adjacent to the Wyre Estuary Country Park at Stanah, east of Thornton-Cleveleys, the area provides a rural retreat of peace and tranquility. The region's excellent Motorway network is only 8 miles away, meaning that the majority of our clients have little over an hour's 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 Lake District.

**TRANSPORT** - A regular bus service, during the day, from Hillylaid Road (1/3 of a mile away from the Park Entrance) connects with other services at Cleveleys & Poulton-le-Fylde, both approximately 2 1/2 miles away. At Cleveleys, you can ride one of the famous Trams, which run regularly between Blackpool & Fleetwood. The nearest Railway Station is at Poulton-le-Fylde, also 2 1/2 miles away, from where hourly services to Manchester & York connect with the main West Coast Line at Preston.

**AMENITIES** - The Park has its own small Convenience Store, specializing in Confectionery, Snacks, Soft Drinks Barista style coffee and locally made 'Wallings' Ice Cream.

Our modern Launderette has coin operated Washing Machines, Tumble Dryer 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 benefit of 24hr ANPR (Automatic Number Plate Recognition) Camera Operated Entry and Exit Barriers, and 24hr CCTV monitoring.

**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. Some Clients may 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 'Affinity Lancashire Outlet Village'. There are also several Leisure Centre's, Swimming Pools, Health & Fitness Studios and Golf Courses within the Wyre Area.

**STATIONING A TOURING CARAVAN AT KNEPS FARM HOLIDAY CARAVAN PARK** - The sub-letting of your Seasonal Touring Caravan is not allowed. Seasonal Touring Caravans are not to be used as your sole or main residence. Stationing a Seasonal Touring Caravan at Kneps Farm Holiday Park is subject to the annual signing and acceptance of the Seasonal Agreement, Agreement to Store a Touring Caravan and the Park Rules. (A copy of the Agreements are available, from the Park Office, on request).

# KNEPS FARM HOLIDAY CARAVAN PARK

## PARK RULES

### Introduction

These park rules are in place for the good management of Kneps Farm Holiday Caravan Park and the benefit of all who use it. They are based on the model park rules, drafted by the British Holiday & Home Parks Association (BH&HPA) and form part of the Licence Agreement that is the contract between you and us for your occupation of a pitch on the park. They should be read alongside your Licence Agreement.

The park rules do not affect anything to which you are entitled under the terms of your Licence Agreement.

The expression 'you'/'your' means the Caravan owner and/or occupier (and this includes anyone using or visiting the Caravan). The expression 'we'/'us'/'our' refers to the park owner and/or manager.

Please make sure that anyone using the caravan is aware of the park rules.

The rules set out below are the park rules referred to in your Licence Agreement. You are reminded that breach of these rules is a breach of your Licence Agreement and could result in termination of the Licence Agreement.

### Safety

- You should use the park safely and should not cause danger to others.
- You should supervise children properly so that they are not a nuisance or danger to themselves or others.
- You should obey all health and safety notices displayed on the park and act on the reasonable instructions of park staff in matters of health and safety.

### Security

- You are solely responsible for securing the Caravan.
- You must ensure that all other occupiers of the Caravan report and register at reception on arrival, in order to gain entry to the park via the 24hr ANPR (Automatic Number Plate Recognition) security barriers.
- You must not interfere with the proper operation of the park's CCTV system, which is operated for the purposes of security, safety and good management.

### Permitted number of occupiers

- Your Caravan may not be used for sleeping a number of persons greater than the 'maximum sleeping capacity' stipulated in your Licence Agreement; if no number is stipulated then it may not be used for sleeping a number of persons greater than the number for which it was designed.

### Visitors to the Caravan

- Only people lawfully staying with your permission or visiting you have permission to enter the park.
- Your visitors must leave the park by 11pm.
- It is your responsibility to ensure that your visitors and all occupiers of your Caravan adhere to the park rules.

### Ejection on grounds of behaviour

- In the event of persistent or serious misconduct by you, a member of your family, your occupiers, visitors or guests, we will follow any relevant notice procedures in the Licence Agreement. We do not have to follow any formal procedure to eject other visitors or tradesmen.

### Condition of the Caravan

- You must keep the Caravan in a good state of repair and condition.
- You must not change the colour of the exterior of the Caravan without our prior consent in writing.

### Your pitch

- You are responsible for the cleanliness of the Caravan pitch.
- You are responsible for keeping the area around the Caravan clean and tidy.

### Enclosure of pitches

- We do not permit the erection of fences or any means of enclosure of a caravan pitch.

### Digging and gardens

- You must not dig any hole at the park.
- You must not apply any weedkiller or herbicide at the park.
- You must not create any garden, where there is space available, without our prior consent in writing.
- You must maintain any garden that you create and it must only contain an agreed number of ornaments or garden accessories.
- Where there is no space for a garden an agreed number of plant tubs, ornaments or garden accessories on the Caravan pitch is allowed.

### Trees and shrubs

- You must not cut any trees or hedges at the Park. If you find any tree or hedge a nuisance or unsatisfactory you should take the matter up with us; do not deal with it yourself.
- You must not plant any tree or shrub at the park.

### Tents and shelters

- You must not erect any tent on the park.
- You must not erect any gazebo, shade sail or shelter on the park.

### Washing

- You may only use washing lines of the rotary type or the window sill type and must remove them and store them out of sight immediately after use.
- You must site washing lines to avoid inconvenience to other caravan owners and park operations.

### Refuse

- You must not deposit refuse outside your Caravan. You should use the refuse bins provided.
- Recycling points are available on the park and you should use these facilities where appropriate.

### Drainage system

- You must not introduce any foreign items into the drainage system including cleaning cloths, baby wipes, nappies, sanitary towels, incontinence pads, condoms, cooking fat, engine oil, grease or paint.

### Utilities installations

- You must switch off all gas, electricity and water connections when the Caravan is not occupied.
- If you experience any problem with the park's electrical, gas or water system, you should contact us. You must not attempt to work on any part of the park's electrical, gas or water system yourself, this includes any installations on the pitch.

### End of season

- It is your responsibility to drain down and prepare the Caravan for the closed season.
- You must ensure all electricity, gas and water connections are switched off throughout the closed season.
- During the closed season we recommend that the curtains of your Caravan are drawn back and all items of value removed.

## **Vehicles, driving and parking**

### Vehicles

- You must insure all vehicles you use on the park as for use on the public road.
- You must insure all accessories and items towed by vehicles (such as towed boats and jet skis) as for use on the public road.
- You must not keep disused or un-roadworthy vehicles anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
- You must not carry out the following works or repairs on the park:
  - major vehicle repairs such as dismantling of part(s) of the engine.
  - works which involve the removal of oil, other fluids or fuels.
- Motor vehicle repairs must not be carried out at the park but a recognised breakdown service may attend in the event of a breakdown.
- Quad bikes, trials bikes and powered scooters are not permitted on the park.
- You must not wash cars with a hosepipe.

### Driving

- We permit cars onto the park for the purposes of access to the Caravan only. Accordingly, save to the extent that you may need to do so because of a disability, you must not drive cars around the park for other purposes such as visiting other locations on the park. We may ask for reasonable evidence of any disability relevant to this rule.
- You must fully comply with the proper operation and administrative procedures of the security barriers.
- Driving on the park is restricted to the park roads.
- You must drive all vehicles on the park carefully and within the 10mph speed limit.
- You must hold a full current driving licence to drive any vehicle on the park.
- You are not permitted to give anyone driving lessons at the park and we do not permit learner drivers to drive on the park.

### Parking

- You must not park anywhere except in the permitted parking spaces.
- You must not park on the grass or roadsides.
- Other than for delivering goods and services, you must not park or allow parking of commercial vehicles of any sort on the park, including:
  - light commercial or light goods vehicles as described in the vehicle taxation legislation.
  - vehicles intended for domestic use but derived from or adapted from such a commercial vehicle.

## **Behaviour**

- You should respect the privacy of other Caravan owners and keep noise to a minimum between the hours of 10pm and 12am with absolute quiet between 12am and 8am.
- You must not use any foul or abusive language at the park.
- You must keep away from any vacant pitches.
- You must finish any barbecues by 10pm.
- You must finish any party by 12am.
- You may only consume alcoholic drinks if over 18yrs of age and within the boundaries of your pitch.
- You must not use a drone, powered model aircraft or any other powered flying object on the park.
- You must not use any Chinese lanterns, fireworks or similar.
- You may not ride bicycles, scooters, skateboards, roller skates, rollerblades, hover boards (or similar) so as to cause a nuisance or undue noise.

## **Pets and animals**

- You must not exercise dogs on the park.
- You must keep any dog on a short lead at all times on the park.
- You must clean up if your animal defecates on the park.
- You must not bring any pets or animals when you visit the park except the following:
  - Not more than three dog(s) (other than any of the breeds subject to the Dangerous Dogs Act 1991).

- Not more than two domestic cat(s).
- You must not keep any other pet or animal at the Caravan or on the pitch except those which are housed in a cage, aquarium or similar and remain at all times within your Caravan.
- You must not take any dog(s) (except Assistance Dogs required to support your disability) into any communal buildings, such as: the park shop, amenity building, launderette, children's play area or in/around any other Caravan, Camping Pod or Touring Caravan areas.
- You must not leave any animal unattended in your Caravan for long periods of time, especially during hot weather.
- You must not feed birds & wild animals excessively due to the dangers of attracting vermin.
- You must not disturb the habitat of any wild animal.
- Your Licence Agreement contains undertakings not to cause any nuisance, undue noise or disturbance. These extend to the behaviour of pets and animals.

## **Recreation**

- You may only play ball and other games within the confines of your pitch where appropriate, or in the areas set aside for recreation.
- You may not fly kites on the park.

### Children's play area

- You should supervise your children, at all times, whilst playing on the equipment.
- You should ensure your children do not play on equipment which is not suitable for their age.
- You should ensure that bicycles, scooters, skateboards, hover boards (or similar) or other toys are not taken into any area designated by the safety surface surrounding each individual piece of play equipment.
- Roller skates and rollerblades are not to be worn whilst playing on the equipment.
- The children's play area is monitored by 24hr CCTV cameras.
- You should ensure that your children do not play outside after dusk or 10pm, whichever is the earliest.
- You should ensure that your children do not play in or around the amenity building.

## **Mail**

- You may not use the park address for post or parcel deliveries, official communications and direct marketing, except in exceptional circumstances with our prior consent.

## **Fire Precautions and Emergency Procedures**

- You must ensure that all occupants of your Caravan are familiar with the location of the Fire Points and the contents of the Fire Notices and emergency evacuation procedures displayed at each point.
- You must not store fuels or combustible materials other than LPG containers on the park.
- You must ensure that adequate safety precautions are taken with the use of barbecues, fire pits (or similar).
- You must not create any open fires or bonfires on the park.

## **Appendix 1 - Guidance Issued: 20 July 2017**

### **Dogs**

- The Park Rules state that Dogs must not be exercised on the Park and must be kept on a short lead at all times. Therefore, we expect Dog Owners to exit the Park via the road network to the public highway or country park in order to exercise their Dogs.
- It is not acceptable to walk a Dog around any open space, boundary fencing, the Children's Play Area, or the paths through any other Static, Touring or Camping Pod areas.
- Leads should be kept short to prevent the Dog from defecating and persistently urinating.
- Dog Owners must have with them the means to clean up any accidental fouling immediately.

*keeping it local with a taste of Lancashire ...*



Indulge in a freshly prepared Barista Coffee, Trining's 'English Breakfast' Tea, 'Earl Grey' Tea or a Cadbury Hot Chocolate.



Treat yourself to our extensive choice of 20 flavours of amazing locally made ice cream by Walling's of Cockerham.



Delicious Cakes, Biscuits and Pastries made from the best, locally sourced ingredients by Williams Hand Baked of Preston



Take a step back in time with our selection of Vintage Cordials from Mr Fitzpatrick's of Haslingden



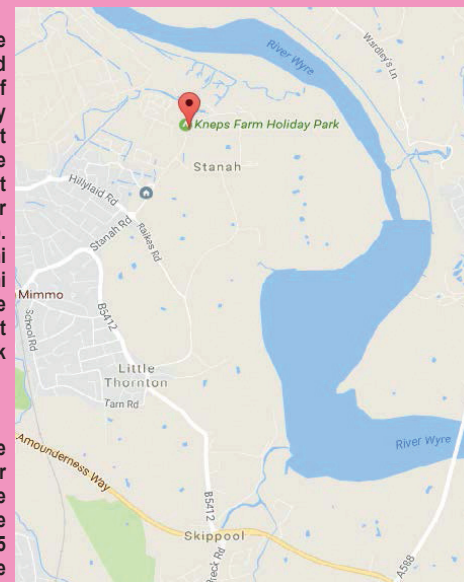
Lancashire Crisps ...made by the Fiddler family on their farm in Rufford, Ormskirk

*...and all available in our park shop*

## HOW TO FIND US - (SATNAV USERS FOLLOW THESE DIRECTIONS)

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At M6 J32, take the M55 exit to Blackpool. At J3 take the exit to Kirkham & Fleetwood. At the roundabout, take 3rd exit onto A585 for Fleetwood. Turn left at the 1st set of traffic lights where the A585 merges with the A586 (Windy Harbour). Continue on A586/A585 for ¾ mile, at the 2nd set of traffic lights, bear right onto the A585 (Mains Lane) where it splits at the Shell Petrol Station. Go straight ahead at the 3rd set of traffic lights. At the roundabout, by the River Wyre pub, take the 3rd exit onto the B5412 (Skiptool Road). Continue to follow the B5412 for 1 mile. At the 1st mini roundabout, take 2nd exit onto Stanah Road. At the 2nd mini roundabout (Stanah Road/Raikes Road/Hillylaid Road), take 2nd exit onto Stanah Road. After ¼ mile, continue straight ahead onto River Road. Kneps Farm Holiday Caravan Park faces you on the bend.



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At M6 J33, take the A6 exit to Lancaster (South). At the roundabout, take the 1st exit towards Preston A6 (Lancaster Road). Continue on the A6 for 7 miles. Turn right onto the A586 (The Avenue). Continue on the A586 for 7 miles. At the 1st set of traffic lights the A586 converges with the A585 (Windy Harbour). Continue on A586/A585 for ¾ mile. At the 2nd set of traffic lights, bear right onto the A585 (Mains Lane) where it splits at the Shell Petrol Station. Go straight ahead at the 3rd set of traffic lights. At the roundabout, by the River Wyre pub, take the 3rd exit onto the B5412 (Skiptool Road). Continue to follow the B5412 for 1 mile. At the 1st mini roundabout, take 2nd exit onto Stanah Road. At the 2nd mini roundabout (Stanah Road/Raikes Road/Hillylaid Road), take 2nd exit onto Stanah Road. After ¼ mile, continue straight ahead onto River Road. Kneps Farm Holiday Caravan Park faces you on the bend.

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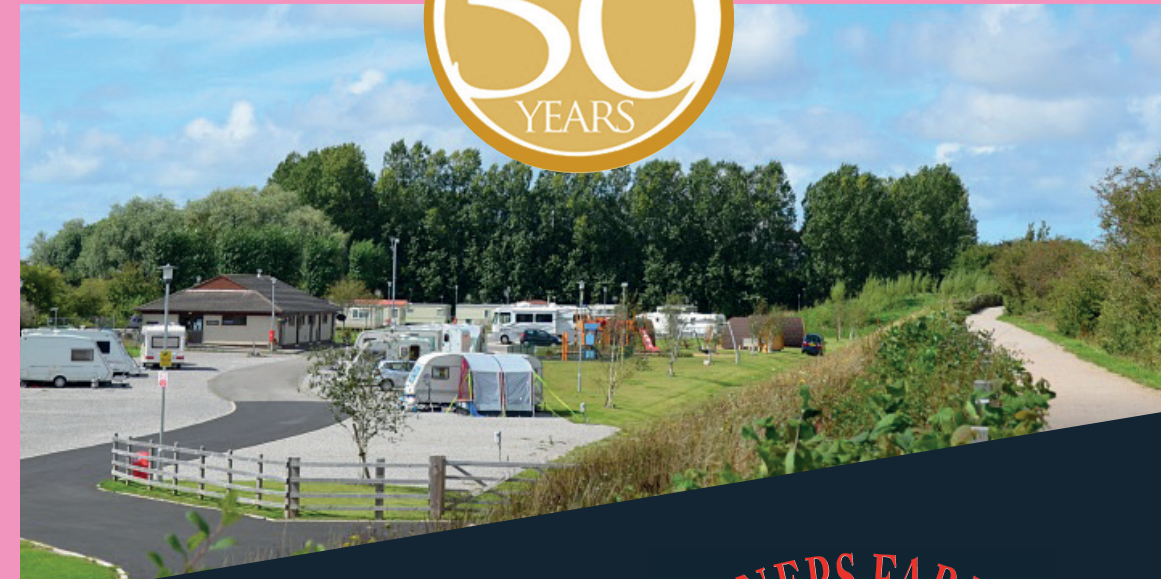


www.knepsfarm.co.uk

+44 (0)1253 823632

enquiries@knepsfarm.co.uk

River Road, Stanah, Thornton-Cleveleys, FY5 5LR



TOURING CARAVANS

MOTORHOMES

TRAILER TENTS

CAMPING PODS

HOLIDAY HOMES FOR HIRE

CARAVAN HOLIDAY HOMES

## Welcome to Kneps Farm Holiday Caravan Park...

A relaxing place to stay, but so handy for the ever changing Fylde Coastline, the bright lights of Blackpool, and everything else that the area has to offer.

### An ideal place to stay....

Kneps Farm is the ideal place for a holiday exploring the Fylde Coast. Located at the side of the Wyre Estuary Country Park at Stanah, on the outskirts of Thornton-Cleveleys. The Park is only 7 miles from Blackpool. The seaside town of Cleveleys is just over 2 miles away, with unlimited walking on vast open beaches or a sedate stroll on the new, award winning promenade. Heading further afield towards the Forest of Bowland and Lancaster, there is limitless countryside and pretty villages to explore with the Lake District not far beyond.

### So much to see and do!...

Kneps Farm, is an ideal base from which to enjoy all the attractions the area has to offer. Blackpool, of course, has its Tower and Ballroom, as well as the Zoo, three Piers, the Pleasure Beach, Sandcastle Waterpark and superb theatre shows, and not forgetting the world famous Illuminations.

In Thornton, Poulton, Garstang, Lytham and beyond, you'll find superb restaurants and places to eat for all tastes and budgets – the Fylde Coast really does offer something for everyone and caters for all ages, never mind the British weather!



### A warm welcome awaits you!...

Take a look around and find a range of every day essentials in the Park shop, which is open from 8.00am until 5.00pm daily (opening dates vary according to the season). Specialising in confectionery, snacks, soft drinks, newspapers, local produce and ice cream.

Why not indulge yourself with the hugely popular & locally made 'Wallings Ice Cream' or a freshly made luxury Barista Coffee from the Park shop, during your stay!



# Camping with a twist

Is Camping in a tent a bit too extreme for you, but a caravan holiday is too much like home? Then why don't you try one of our Camping Pods!

**Standard Pods (sleeping up to 4 people)**

**Family Pods (sleeping up to 6)**

Insulated, with a lockable door, and complete with heating, lighting, TV with DVD player and electricity sockets. The Camping Pod is a halfway house between the two and offer the best of both worlds.

Park your car nearby; you just need to bring everything, apart from your tent.

Enjoy cooking alfresco and then retreat inside to the draught free security of being indoors!

All our Camping Pods are strictly NO PETS\* and NO SMOKING or VAPING.  
\*We regret we cannot accept people who wish to bring pets with them in any of the accommodation we provide (except assistance dogs).

*Do you prefer to enjoy the comforts of home whilst on Holiday?*

*We have two luxury Holiday Homes... just waiting for you to Hire...*

For those who enjoy the comforts of home whilst on Holiday, why not try one of our own modern and superbly appointed Caravan Holiday Homes. They are spacious, comfortable and include all services in the cost of the Weekly or Short Break Hire. Features include: TV with DVD player, microwave, fridge/freezer, double glazing, central heating throughout and all bedding is provided. High Chairs and Cots can be hired, if required, for your stay.



Our Holiday Homes for Hire are strictly NO PETS\* and NO SMOKING or VAPING.  
\*We regret we cannot accept people who wish to bring pets with them in any of the accommodation we provide (except assistance dogs).

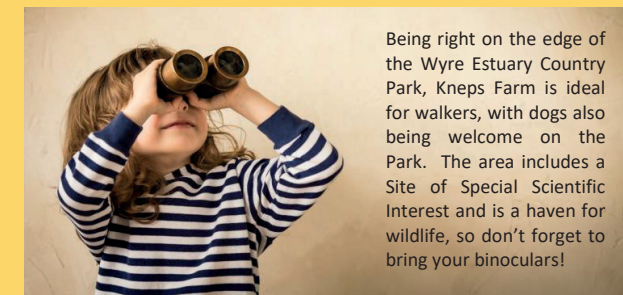
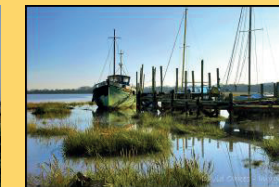
Just playing around... or strolling by the river...

...we try to make your stay as entertaining as possible and you will find things to do, both on the Park and in the very near surrounding area.



We are proud to share our facilities with you

- Centrally heated amenity building with unlimited hot water
- 10 Centrally heated bathrooms (bath, shower, toilet & washbasin)
- Ladies & Gents toilet facilities with electric handwash units
- Disabled facilities with wheelchair access and grab handles to a sit down shower, washbasin & toilet
- Hairdryers (coin operated with auxillary power unit)
- Launderette equipped with coin operated washing machines, tumble driers and irons
- Scullery with sinks for washing your pots and pans
- Chemical toilet disposal point
- Electricity Hook Ups with 16 amp supply
- Children's play area
- Shop
- Complimentary wi-fi available on the park



Being right on the edge of the Wyre Estuary Country Park, Kneps Farm is ideal for walkers, with dogs also being welcome on the Park. The area includes a Site of Special Scientific Interest and is a haven for wildlife, so don't forget to bring your binoculars!

