

# The Step By Step Guide To Buying Your Perfect Holiday or Park Home

Buying a holiday static caravan, lodge or residential park home can give you the freedom and flexibility that you've been dreaming of. Many people like you would love to own their own park home but never take the leap, because it seems too complicated or because you just don't know where to start.

Here at Harvey Longsons we're dedicated to making buying your holiday or park home easy and stress free, so we've created this step by step guide to help you.

This guide will walk you through each stage of the buying process, from deciding if a holiday or park home is right for you to completing your sale and moving in. Showing you all the important steps you need to take and things you need to consider.

## Step 1: Is Owning a Holiday or Park Home Right For You?

Whether you're thinking of retiring in a residential park or you're looking for a fun place to spend the holidays with the kids, owning a park home can be exciting and rewarding.

But it's not for everyone. Whilst owning your own holiday or park home can give you an experience like no other, there are costs, restrictions and responsibilities that go along with it.

Before you get started ask yourself:

**Can you afford it?** There are finance options available but make sure you can afford the repayments comfortably or you won't be able to enjoy all it has to offer.

**Are you willing to pay for the ongoing maintenance and upkeep?** There are ongoing costs associated with owning a holiday or park home whether you're staying in it or not. The next step of this guide will walk you through them so you can decide if it's a commitment you're willing to make.

**Do you plan to make it your permanent residence or to let it out?** Each park will have its own restrictions so it's important that you're clear on what it is you want to gain from your purchase before you buy.

## Step 2: Budgeting & Preparing For Running Costs

Before you start looking at the holiday or park homes available you need to work out what your budget is. You don't want to fall in love with a home just to realise that it's out of your reach. Don't overstretch yourself either.

There are several costs that need to be covered, make sure you budget for:

- **Your finance payments.** You may be buying your holiday or park home outright, but if you're planning to use finance make sure you allow enough cash each month to cover the repayments comfortably.
- **Your Park Site Fees.** These are the fees you pay to the park for your space and for using the facilities. They vary from place to place so ask your park for a full list of all their fees.
- **Gas & Electricity.** These are usually metered and sometimes gas can be by the bottle. Speak to your park for ideas of costs.

- **Maintenance.** Your holiday or park home may need work doing to it or parts of it upgrading to suit your needs. Make sure you allow some in your budget for fixing things that may break or you might find yourself stuck!
- **Insurance.** You'll need to insure your holiday or park home and its contents with a specialists insurance company.

### Step 3: Choosing The Right Park For You

There are hundreds of parks all over the UK and each one has something a little different to offer. Start by thinking about the type of park you want. Do you want a residential park or a holiday park? Are you going to be letting your caravan or lodge? How much time do you plan to spend there? Once you've decided on the type of park you need, you can start thinking of location. How far are you willing to travel?

All these questions will help to start narrow the search down.

Once you've found a few parks in the right location that match your objectives then you can start to dig a bit deeper. Some important things to consider are:

**Are they family friendly?**

**Do they have the facilities you want?**

**Are they within your budget?**

**Are they in the right location?**

**Do they have the facilities you'd like in the local area?**

**Does it have disabled access if you need it?**

**Is it open in the months you'd like to use it?**

**Will they allow you to let your home?**

By now you'll have a pretty good idea which parks could be for you. We recommend that you narrow it down to your favourites and go visit them. Ideally stay there for a few days so you can get a good feel for the place and decide if it's really what you're looking for.

### Step 4: Choosing The Right Static Caravan, Holiday Lodge or Residential Park Home For You

Now you've chosen your park it's time to start looking at your holiday and park home options. There are tons of variations available, from budget static caravans to luxury lodges. Decide how many bedrooms you need and think about any other essential features for you. Who is going to be using your caravan or lodge regularly? Whilst it might be nice to have a spare room if your relatives come to stay, you need to consider how often this may occur? If it's only the occasional visit then sacrificing the extra living space for a spare room that only gets used once a year may not be the best move.

Do you need outdoor space like a veranda? Do you want more than one bathroom? Are you going to buy new or would you be happy to buy second hand?

Our online search facility can help you to see what options are really out there. Just [click here](#) and you can search hundreds of static caravans, holiday lodges and residential park homes of all ages, shapes and sizes for free! You don't even have to sign up or log in to see the full details.

Once you've got a few potentials, go and have a look around. You won't know what you need until you get inside a few park homes and see what they are really like.

## Step 5: Letting Your Caravan or Lodge

If you're happy to have other people stay in your holiday home it is a great way to make the most of your investment and help cover some of your costs.

Some parks won't allow letting and others actively encourage and help to facilitate it, so be sure to ask before you make your purchase! Whilst this is a great way to subsidise your costs it's important not to view this as a money making plan, it will cover some of your annual costs and in some cases all of your costs.

If you do decide to let your home remember that not everyone will treat your caravan or lodge as well as you do. Do be prepared for additional cleaning and extra maintenance costs.

## Step 6: Selling Your Holiday or Park Home

It's good to have an idea of how long you plan to keep your home for before you buy it. Different parks have different rules on selling so it's important that you find one that works with your personal plans. Most parks will allow you to sell your caravan or lodge privately, or through them for a commission, but you'll need to check their specific terms before you buy. You don't want to find out about surprise fees later on!

## Step 7: Completing Your Purchase

Once you have chosen your park and decided on a caravan or lodge it's time to finalise the deal. Make sure you have looked at and understood all the aspects covered in this guide including the site fees and park maintenance costs and read through the park terms and conditions.

Reputable parks will give you a pitch guide and outline both yours and their obligations. If you still have any questions, now is the time to ask! It's a good idea to seek legal advice too before signing any contracts.

### **Congratulations!**

You're ready to start your journey! Now you know that owning your own holiday or park home is for you, you know your budget, the type of park and caravan or lodge you need and all the things to look out for, you're ready to start your search.

At Harvey Longsons we've got years of experience helping people just like you to find the ideal solution. You can browse through our static caravans, holiday lodges and residential park homes online, or search based on specific criteria to find exactly what you need. Our website has hundreds of homes, with new listings being added every day, so you can be sure you'll find exactly what you're looking for.

**Click here or visit [www.harveylongsons.com](http://www.harveylongsons.com) to find your perfect holiday or residential park home now.**