



Ranch Caravan Park
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Buyer's Guide

Thank you for considering our Ranch Park as the location for your holiday home purchase. The information below will help inform you about us, the purchase process and the ongoing costs and commitments of owning your very own holiday home.

Ranch Caravan Park is an established, family owned and operated holiday park in Worcestershire, bordering the North Cotswolds.

We have onsite owners and wardens and a friendly and experienced team of staff on hand to help throughout the purchase process and beyond.

Costs

Ongoing costs include pitch fee & non-domestic rates (2026):

<u>Pitch Fee Type</u>	Total	Discount (£100.00) (Payment by 1 st March)	Two payment Option (Payment by 1 st March/1 st August)
Service	£4,460.00	£4,360.00	£2,230.00 / £2,230.00
Service - Cottage	£4,830.00	£4,730.00	£2,415.00 / £2,415.00
Twin Unit	£6,300.00	£6,200.00	£3,150.00 / £3,150.00

RATES: £TBC (due 1st March)

We review the pitch fee annually and may change the amount. We must give at least one months' notice in writing of a proposed change to pitch fee. When reviewing pitch fee we take into consideration charges out of our control such as rates, water charges and those changes by the law or rates of taxation, inflation, sums spent on the park and facilities for the benefit of holiday home owners, and any changes in operating costs, including those brought about by changes in the law or regulatory change and by taxation.

Caravan parks are subject to non-domestic rates, also known as business rates, rather than Council Tax. A part of this is proportioned to each privately owned holiday home.

Your holiday home must be insured with Public Liability cover of at least £5 million.

It is a requirement of your site licence to keep your holiday home insured. We can offer a quote on behalf of Compass Insurance. If you do not insure your holiday home through our scheme you must provide proof of insurance with a copy of your insurance details each year. Insurance costs will vary dependant on cover but will average between £250 and £350 a year.

Electric and Gas – Each caravan is individually metered. Electric (Currently 33.08p per unit) is supplied using the 'pass through' principle, this means Ranch Caravan Park does not make any profit from this charge. Mains gas, supplying the 'Golf Field' holiday homes is currently charged at £3.26 per unit (cubic meter). Meters are read biannually in November and July. Holiday homes with bottled gas are supplied with 2 full bottles, they can then be bought and exchanged at our office as and when needed, currently they are £99.50 each. All current rates subject to change.

Additional costs will include the winterisation of your holiday home and annual servicing of the boiler. We have approved local contractors that can assist with this.

Season

We are open for 9 months, from 1st March until 30th November.

We hold an open weekend in February where you can visit to prepare your holiday home for the coming season.

Any access required during the closed season MUST be made by prior arrangement, of which we cannot guarantee.

Licence Agreement

When you purchase a holiday home at Ranch Caravan Park you will be required to sign an industry standard Licence Agreement. This outlines the obligations of both holiday home owner and park owner and ensures a fair and transparent agreement.

This agreement lasts for 10 years from the year of manufacture of the holiday home, unless you are told otherwise by the Sales Manager.

Once this agreement has expired, it will be replaced with an annual contract, reviewed every year.

Currently the oldest holiday home on park was manufactured in 1989!

Can I live in my holiday home?

No. Caravans and lodges sited at Ranch Caravan Park are for holiday purposes only and may not be used as 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 own the holiday home.

Can I hire out my holiday home?

No. Sub-letting of your holiday home is not permitted, but friends and family may use it.

I want to sell my holiday home

If you decide you would like to sell your holiday home, Ranch Caravan Park can make an offer to purchase it. If you are still within the agreement period of an original licence agreement, you will have the option to sell it privately on the pitch it is sited, providing we meet and approve the buyer, a commission of 15% + VAT would apply to any private sale. You could also sell it off park so long as you arrange the removal of the caravan through us, currently a charge of £500 applies to disconnect and remove a holiday home ready for collection.

A holiday home is not a financial investment

The purchase price of a holiday home is more than we are paying for it. It comes with an opportunity to spend some quality time on our park. Like any business, we also make a profit on our sales.

Holiday Caravans are not investments. As your holiday home gets older and the time on your Licence Agreement reduces, the value of your holiday home will reduce. Much like a car, the depreciation can happen quickly. It is likely to be particularly steep if you choose to sell your holiday home soon after purchase.

We are members of the BH&HPA and NCC, both recognised associations within the holiday park sector, this ensures we receive the most up to date industry news, legislation and guidance in best practice.

Purchasing a holiday home here at Ranch Caravan Park is an investment in your lifestyle, we have numerous customers who have owned a holiday home here for many years, and those who have returned to purchase again for a second time.

We pride ourselves on our family friendly approach to running our holiday park and hope that you and your family will choose Ranch as your new 'Happy Place'!