



# FLUSCO WOOD

## **Flusco Wood Lodge Ownership Frequently Asked Questions**

Holiday home ownership is a long-term investment in your family's leisure time. Here are some facts to help you make the right decision, and choose Flusco Wood as your holiday home location.

### **Can I live in my lodge?**

You, your family and friends may use your lodge as a holiday home throughout the year so long as it does not become your sole or principle residence. Unlike many parks, at Flusco Wood you may use your lodge all year round and many of our owners regularly stay at Christmas and New Year.

### **Can I let my lodge?**

To provide a peaceful and relaxing environment, Flusco Wood has had a policy from the outset not to permit sub-letting. Of course family and friends can use the lodge at any time.

### **What else will I need to consider when owning my lodge?**

Things to consider include the site maintenance charge, rates, metered electric and bottled gas. More information on these items can be given at reception when you visit us.

### **Do you offer finance options?**

Our sales team would be happy to discuss a variety of ways to source finance for your lodge purchase or perhaps you may consider a joint purchase scheme with family or friends taking a share in the investment.

### **Can I sell my lodge?**

You may sell your lodge at anytime subject to the conditions of your license. The new owner will be given a new license for the balance of years left on your existing license.

### **Can I leave my lodge in a will or gift it?**

Yes and the new owner will be given a new license for the balance of years outstanding with all the same benefits.

### **I have heard people say their lodges a depreciating assets- is this true?**

At Flusco Wood there have been a number of re-sales of pre-owned lodges since 2001. Overall lodges have performed well in value terms when compared to traditional caravans, and so we believe a Flusco Wood lodge will always be a good investment.

### **What Insurance Cover do I need?**

Your holiday home (and its contents) must be appropriately insured at all times. Flusco Wood can introduce you to our broker who will provide a competitive quotation.

### **Will I have to pay Council Tax?**

No, but there is a nominal rates charge to pay the park as a contribution to our local authority charges for local services provided to Flusco Wood.

### **What is there to do when I am there?**

Flusco Wood is ideally situated for easy access to the Lake District. Not only will you enjoy your own home from home with spectacular views, but also you are on the very doorstep of greatest summer and winter holiday destination in the land. There are a myriad of indoor and outdoor attractions suitable for all ages and, of course, fell walking, cycling and all those other activities the Lake District is famous for.

### **Who looks after my lodge when I am not there?**

We have a resident park manager who not only keeps an eye on things, but also maintains the grounds and can help you and your guests with any lodge related problems.