



FLUSCO WOOD

Flusco Wood Lodge Ownership Frequently Asked Questions

Being a small family run holiday park, we understand the importance of choosing what's right for you. 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?

No, you can't live in your lodge, as it must **not** be your sole or primary residence. You, or your friends/family, may use your lodge as a holiday home throughout the year. Unlike many parks, Flusco Wood has no closed season.

Can I let my lodge?

To maintain our standards, we **do not** allow sub-letting here at Flusco Wood. Of course, family and friends can use the lodge at any time.

What other costs will I need to consider when owning my lodge?

Things to consider include the site maintenance charge/pitch fee, rates, internet, metered electric and bottled gas.

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 any time subject to the conditions of your licence agreement. The new owner will be given a new licence for the balance of years left on your existing licence.

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

Yes, and the new owner will be given a new licence for the balance of years outstanding with all the same benefits. A small administrative fee will apply.

What Insurance Cover do I need?

Your holiday home (and its contents) must be insured from the day you get the keys.

Will I have to pay Council Tax?

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

Who looks after my lodge when I am not there?

We have a wonderful and friendly team of staff, which includes a resident out-of-hours warden and dedicated Lodge Owner Liaison. This means we have 24-hour staff on site available to assist our lodge owners and any guests whether staying on site or not. We are happy to help!

Please email ruth@lyonleisure.co.uk for more information