



**MEGA  
SALE**

Bedford Bank, Welney, Wisbech, Cambridgeshire, PE14 9RJ

Tel: 01354 610257

[www.piscuscountrypark.co.uk](http://www.piscuscountrypark.co.uk)  
[info@piscuscountrypark.co.uk](mailto:info@piscuscountrypark.co.uk)

Tel: 01354 776233

[www.acornholidaypark.co.uk](http://www.acornholidaypark.co.uk)  
[info@acornholidaypark.co.uk](mailto:info@acornholidaypark.co.uk)



## **Pisces Country Park, on the Norfolk / Cambridgeshire border.**

Have you ever dreamed of waking up and walking out onto the decking only to be surrounded by beautiful serene Countryside?

Pisces Country Park offers you just that, as well as some of the best fishing in the Country. The lakes are heavily stocked with a wide variety of fish species.

The park has won the David Bellamy Conservation Gold Awards for countryside achievement plus has been recommended by some of the Country's most illustrious anglers such as Bob Nudd MBE and Matt Hayes for fishing.

Encompassing three lakes and set in over twenty-two acres. Perfect for those who wish to get away from it all and enjoy some peace and tranquillity.

12 month holiday licence.



## **Acorn Holiday Park, on the Norfolk / Cambridgeshire border.**

This is situated on the border of Pisces Country Park, and until recently was a holiday rental park. Holiday Homes are now available to purchase.

Also has a 12 month holiday licence, with its own fishing lake and access to Pisces Country Park fishing lakes.







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## LAYOUT PLAN

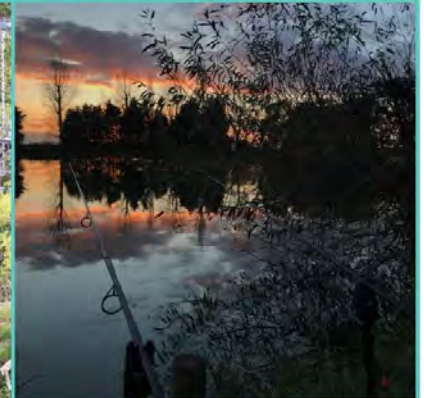


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## PISCES COUNTRY PARK & ACORN HOLIDAY PARK

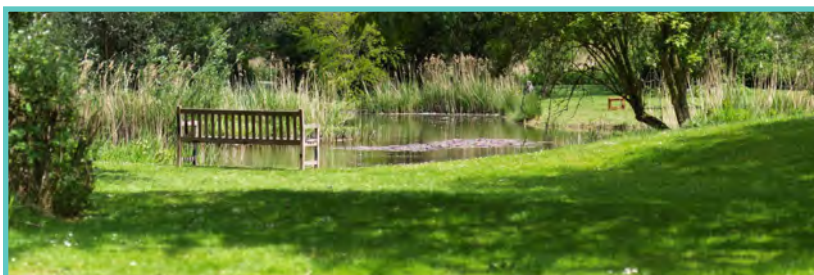




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## **PISCES COUNTRY PARK NEW STATICS & LODGES**

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PL46	Prestige Hampton Lodge	50 x 22	3 bed, 6 berth	£375,000	
PL 61	Pemberton Rivington Lodge	42 x 14	2 bed, 6 berth	£119,995	
PL TBC	Pemberton Marlow Lodge	40 x 13	2 bed, 6 berth	<del>£95,000</del>	<b>NOW £89,995</b>
PL TBC	Pemberton Serena Lodge	42 x 13	2 bed, 6 berth	<del>£119,995</del>	<b>NOW £109,995</b>
PL TBC	Stacey Lodge	36 x 12	2 bed, 6 berth	<del>£75,000</del>	<b>NOW £69,995</b>
PL TBC	Atlas Sherwood Lodge	41 x 13	2 bed, 6 berth	<b>POA</b>	

## **ACORN HOLIDAY PARK NEW LODGES**

PL1	Pemberton Langton Lodge	43 x 14	2 bed, 6 berth	<del>£129,995</del>	<b>NOW £119,995</b>
PL2	Evolution Lodge	40 x 20	2 bed, 6 berth	<del>£169,000</del>	<b>NOW £149,995</b>
PL11	Evolution Lodge	40 x 20	2 bed, 6 berth	<del>£135,000</del>	<b>NOW £129,995</b>
PL12	Evolution Lodge	40 x 20	2 bed, 6 berth	<del>£135,000</del>	<b>NOW £129,995</b>
PL TBC	Stacey Lodge	36 x 12	2 bed, 6 berth	<del>£75,000</del>	<b>NOW £69,995</b>
PL TBC	Atlas Twin Oakwood Lodge	40 x 20	2 bed, 6 berth	£149,995	
PL TBC	Stacey Twin Lodge	32 x 20	2 bed, 6 berth	<b>POA</b>	

**New Lodge price includes 2023 ground rent and 2 new gas bottles**

## **PISCES COUNTRY PARK PRE-OWNED STATICS & LODGES**

PL31	Pemberton Abingdon Lodge	36 x 12	2 bed, 6 berth	<del>£85,000</del>	<b>NOW £67,500 ono</b>
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**LODGE - PLOT 46**

## **PRESTIGE HAMPTON**

50ft x 22ft, 3 Bed, 6 Berth, stunning lake views

**£375,000**



### **Truly a room with a view!**

The dramatic full length bi-fold doors dominate the front elevation of the Hampton accentuating the feeling of opulence and light. With decking built to sit out over the lake which this lodge so proudly faces.



Continued overleaf.....





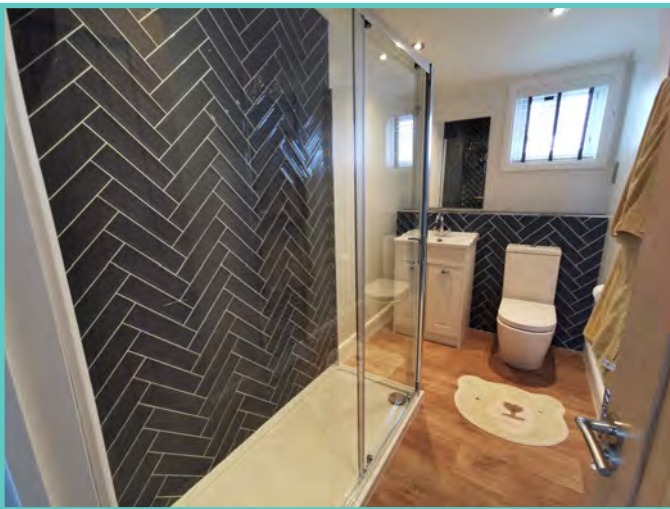
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**LODGE - PLOT 46**

## **PRESTIGE HAMPTON**

**Continued.....**



With a combination of white tongue and groove walls and wooden floors to the deep blue accents and oversize bell pendant lighting. Beautiful finishes abound throughout, with the rich blue shaker kitchen topped with cool quartz surfaces, to the contrasting warmth of a solid oak breakfast bar and seating area.

A spectacular home inside and out!

Features include: Bootility area with bench-seat & coat hooks. Cloakroom. Colour co-ordinated corner sofa, curtains, blinds, carpets, laminate & vinyl. Boutique style dining table with chairs, coffee table, nest of tables and sideboard. Solid oak breakfast bar & 2 stools. Kitchen features ivory stone quartz worktops. 5 burner gas hob, oven, microwave, dishwasher, fridge/freezer & washer dryer. Walk-in dressing area, en-suite and lake view to two bedrooms, plus third bedroom with bunk beds.

Thermowood & Cedar cladding. Anthracite grey UPVC windows and doors.



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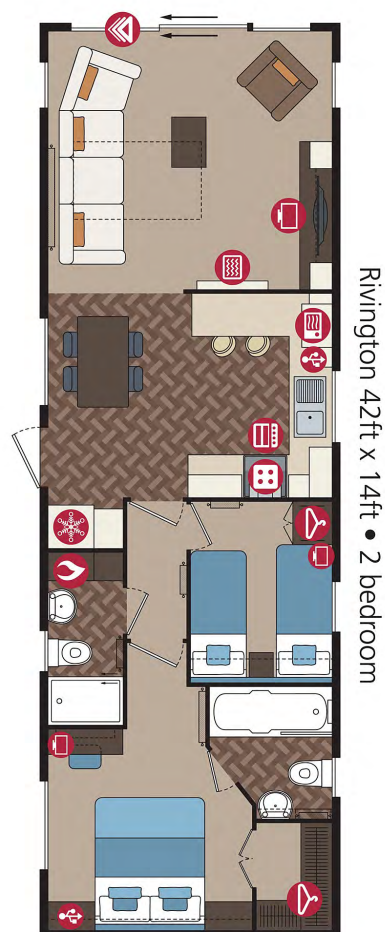
LODGE - PLOT 61

# PEMBERTON RIVINGTON LODGE

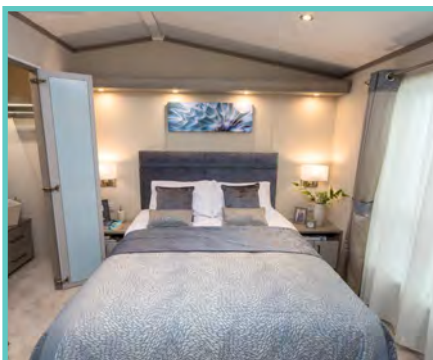
42ft x 14ft, 2 Bed, 6 Berth

**£119,995**

**Price includes £15,000 worth of decking and ground rent for 2023**



The Rivington has a 'boutique hotel' styling throughout with sumptuous fabrics and bold accents. Owners love the lounge console unit and the en-suite bath to the master bedroom has made an absolute splash! The large patio door to the front elevation gives uninterrupted lakeside views from the comfort of your lounge, perfect for watching those sunrises and sunsets!







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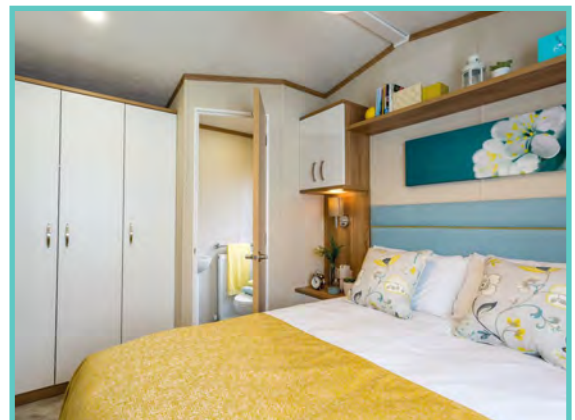
LODGE - PLOT TBC

## PEMBERTON MARLOW LODGE

40ft x 13ft, 2 Bed, 6 Berth, 2022 model

**WAS ~~£95,000~~ NOW £89,995**

**2023 ground rent and 2 gas bottles included in the price!!**



The Marlow is bright and modern with some new features to look out for. Those seeking an open plan layout with a difference need look no further. A contemporary L shaped sofa with contrast chair and a glass top dining table with smart upholstered dining chairs complete the look.

Double glazed, central heating, washing machine, microwave, dishwasher, countryside views.

Choose a plot on either Pisces Country Park or  
Acorn Holiday Park for this holiday home





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LODGE - PLOT TBC

## PEMBERTON SERENA LODGE

42ft x 13ft, 2 Bed, 6 Berth, 2022 model

**WAS £119,995 NOW £109,995**

**Decking, 2023 ground rent and 2 gas bottles included in the price!!**

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This new-look Serena has much to appreciate inside and out. The exterior now has a wood grain aluminium cladding as standard, a real showstopper. The new stove and venetian blinds in the lounge and the patterned vinyl flooring and fresh, light coloured kitchen doors blend beautifully together. Comes with TV point in both bedrooms, domestic sized bath, 2 x showers, ensuite to master bedroom, integrated cooker with separate oven and grill, luxury sofa with accent chair and storage footstall, walk in wardrobe in master bedroom, double glazing, central heating, French doors, hallway storage and seating. Choose a plot on either Pisces Country Park or Acorn Holiday Park for this holiday home





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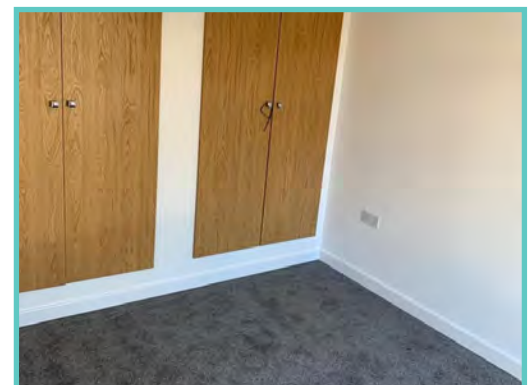
**LODGE - PLOT TBC – NEW 2022 MODEL**

## **STACEY LODGE**

36ft x 12ft, 2 Bedrooms, 6 Berth

**WAS ~~£75,000~~ ono NOW £69,995**

2023 ground rent and £7,000 pounds worth of furniture  
of your choice is included in the price.



This brand new 2022 model Stacy Lodge is high spec  
and comes with double glazing and central heating.





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PLOT TBC—NEW 2023 MODEL

# ATLAS SHERWOOD LODGE

41ft x 13ft, 2 Bedrooms, 6 Berth

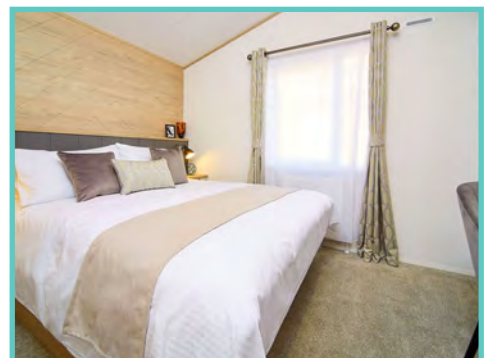
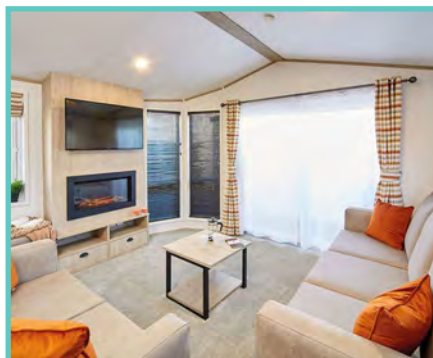
**POA**

**Price includes 2023 ground rent, 2 FREE gas bottles**

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The Sherwood Lodge features a modern cool interior where creating the maximum space to enjoy a vacation lifestyle has been the priority. Elegance and convenience work hand in hand – in the bedrooms, bathrooms and open plan living with large lounging area, fully equipped kitchen and room to dine and entertain in style.







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**LODGE - PLOT 1 - NEW 2022 MODEL**

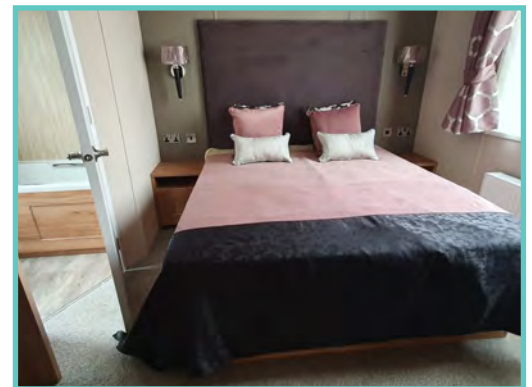
## **PEMBERTON LANGTON LODGE**

43ft x 14ft, 2 Bed, 6 Berth

**WAS £129,995 NOW £119,995**

**2023 ground rent included in the price!!**

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This brand new 2022 model is a fresh, exciting addition to the Pemberton range. The Langton brings together many of the features that we know homeowners are looking for. When you step inside you will immediately notice how spacious and light it feels. With raised ceiling heights to 8ft and the new lounge fan light window make this model feel like a true home. Comes fully furnished with integrated kitchen appliances, tv points in all bedrooms, traditional flame effect fire and ensuite with bath.





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**LODGE - PLOT 2 - NEW 2022 MODEL**

## **EVOLUTION LODGE**

40ft x 20ft, 2 Bed, 6 Berth

**WAS £169,000 NOW £149,995**

**2023 ground rent and 2 gas bottles included in the price!!**

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This brand new 2022 model Evolution Lodge has an amazing lake view and comes with central heating, double glazed, fully furnished, washing machine, wine cooler, dishwasher, fridge freezer.





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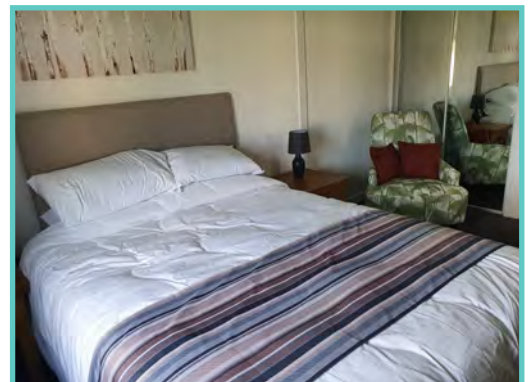
**LODGE - PLOT 11 & 12 - NEW 2022 MODEL**

## **EVOLUTION LODGE**

40ft x 20ft, 2 Bed, 6 Berth

**WAS £135,000 NOW £129,995**

**2023 ground rent and 2 gas bottles included in the price!!**



This brand new 2022 model Evolution Lodge comes with central heating, double glazed, fully furnished, washing machine, wine cooler, dishwasher, fridge freezer.  
Price includes decking





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**LODGE - PLOT TBC - NEW 2022 MODEL**

## **STACEY LODGE**

36ft x 12ft, 2 Bedrooms, 6 Berth

**WAS £75,000** ~~ono~~ **NOW £69,995**

2023 ground rent and £7,000 pounds worth of furniture  
of your choice is included in the price.



This brand new 2022 model Stacy Lodge is high spec  
and comes with double glazing and central heating.





LODGE - PLOT TBC - NEW 2022 MODEL

## ATLAS TWIN OAKWOOD LODGE

40ft x 20ft, 2 Bedrooms, 6 Berth

**£149,995**

**2023 ground rent and 2 gas bottles included in the price!!**



A newcomer to the Atlas range, the large, light and airy open plan lounge, kitchen/dining area of the Oakwood Lodge simply oozes luxury living. Quiet elegance throughout combines with clever design to extract the maximum in convenience and practicality – generous size bedrooms, full size bath and en-suite shower in the master bedroom. Overall, a masterpiece in space and style. Clever contemporary design paired with high quality fixtures and fittings, make this a model everyone will be talking about as it sets the new standard for luxury and sophistication.

Comes fully furnished with patio doors, freestanding dining table and chairs, washer/dryer, storage, wine rack, integrated oven, fridge/freezer and microwave.







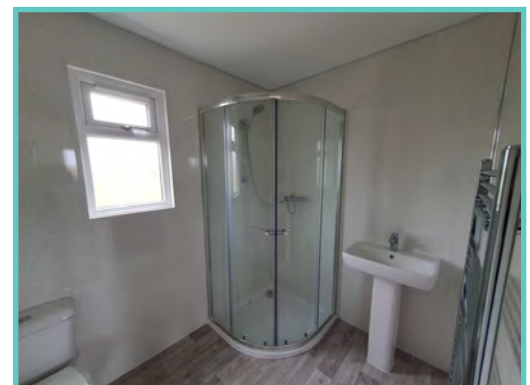
LODGE - PLOT TBC - NEW 2022 MODEL

## STACEY TWIN LODGE

32ft x 20ft, 2 Bedrooms, 6 Berth

**POA**

2023 ground rent and £7,000 pounds worth of furniture of your choice is included in the price.



This brand new 2022 model Stacey Lodge is high spec and comes with double glazing and central heating.





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**LODGE - PLOT 31 - PRE-OWNED**

## **PEMBERTON ABINGDON LODGE**

36ft x 12ft, 2 Bed, 6 Berth, Lake View.

**WAS ~~£85,000~~ NOW £67,500 ono**



Literally a 'country classic' with a new feature stove and pocket doors to close off your lounge for a more cosy feel. Ideal for anyone who loves their creature comforts and has an eye for style. French windows to front elevation. Dishwasher and washer/dryer. Integrated kitchen appliances.







## FAQ

# Frequently Asked Questions



### **How much are the site fees?**

Site fees for 2023 are: Static caravans and single lodges £3,800. Twin Lodges £4,150 (all prices include VAT but exclude utilities i.e. gas, water and electricity). This will be calculated pro-rata on the day of purchase for example; 1st August is 6 six months through the year = 50% reduction. Site fees are due before January 1st each year.

### **What facilities are on the parks?**

Here at Pisces Country Park & Acorn Holiday Park we are proud to be known as the home to some of the best and well stocked fishing lakes in the Norfolk and Cambridgeshire area. We are friendly parks and our aim is to provide an enjoyable and fun fishing experience for people looking to fish in the peace and quiet of a stunning country park. We have three fishing lakes (suitable for both competitive and leisure fishing).

### **What other costs are involved?**

The site fee includes VAT. All static caravans and lodges (holiday homes) must be insured by the owner. (If required, we can give you details of our preferred insurance supplier). Electricity and water are metered and billed quarterly. Gas is sold by the bottle on site.

### **What does the purchase price of the holiday home include?**

All items listed below are included in the overall cost which makes sure it is safe and ready to use for your first holiday:

Fully furnished, fixtures, fittings, delivery, siting, connection to gas, electricity, water, waste and a Gas safety check.

### **Is finance available?**

Yes, we are able to offer a competitive rate to finance the purchase of your holiday home.

### **Can I sublet my holiday home?**

If you are considering letting your property please talk to our sales team.

### **What about family and friends?**

Yes, you are permitted to allow family and friends use your holiday home, provided they adhere to park rules.

*Continued overleaf*





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## FAQ

# Frequently Asked Questions



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### **Do you allow pets?**

Small pets that do not make a noise or disturb other owners are permitted at the discretion of the site owner. Dogs are allowed but they must be kept on a lead at all times and all dog waste must be cleared up.

### **What about gas safety?**

All holiday homes when sold are tested for gas safety and all appliances will be working and safe. It is also a condition of the site license that all holiday homes are gas tested by a registered engineer annually.

### **What do I do if I want to sell my holiday home or upgrade in the future?**

All sales on the park are handled through the office and a charge of 15% plus VAT is payable on the sale price. All holiday homes are gas tested when sold and the vendor pays the cost of this and any remedial work required.

### **Can I have my own holiday home sited at Pisces Country Park or Acorn Holiday Park?**

Our plots are filling up fast and unfortunately this means that you must purchase your holiday home from us.

### **Do I need insurance?**

You are required to insure your holiday home. We do not sell insurance so you are advised to shop around for a competitive quote. Insurance is mandatory and we require a copy of your certificate annually. (If required, we can give you details of our preferred insurance supplier).

### **What are the rules of the park?**

A copy of the rules will be given to you prior to the purchase of your holiday home and these form part of the licence agreement. We offer every opportunity to remedy minor breaches of the rules but do not tolerate bad language, violence or threats.

### **Can I have decking, patios or a shed?**

Yes, although you must seek approval and guidance from the office to make sure that you are complying with fire regulations. Storage boxes are allowed but wooden sheds are not permitted. A distance of 3.5m must be left between decking and the neighbouring holiday home.

### **Where do I park my car?**

Some holiday homes have parking, but we also have a car park for owners to use.

***Please contact the office on 01354 610257 if you have further questions, we look forward to having you as a new addition to our family run park.***





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