



**MEGA
SALE**

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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

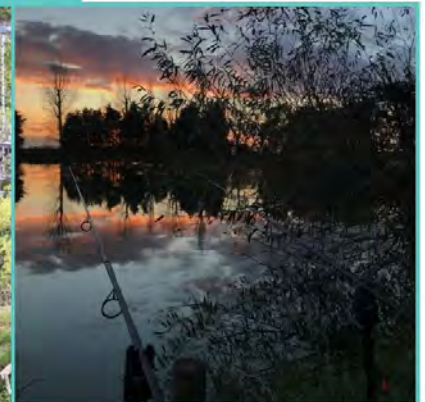


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PISCES COUNTRY PARK & ACORN HOLIDAY PARK

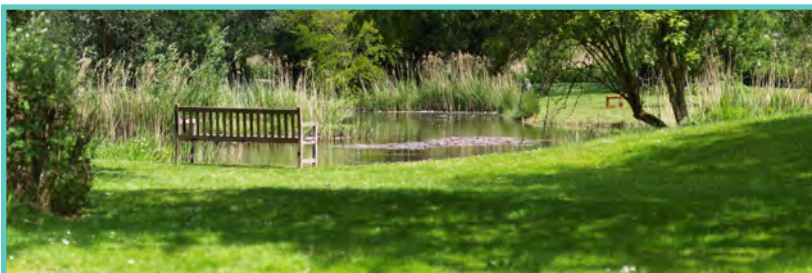




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**MEGA
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PISCES COUNTRY PARK NEW STATICS & LODGES

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PL46	Prestige Hampton Lodge	50 x 22	3 bed, 6 berth	£375,000	
PL60	Pemberton Abingdon Lodge	42 x 13	2 bed, 6 berth	£119,995	SOLD
PL TBC	Pemberton Marlow Lodge	40 x 13	2 bed, 6 berth	£95,000	
PL TBC	Pemberton Serena Lodge	42 x 13	2 bed, 6 berth	£119,995	
PL TBC	Stacey Lodge	36 x 12	2 bed, 6 berth	£75,000 ono	

ACORN HOLIDAY PARK NEW LODGES

PL1	Pemberton Langton Lodge	43 x 14	2 bed, 6 berth	£129,995	
PL2	Evolution Lodge	40 x 20	2 bed, 6 berth	£175,000	NOW £169,000
PL11	Evolution Lodge	40 x 20	2 bed, 6 berth	£159,995	NOW £135,000
PL12	Evolution Lodge	40 x 20	2 bed, 6 berth	£159,995	NOW £135,000
PL TBC	Stacey Lodge	36 x 12	2 bed, 6 berth	£75,000 ono	

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	£85,000
PL42	Atlas Debonair Lodge	38 x 12	2 bed, 4 berth	£75,000



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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.....



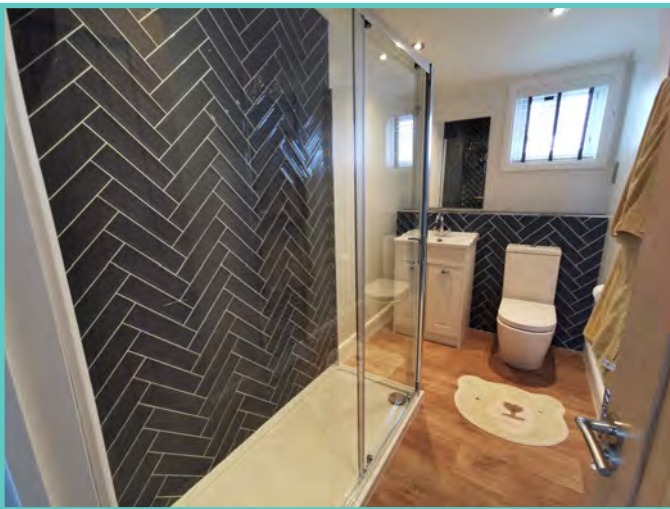
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LODGE - PLOT 46

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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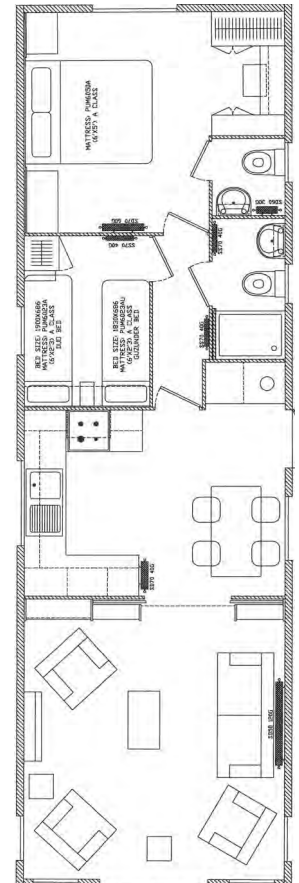
LODGE - PLOT 60

PEMBERTON ABINGDON LODGE

42ft x 13ft, 2 Bed, 6 Berth, overlooking lake

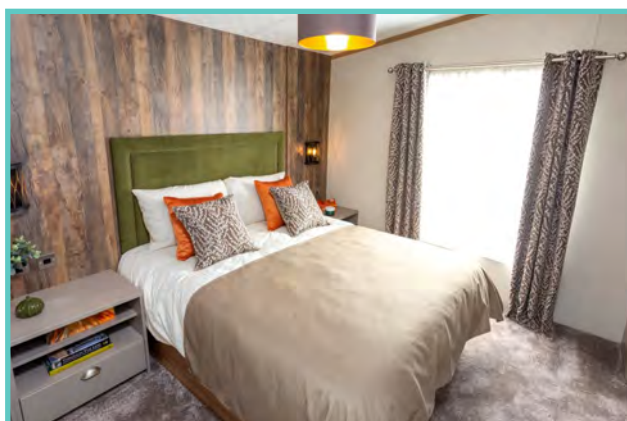
WAS £119,995 SOLD

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



The new style Abingdon has a rich blend of fabrics to make any family feel cosy and at home. Step into the master bedroom and admire the plank effect accent wall with striking wall lights.

This is a 6 berth is fully furnished and overlooks the lake. Comes with front French doors, integrated microwave, fridge/freezer, cooker and separate over and grill, gas central heating, large sofa with 2 chairs and footstool, ensuite to master bedroom





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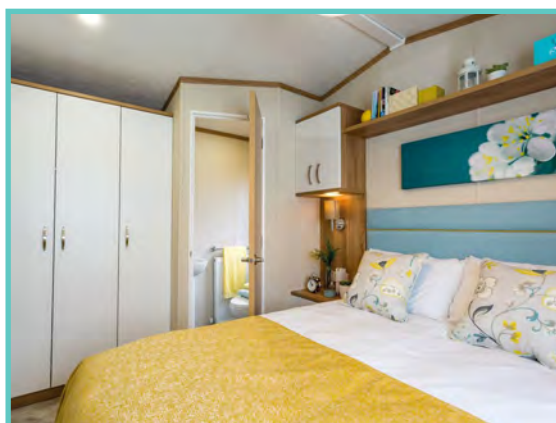
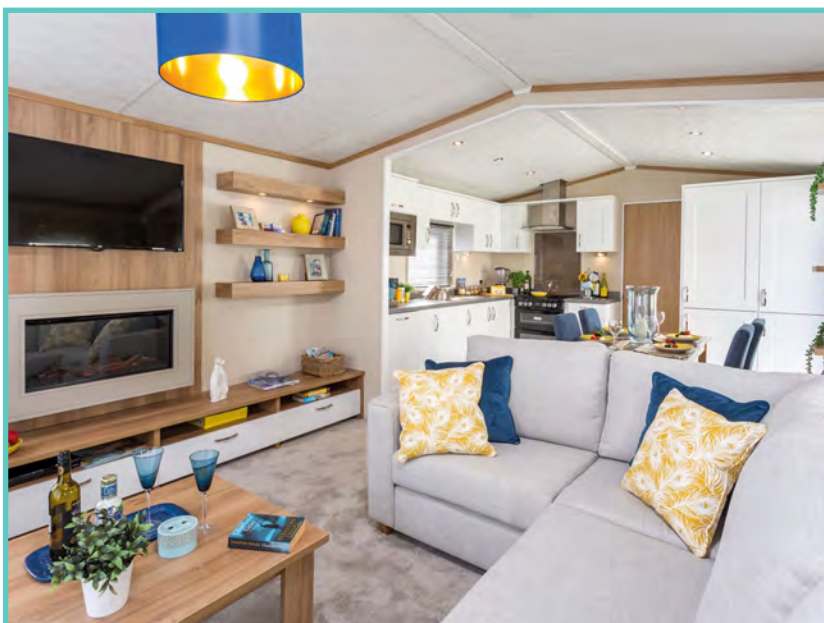
LODGE - PLOT TBC

PEMBERTON MARLOW LODGE

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

£95,000

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

£119,995

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



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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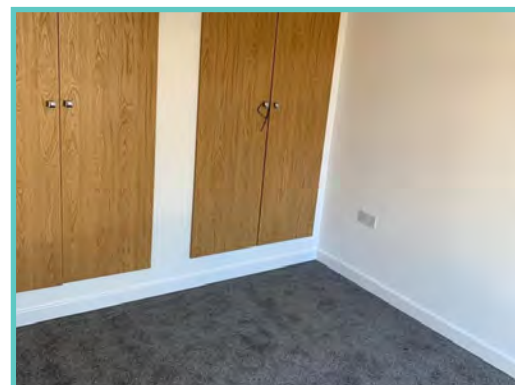
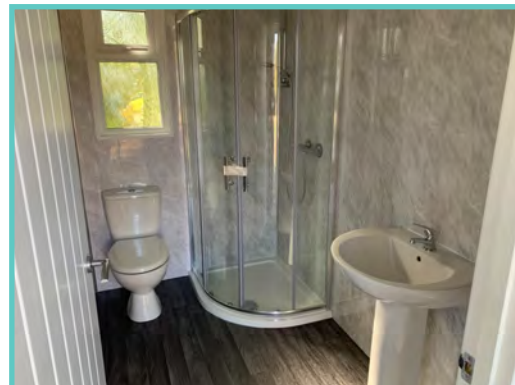
LODGE - PLOT TBC – NEW 2022 MODEL

STACEY LODGE

36ft x 12ft, 2 Bedrooms, 6 Berth

£75,000 ono

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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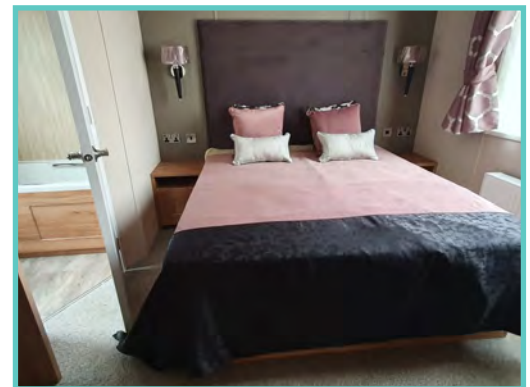
LODGE - PLOT 1 - NEW 2022 MODEL

PEMBERTON LANGTON LODGE

43ft x 14ft, 2 Bed, 6 Berth

£129,995

2023 ground rent included in the price!!



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 ~~£175,000~~ NOW £169,000

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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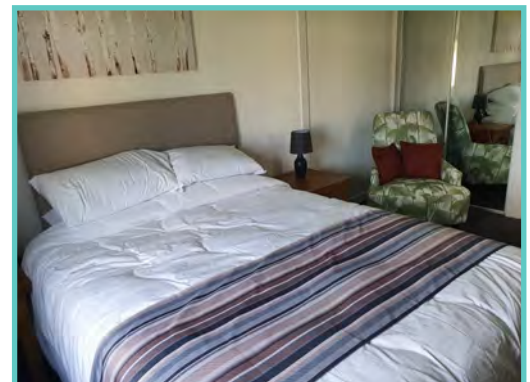
LODGE - PLOT 11 & 12 - NEW 2022 MODEL

EVOLUTION LODGE

40ft x 20ft, 2 Bed, 6 Berth

WAS ~~£159,995~~ NOW £135,000

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

£75,000 ono

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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LODGE - PLOT 31 - PRE-OWNED

PEMBERTON ABINGDON LODGE

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

£85,000



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.





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LODGE - PLOT 42 - PRE-OWNED

ATLAS DEBONAIR LODGE

38ft x 12ft, 2 Bed, 4 Berth, ensuite

£75,000

Price includes ground rent for 2023 and decking of your choice worth £10,000



The sophisticated Debonair hosts a beautiful blend of traditional features with contemporary finishes, making this the epitome of country house living. The warm and cosy tartan fabrics adds a touch of comfort. The rustic kitchen embodies laid back living with a few unexpected modern elements that mix surprisingly well with utilitarian living. Comes with extra insulation, washing machine, winterised, central heating, double glazing, fridge/freezer, lift up master bed, built in microwave, cooker, lake views.



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

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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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