



**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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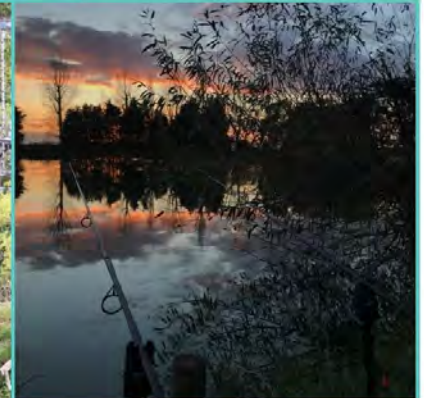


PAGE INDEX

Pisces New & Pre-owned Holiday Lodges from page 5

Acorn New & Pre-owned Holiday Park Homes from page 12

PISCES COUNTRY PARK & ACORN HOLIDAY PARK

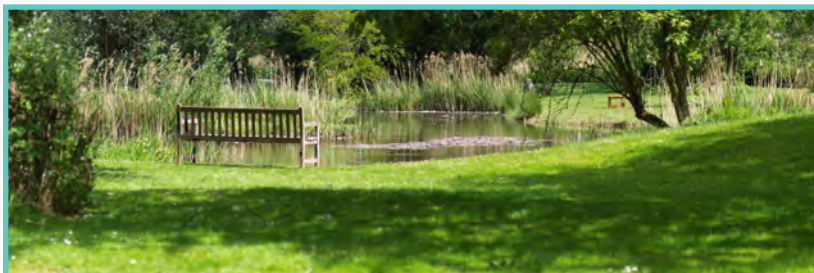




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PISCES COUNTRY PARK NEW LODGES

| | | | | | |
|-------|--------------------------|---------|----------------|---------------------|---------------------|
| PL 25 | Sunseeker Spirit Coastal | 39 x 12 | 2 bed, 6 berth | £75,000 | NOW £69,995 |
| PL 46 | Prestige Hampton Lodge | 50 x 22 | 3 bed, 6 berth | £375,000 | NOW £209,995 |

PISCES COUNTRY PARK PRE-OWNED LODGES

| | | | | | |
|--------|------------------------|---------|----------------|---------------------|---------------------|
| PL 5 | Pemberton Marlow Lodge | 38 x 12 | 2 bed, 4 berth | £72,000 ono | |
| PL 26b | Regal Symphony Lodge | 41 x 14 | 2 bed, 6 berth | £75,000 | |
| PL 42 | Atlas Debonair Lodge | 38 x 12 | 2 bed, 4 berth | £69,995 | |
| PL 62 | Atlas Lilac Lodge | 40 x 20 | 2 bed, 6 berth | £140,000 | NOW £125,000 |

ACORN HOLIDAY PARK NEW LODGES

| | | | | | |
|-------|-------------------------|---------|----------------|---------------------|---------------------|
| PL 1 | Pemberton Langton Lodge | 43 x 14 | 2 bed, 6 berth | £129,995 | NOW £109,995 |
| PL 3 | Pemberton Serena Lodge | 42 x 13 | 2 bed, 6 berth | £119,995 | NOW £99,995 |
| PL 5 | Atlas Lilac Lodge | 40 x 20 | 2 bed, 6 berth | £179,995 | NOW £149,995 |
| PL14 | Willerby Boston Lodge | 40 x 20 | 2 bed, 6 berth | £129,995 | |
| PL M1 | Stacey Lodge | 36 x 12 | 2 bed, | £75,000 | NOW £64,995 |
| PL M3 | Stacey Twin Lodge | 32 x 20 | 2 bed, | £99,995 | |

New Lodge price includes 1 FREE gas bottle



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HOLIDAY HOME - PLOT 25 - NEW 2024 MODEL

SUNSEEKER SPIRIT COASTAL

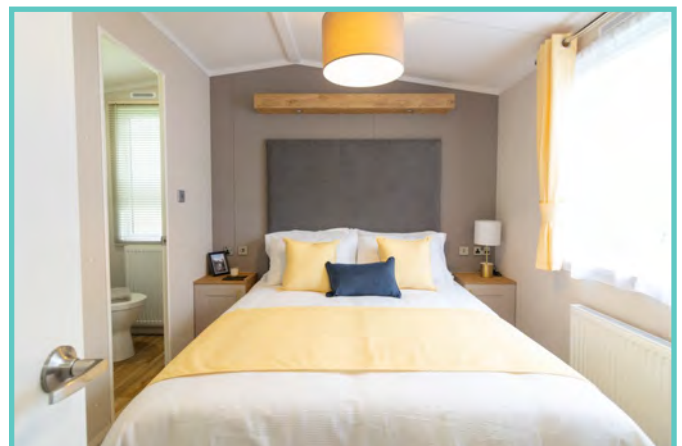
39ft x 12ft, 2 Bedrooms, 6 berth

WAS ~~£75,000~~ NOW £69,995

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The Spirit Coastal is the perfect choice for those who love modern living. This luxurious model is perfect for couples or families who enjoy the finer things in life, with everything on hand to make life easy and practical. As with all Sunseeker Holiday Homes, the Spirit Coastal comes standard with Double Glazing and Central Heating. Its interiors offer a blend of contemporary blues, light greys balanced with modern fixtures and fittings. Offering a well-equipped kitchen/dining area and a range of appliances. Bedroom interiors are fresh with a modern feel and luxurious bathrooms featuring two showers in this model. Stunning open plan kitchen and dining area with ample storage. Modern, contemporary lounge with freestanding sofa and chairs. Large airy living space with oak dining table and matching coffee table.





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LODGE - PLOT 46

PRESTIGE HAMPTON

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

WAS ~~£375,000~~ NOW £209,995

Price includes 1 FREE gas bottle

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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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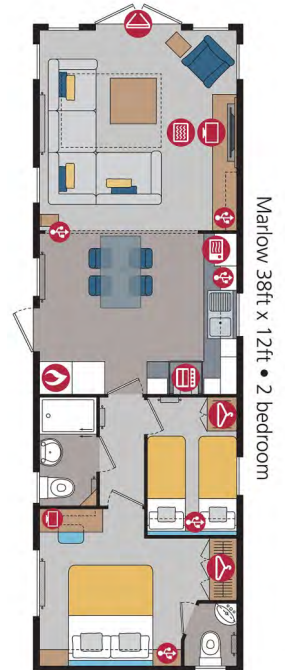
LODGE - PLOT 5 - PRE-OWNED

PEMBERTON MARLOW LODGE

38ft x 12ft, 2 Bed, 4 Berth, En-suite

£72,000 ono

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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 dining table with smart upholstered dining chairs complete the look. Comes with air conditioning and satellite TV.





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LODGE - PRE-OWNED - PLOT 26b

REGAL SYMPHONY LODGE

41ft x 14ft, 2 bedrooms, 6 berth

£75,000



The Symphony Lodge remains the flagship Regal Holiday Homes model, blending together style and function, light and space, innovation and design all in perfect harmony. The lounge is elegantly designed, with the large windows and French doors provide panoramic views of the outside. The large fully fitted kitchen is well planned with integral breakfast bar. The clever use of space continues into the master bedroom with its large en-suite and feature headboard with touch sensitive lights. Outside there is a beautiful garden with shed, greenhouse and parking.





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LODGE - PLOT 42 - PRE-OWNED

ATLAS DEBONAIR LODGE

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

£69,995

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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.



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PRE-OWNED LODGE - PLOT 62

ATLAS LILAC LODGE

40ft x 20ft, 2 Bed, 6 Berth

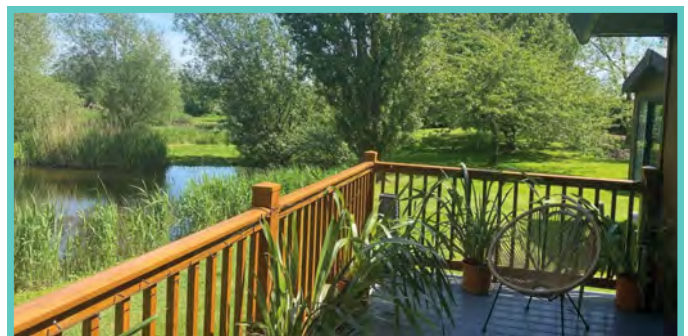
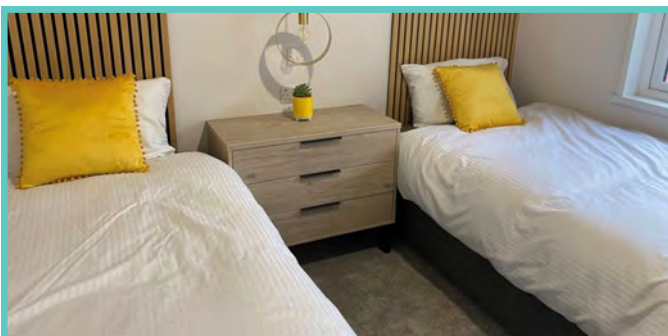
WAS ~~£140,000~~ NOW £125,000

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The Atlas Lilac Lodge is the ultimate in affordable luxury continuing to hold its place in the competitive market with its home from home feel. With all the space you need and just the right amount of cosiness, this holiday home really is perfect for the whole family. Residential specification and fully furnished.

Comes with a lake view. Decking, shed, air con, double glazing, and central heating.





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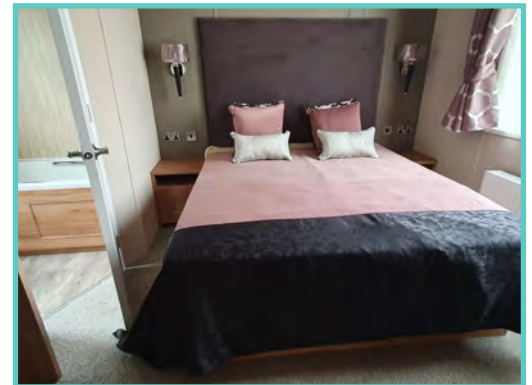
LODGE - PLOT 1 - NEW 2022 MODEL

PEMBERTON LANGTON LODGE

43ft x 14ft, 2 Bed, 6 Berth

WAS ~~£129,995~~ NOW £109,995

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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 3

PEMBERTON SERENA LODGE

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

WAS ~~£119,995~~ NOW £99,995

Decking and 1 FREE gas bottle 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.



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LODGE - PLOT 5

ATLAS LILAC LODGE

40ft x 20ft, 2 Bedrooms, 6 Berth

WAS ~~£179,995~~ NOW £149,995

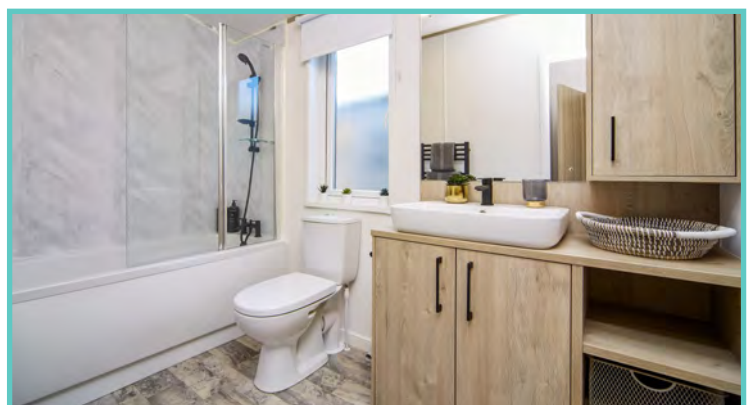
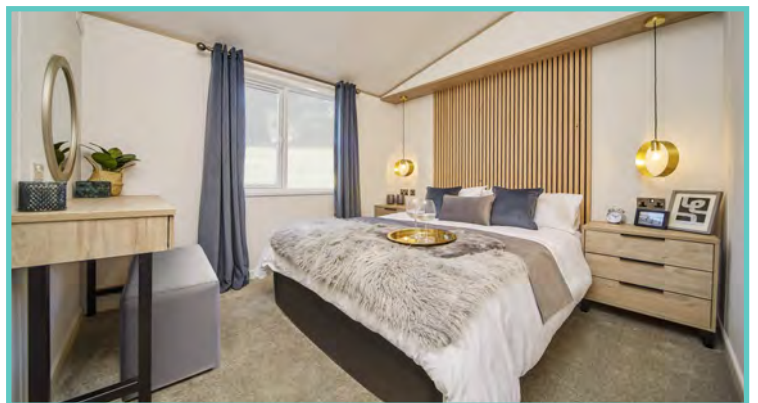
Price includes 1 FREE gas bottle

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The Lilac Lodge offers spacious, cozy living with a well-furnished lounge featuring two 2-seater sofas and an electric stove-style fireplace. A brise soleil allows natural light while creating a warm ambiance. The fully fitted kitchen includes an oven, grill, 5-burner hob, and an integrated fridge freezer.

An optional Luxury Pack adds a dishwasher, microwave, and washing machine. The master bedroom is elegantly appointed with a king-size bed, walk-in wardrobe, and a dressing table. The twin bedroom has built-in storage and feature walls. The master ensuite has a bath with a shower, while the second bathroom has a shower cubicle. Note that some accessories are for display only.





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LODGE - PLOT 14

WILLERBY BOSTON LODGE

40ft x 20ft, 2 Bed, 6 Berth, 2024 model

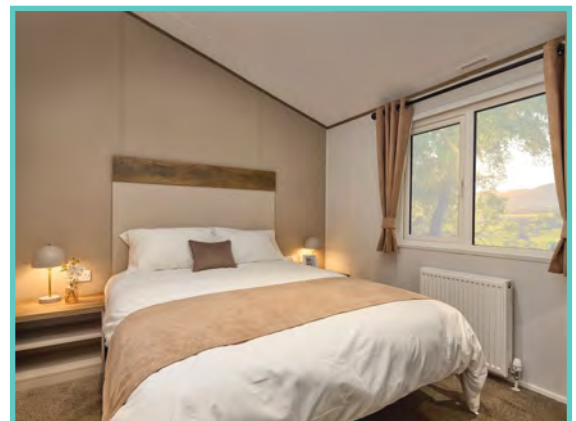
£129,995

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The new 2024 model Willerby Boston Lodge is a contemporary entry-level lodge that you'll love to make your own. This open plan model has lounge area featuring an accent wall, two-seater sofas, freestanding media unit and coffee table. The dining area has dining table and chairs, plus a sideboard. The well-fitted kitchen is open-plan and spacious with contrast blush and graphite cabinet door frontals. A drop-in gas oven with separate hob and glass splashback. Integrated fridge/freezer, dishwasher and washer/dryer.

The master bedroom comes with dressing table, storage and ensuite shower room. The second twin bedroom is also has plenty of storage. There are TV points in both bedrooms.





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LODGE – PLOT M1 - NEW 2022 MODEL

STACEY LODGE

36ft x 12ft, 2 Bedrooms

WAS ~~£75,000~~ NOW £64,995

£7,000 pounds worth of furniture of your choice and
1 FREE gas bottle is included in the price.



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



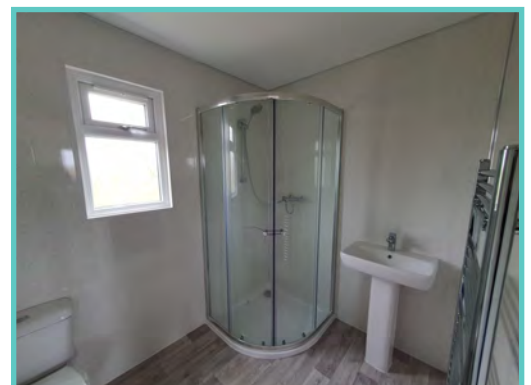
LODGE - PLOT M3 - NEW 2022 MODEL

STACEY TWIN LODGE

32ft x 20ft, 2 Bedrooms

£99,995

£7,000 pounds worth of furniture of your choice and
1 FREE gas bottle is included in the price.



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



FAQ

Frequently Asked Questions



How much are the site fees?

Site fees for 2025 are: Static caravans and single lodges £4,800. Twin Lodges £5,000 (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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