

# Holiday Homes



*pusces*  
COUNTRY PARK





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.

**Pisces Country Park**

Bedford Bank, Welney, Wisbech, Cambridgeshire PE14 9RJ

Tel: 01354 610257

[www.piscescountrypark.co.uk](http://www.piscescountrypark.co.uk)

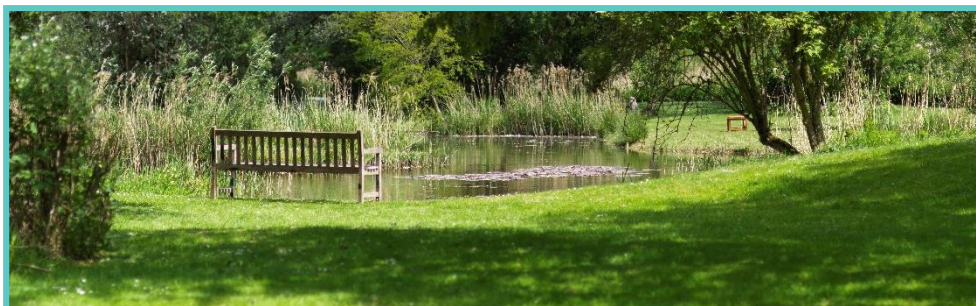
[info@piscescountrypark.co.uk](mailto:info@piscescountrypark.co.uk)



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## FOR SALE



### NEW STATICS & LODGES

|     |                        |         |       |         |             |
|-----|------------------------|---------|-------|---------|-------------|
| 1a  | Atlas Mirage Lodge     | 32 x 12 | 2 bed | 6 berth | <b>SOLD</b> |
| 40  | Atlas Lilac Lodge      | 40 x 20 | 2 bed | 6 berth | <b>SOLD</b> |
| TBC | Pemberton regent Lodge | 38 x 12 | 2 bed | 6 berth | £ 82,500    |
| 43  | Atlas Sherwood Lodge   | 40 x 13 | 2 bed | 6 berth | <b>SOLD</b> |
| 42  | Atlas Debonair Lodge   | 38 x 12 | 2 bed | 6 berth | £ 75,000    |
| 39  | Atlas Chorus Lodge     | 36 x 12 | 2 bed | 6 berth | <b>SOLD</b> |
| 5   | Pemberton Marlow Lodge | 38 x 12 | 2 bed | 6 berth | <b>SOLD</b> |

### NEW ARRIVALS DUE ON PARK 2022

|     |                     |         |       |         |   |     |
|-----|---------------------|---------|-------|---------|---|-----|
| TBC | Atlas Lilac Lodge   | 40 x 20 | 2 bed | 6 berth | £ | TBC |
| TBC | Atlas Heritage      | 38 x 12 | 2 bed | 6 berth | £ | TBC |
| TBC | Atlas Sherwood      | 40 x 13 | 2 bed | 6 berth | £ | TBC |
| TBC | Atlas Chorus        | 36 x 12 | 2 bed | 6 berth | £ | TBC |
| TBC | Atlas Ovation       | 43 x 13 | 2 bed | 6 berth | £ | TBC |
| TBC | Atlas Sherwood      | 40 x 13 | 2 bed | 6 berth | £ | TBC |
| TBC | Atlas Debonair      | 38 x 12 | 2 bed | 6 berth | £ | TBC |
| TBC | Atlas Oakwood       | 40 x 20 | 2 bed | 6 berth | £ | TBC |
| TBC | Pemberton Regent    | 38 x 12 | 2 bed | 6 berth | £ | TBC |
| TBC | Pemberton Marlow    | 40 x 13 | 2 bed | 6 berth | £ | TBC |
| TBC | Pemberton Abingdon  | 42 x 13 | 2 bed | 6 berth | £ | TBC |
| TBC | Pemberton Rivington | 42 x 14 | 2 bed | 6 berth | £ | TBC |
| TBC | Pemberton Serena    | 42 x 13 | 2 bed | 6 berth | £ | TBC |
| TBC | Pemberton Langton   | 43 x 14 | 2 bed | 6 berth | £ | TBC |





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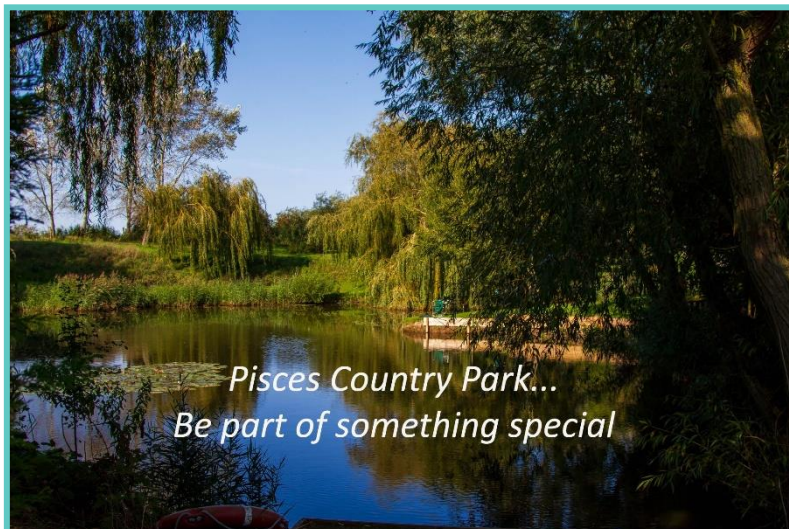
**FOR SALE**



### **NEW STATICS & LODGES**

#### **NEW ARRIVALS DUE ON PARK 2022**

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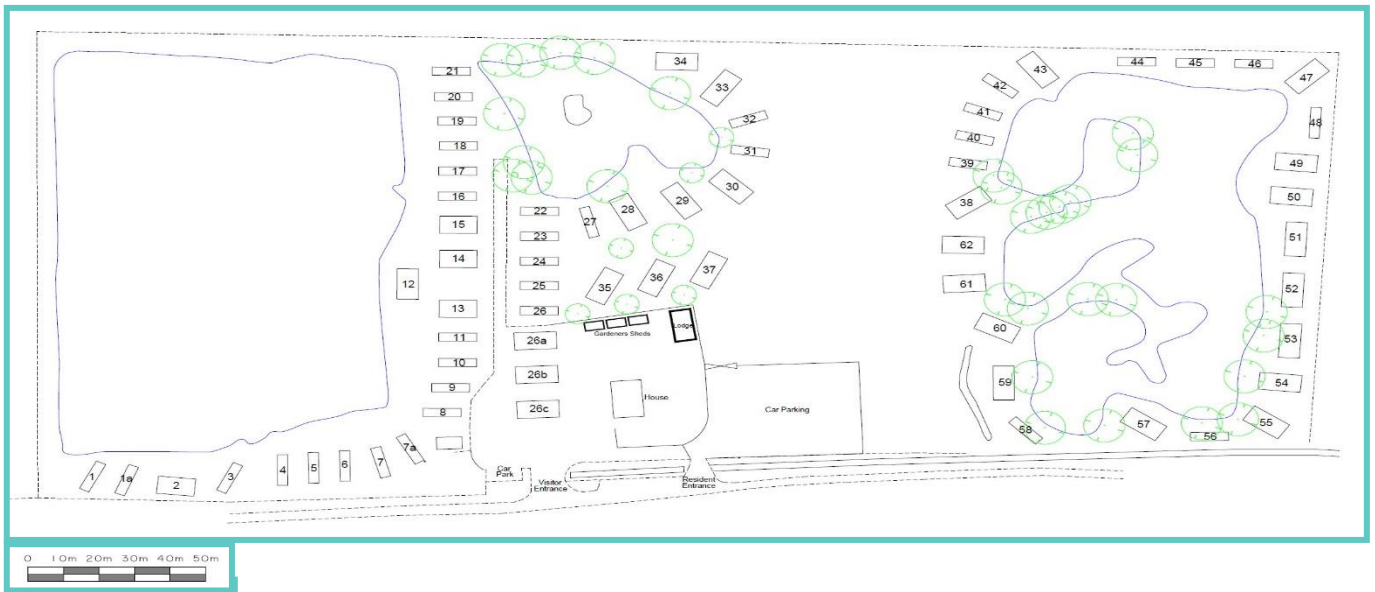
*Pisces Country Park...  
Be part of something special*



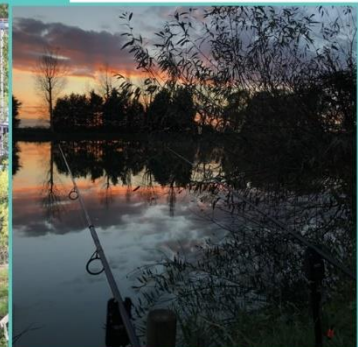
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## Pisces Country Park Layout



Pisces Country Park



e View







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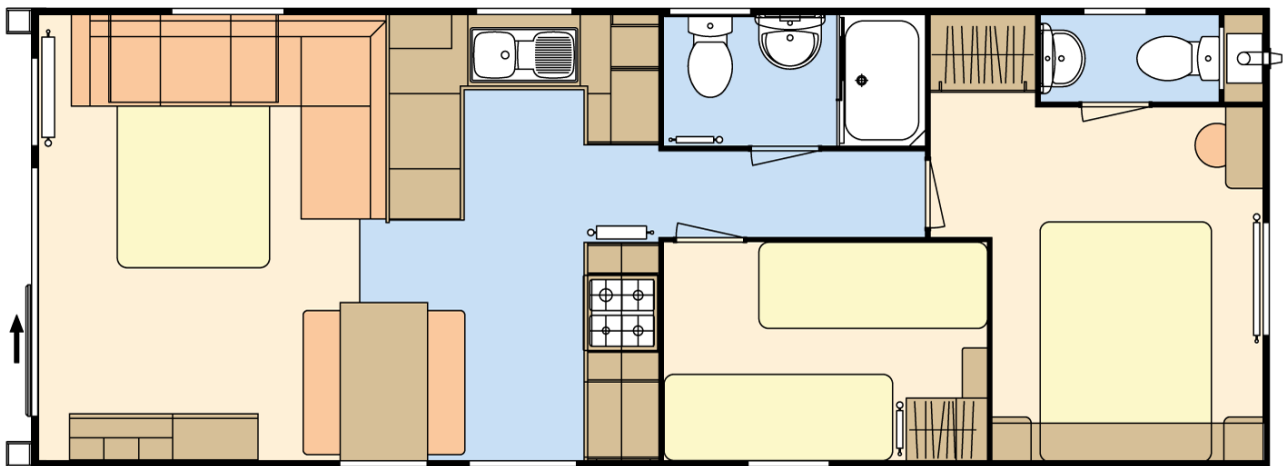
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LODGE - PLOT 1a

# ATLAS MIRAGE LODGE

**SOLD**

32ft x 12ft, 2 Bed, 6 Berth, En-suite



The Atlas Mirage has all the everyday space that you need. The separate dining area is very practical and a great way to socialise with family and friends. The accent furnishing scheme guarantees to brighten up even those dullest of days.





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**LODGE - PLOT TBC - DUE 11/2021**

## **PEMBERTON REGENT LODGE**

**£82,500**

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



The regent has made a real impact since its launch with the closed lounge option being highly regarded amongst owners. Re-styling the bedrooms has brought this model right up-to-date and the kitchen provides for fully integrated appliances.







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LODGE - PLOT 43

## ATLAS SHERWOOD LODGE

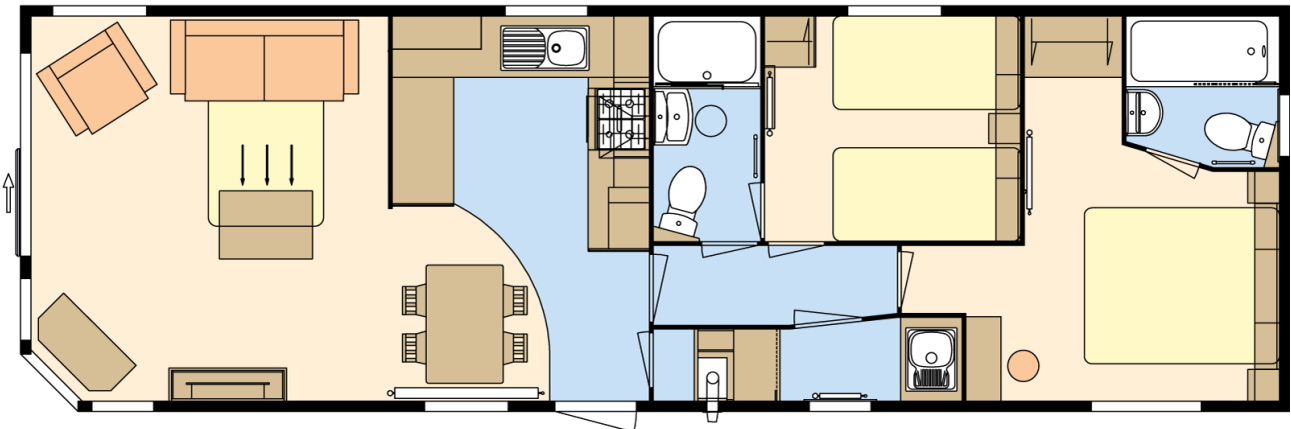
**SOLD**

40ft x 13ft, 2 Bed, 6 Berth, En-suite

*Sierra  
CanExel  
cladding*



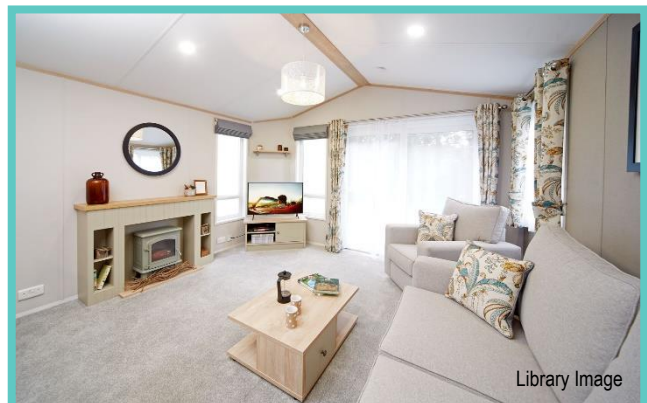
Library Image



The Sherwood Lodge has a sleek modern interior with a naturally inviting palette.

At the heart of the home is the large kitchen which has an abundance of work space to prepare meals to entertain.

The Sherwood Lodge is the perfect choice for those seeking comfortable luxury in a residential specification holiday home.



Library Image



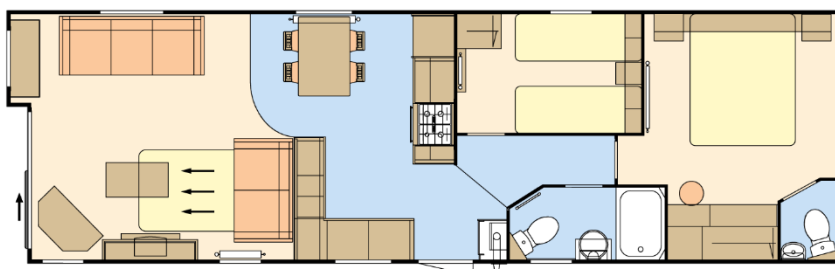


LODGE - PLOT 42

# ATLAS DEBONAIR LODGE

**£75,000**

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



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.



Library Image





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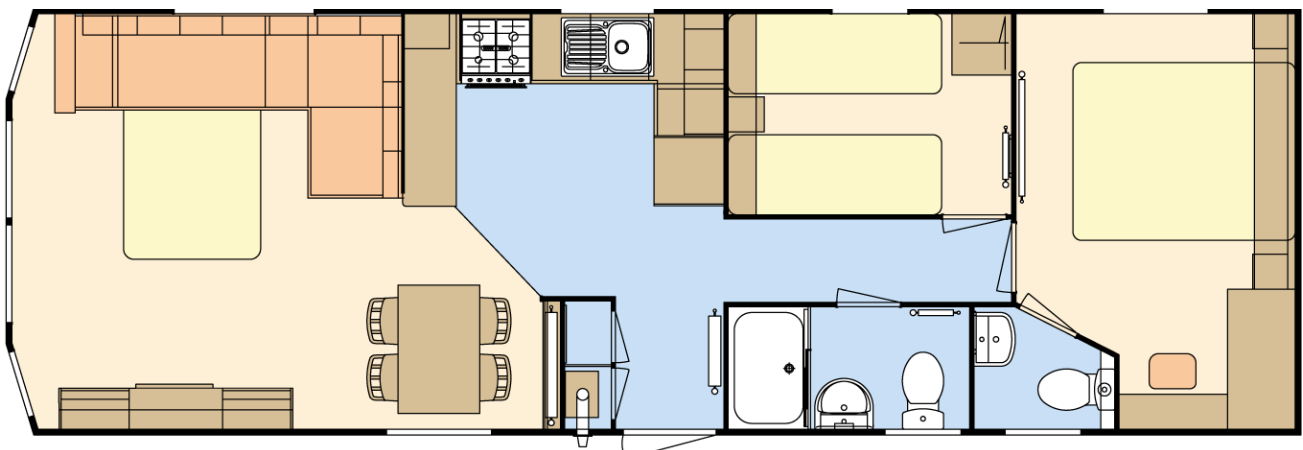
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LODGE - PLOT 39

# ATLAS CHORUS LODGE

**SOLD**

36ft x 12ft, 2 Bed, 6 Berth



The Chorus is carefully designed to be both attractive and practical with a sense of contemporary flair and an indulgent feeling throughout the unit.

With beautiful upholstered headboards, soft neutral furnishings and room to stretch out in, makes it the perfect holiday home for both relaxing and entertaining.







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LODGE - PLOT 5

## PEMBERTON MARLOW LODGE

**SOLD**

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

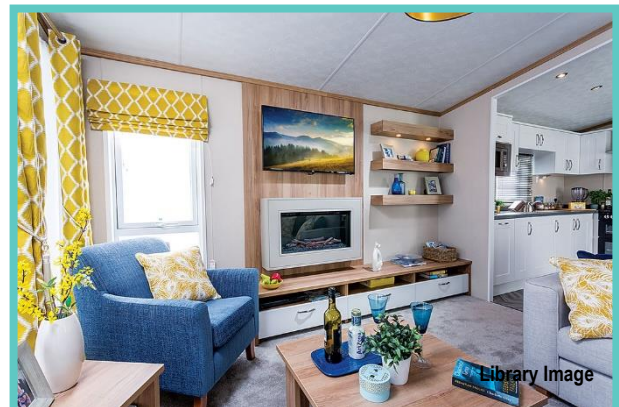
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CanExel  
cladding*



Marlow 38ft x 12ft • 2 bedroom



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.







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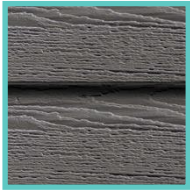
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LODGE - PLOT 38

## PRESTIGE PLANTATION HOUSE

**SOLD**

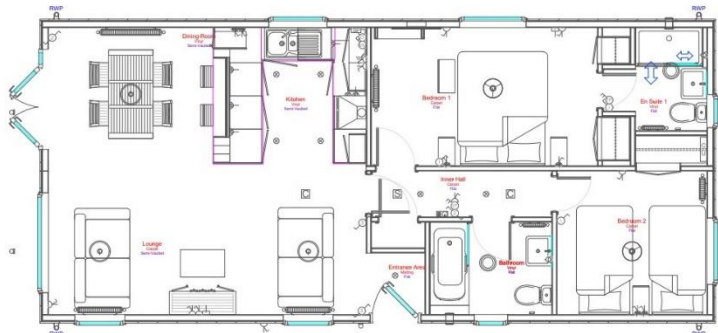
40ft x 20ft, 2 Bed, 4Berth



The Lodge is supplied in TimberWolf CanExel.



The all new Plantation House: think cosy hygge décor. This home introduces natural textures, refreshing white cottons complimenting every room, simply stylish;  
a holiday home where you won't want to leave its opulent comfort.







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LODGE - PLOT TBC

# ATLAS LILAC LODGE

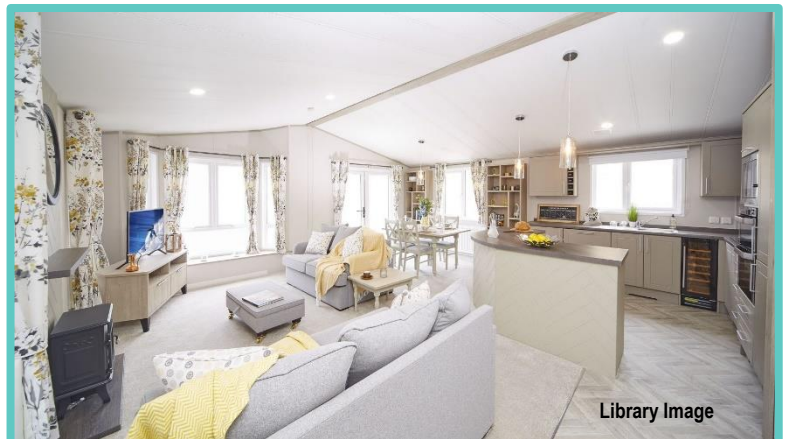
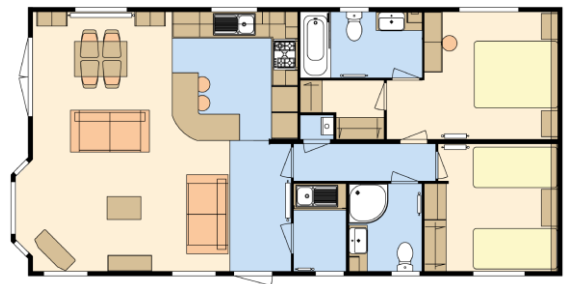
## £TBC



The Atlas Lilac Lodge is the ultimate in affordable luxury 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.

Features include: Central heating and towel radiator, PVC double glazing, Extra insulation, Front French doors, Low energy lighting, Sockets with USB port, Exterior light, Bath, TV points to bedrooms with signal booster, Walk in wardrobe, Integrated fridge/freezer, Fully galvanised chassis and much more.

*Sierra  
CanExel  
cladding*







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**FOR SALE**

## **Lodges arriving 2022**

*Library Images*



### **Atlas Heritage Lodge**

38ft x 12ft,

2 Bedrooms 6 Berth

**Price Guide: TBC**



### **Atlas Sherwood Lodge**

40ft x 13ft,

2 Bedrooms 6 Berth

**Price Guide: TBC**



### **Atlas Chorus Lodge**

36ft x 12ft,

2 Bedrooms 6 Berth

**Price Guide: TBC**



### **Atlas Ovation Lodge**

38ft x 12ft,

2 Bedrooms 6 Berth

**Price Guide: TBC**



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**FOR SALE**

## **Lodges arriving 2022**

*Library Images*



### **Atlas Sherwood Lodge**

40ft x 13ft,

2 Bedrooms 6 Berth

**Price Guide: TBC**



### **Atlas Debonair Lodge**

38ft x 12ft,

2 Bedrooms 6 Berth

**Price Guide: TBC**



### **Atlas Oakwood Lodge**

40ft x 20ft,

2 Bedrooms 6 Berth

**Price Guide: TBC**



### **Pemberton Serena Lodge**

42ft x 13ft,

2 Bedrooms 6 Berth

**Price Guide: TBC**





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**FOR SALE**

## **Lodges arriving 2022**

*Library Images*



### **Pemberton Regent Lodge**

38ft x 12ft,  
2 Bedrooms 6 Berth

**Price Guide: TBC**



### **Pemberton Marlow Lodge**

40ft x 13ft  
2 Bedrooms 6 Berth

**Price Guide: TBC**



### **Pemberton Abingdon Lodge**

43ft x 14ft  
2 Bedrooms 6 Berth

**Price Guide: TBC**



### **Pemberton Rivington Lodge**

38ft x 12ft  
2 Bedrooms 6 Berth

**Price Guide: TBC**





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**FOR SALE**

## **Lodges arriving 2022**

*Library Images*



### **Pemberton Langton Lodge**

43ft x 14ft

2 Bedrooms 6 Berth

**Price Guide: TBC**







## FAQ

# Frequently Asked Questions

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

Site fees for 2021 are: Static caravans and single lodges £3,500. Twin Lodges £3,700 (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 park?**

Here at Pisces Country 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 a friendly park 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....



## FAQ

# Frequently Asked Questions

### **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?**

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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