

# Scotts Holiday Village

West Wittering, West Sussex

YOUR TRANQUIL RETREAT - ALL YEAR ROUND

## FREQUENTLY ASKED QUESTIONS

### ARE YOU A “BUTLINS” TYPE OF PARK?

No, we are a very tranquil site that aims to provide holiday homes in an environment which enhances the *quality of life* of our customers. We are blessed with very scenic surroundings here in the Witterings and wish to provide quality holiday homes within Scotts that do justice to such surroundings.

### IS THERE A CLUBHOUSE ON SITE?

No, in keeping with the tranquil philosophy of the site. There are however a choice of restaurants, takeaways, public houses and a British Legion in the village, which are within a short walking distance.

### HOW LONG ARE YOU OPEN?

We are open all year round. The site does not close at all. Customers are free to come to their holiday home at any time of the year and for as long as they like.

### DOES A GROUND RENT NEED TO BE PAID?

Once a holiday home is purchased, a ground rent is payable; the amount of the ground rent depends upon the size and location of the plot.

### WHAT ARE OTHER RUNNING COSTS?

Customers pay for gas and electricity as per their consumption. Customers also need to pay for insuring their holiday home, an annual gas test check of their gas appliances and of course for any maintenance of the holiday home.

### WHAT SERVICES ARE THE HOLIDAY HOMES CONNECTED TO?

The holiday homes are connected to the normal water and sewage pipes systems. The electricity is connected to the normal grid (as in the case of ordinary houses). The gas is provided by LPG gas bottles (which are ordered through the office on site).

### DO HOLIDAY HOMES HAVE GARDENS?

Yes, each holiday home has its own garden which is fenced off. This enables customers to have privacy.

### WHEN QUOTED A PRICE FOR A HOLIDAY, WHAT IS GENERALLY INCLUDED IN THE PRICE?

The prices that we quote for a holiday are all inclusive. You would not normally need to immediately pay for anything else. The prices we quote normally include: the cost of the holiday home, siting, free rent and insurance period, a quality metal shed, fencing, steps, decking and skirting, gas bottles, a no-nonsense warranty and with our compliments a “welcome pack”.

### WHO CAN SCOTTS SELL HOLIDAY HOMES TO?

We can only sell holiday homes to those that have a main residence elsewhere; although open all year round, Scotts is a holiday park, not a residential park. Please note Scotts cannot be used as an address for the electoral roll. Scotts has a policy of selling holiday homes to those that are in tune to the tranquil philosophy of the site.

### DO I NEED TO PAY STAMP DUTY ON THE HOLIDAY HOMES?

There is no stamp duty on the holiday homes sold at Scotts.

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### ARE THERE ANY RULES ON THE SITE?

Yes. They are common sense rules which aim to promote the enjoyment of our customers and maintain a tranquil environment at all times. Anti-social behaviour is not tolerated at Scotts.

### CAN I LET MY HOLIDAY HOME?

No lettings are permitted; family or close friends may visit. We need to ensure a tranquil atmosphere within the site at all times.

### ARE DOGS ALLOWED?

Dogs are allowed, but they must be kept on a lead and not disturb the peaceful stay of our customers.

### CAN HOLIDAY HOMES HAVE A VERANDA?

Yes. Subject to our survey, a veranda can be added to any plot.

### DO YOU HAVE A SHOP ON SITE?

There is no shop on site. Tesco's is within three minutes walk and is open from 6am-11pm every day (apart from Christmas day); there is also a very nice Co-Op store, that is also open 7 days a week, and a host of other shops (butchers, fishmongers, bakers, grocers, pharmacy) a short walk away.

### DO YOU HAVE A LAUNDRY ON SITE?

Yes we have a laundry room with washing machines and dryers.

### ARE THERE ANY PURCHASER AGE RESTRICTIONS?

No. We sell holiday homes to all ages. Children are of course very welcome on the park; however, the Site Rules, which promote a tranquil environment, must be adhered to.

### CAN I PARK MY CAR CLOSE TO MY HOLIDAY HOME?

Yes. On some plots, because they are so large, cars can be parked within it.

### HOW LONG CAN A HOLIDAY HOME STAY ON SCOTTS?

We do not have a policy where holiday homes must be renewed after a fixed number of years. They can stay on Scotts so long they are in a good state of repair and meet health and safety requirements.

### CAN A HOLIDAY HOME BE UPGRADED?

Yes. Subject to our survey, customers can upgrade their existing holiday home in due course.

### CAN I COME TO VISIT SCOTTS JUST TO HAVE A LOOK AROUND?

You are very welcome to come and see us at Scotts (we are open 7 days a week); we shall be pleased to show you around the park and into any holiday homes you wish to view. We do ask if you can please make an appointment with us first if at all possible (as we can sometimes be very busy).

### FURTHER QUESTIONS?

If you have any questions, please do not hesitate to contact us on 01243 672 185. We look forward to welcoming you to Scotts in the near future.