

Park Homes - Questions & Answers

I want to sell my Park Home but don't know the correct procedure?

First of all, under the terms of the Mobile Homes Act, you must offer it to the site owner, if he is unable or unwilling to offer an acceptable price, you may place it on the open market. Ideally use a specialist agent like West End but it's your choice.

How are Park Homes different from regular houses?

They are not 'bricks and mortar' in the traditional sense. They are timber framed and constructed to strict British Standards on a steel chassis and even when sited are able to be moved.

How much does a Park Home cost?

It very much depends on the size, age and park and can vary between £20,000 and £250,000.

How long do Park Homes last?

Just like a traditional property, if regular maintenance is carried out the home will last for a very long time, we have sold park homes that are 50 years old and still in good condition. We would recommend, however, that a purchaser instructs a specialist surveyor if buying an older home for peace of mind.

Can I live in a Park Home all year round?

If the site has a permanent residential licence, you can live there all year as your main home. If the site has a holiday licence, including a 12 month holiday licence, the home cannot be your main address.

What are the monthly costs of living in a Park Home?

Very similar to living in a small house or flat, all park homes are Band A for council tax and you will have to pay a monthly ground rent with the usual gas and electricity bills.

Do I own the plot/land?

No, you own the home but rent the plot from the site owner for which you pay the monthly ground rent. This is covered under the terms of the Mobile Homes Act 2013.

Do I need a solicitor to purchase a park home?

No, there is no requirement for a solicitor to purchase a home although some people like to have the agreement checked over.

When purchasing a park home do searches need to be done?

No, there is no conveyancing whatsoever.

Do I have to pay stamp duty when purchasing a park home?

Again park homes are counted in the eyes of the law as a chattel and there is no stamp duty payable.

Are pets and children allowed on home parks?

Some parks across the country allow pets and children but the great majority of parks in the Gloucestershire area are designated for retired and semi retired residents and although pets are allowed, children cannot live there permanently, although they can come and stay for holidays etc.

The concrete base under my home has cracked badly affecting the stability of my home. Who is responsible for the repair?

Under the terms of the Mobile Homes Act, Site owners obligations, Paragraph 22. The site owner is "responsible for repairing the base on which the mobile home is stationed" By definition this is qualified by "where necessary "

I am buying a park home from a resident, but the park owner says that I have to accept a new agreement (contract), is this true?

No, the incoming purchaser takes on the existing agreement at the ground rent payable by the outgoing owner. New agreements should only be put into force with brand new homes.

We hope that this answers some of the most frequently asked questions but if you would like a plain English fact sheet or just a friendly chat please contact ; West End Park Homes on 01242 514333 or martyn@weea.co.uk We are here to help.