

A buyer's guide for your next holiday home in Wales.  
Created by Pritchard Leisure

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# Buyer's Guide



# Five-Star Escapes

Owning a holiday home should be simple. This guide helps you approach this exciting prospect, by encouraging you to consider important questions while doing your research.

## BUYER'S GUIDE

A buyer's guide for your next holiday home in Wales.

Do you tend to visit the same place more than once, or are you constantly checking-off a never-ending bucket-list of destinations? This is no small commitment – the two main costs to consider are the initial investment and the ongoing annual fees. How do these costs compare with your usual annual holiday budget?

### CHOOSE YOUR LOCATION

We highly recommend you research and visit the area you are planning to buy in, first. Make sure there is plenty in the local area to entertain you and your family, so you get the most out of your holidays.

### CHOOSE YOUR PARK

What are the most important elements of your holiday – activities, food and culture, local shops, park facilities, family and pet-friendly, comfy beds?

What happens if you want to sell your caravan – will you be charged any commission? It is important to consider that some parks do not allow sub-letting.

### CHOOSE YOUR HOLIDAY HOME

When looking for a holiday home it is important to be realistic about your budget. Manufacturers offer caravans in varying price brackets to suit different preferences, it is worth visiting a caravan dealer to get a feel for the different styles, layouts and specification options.

Where do you spend more time – the lounge or the kitchen? How many bedrooms and bathrooms do you need? What appliances are important and how much storage do you need? There are many customisable options to consider, which will impact the final price.

Static caravan or lodge? Lodges are more expensive, but you get more space for your money and a longer lease. Lodges tend to be more robust and insulated better for those cooler winter months! This might come down to how many of you there are and how much time you spend inside.

Pre-owned - these holiday homes are ready-to-go and are often more reasonable than buying new. You will not have to pay additional costs for delivery, siting, landscaping your plot and installing decking or steps. It is important to make sufficient checks on the unit when buying 'as-is'.



*When deciding on a location, think about:*

How far do you want to travel to get to your holiday home? Are there public transport links nearby?



*Found your park? Ask yourself:*

How long is the park's season? How long is the lease on the caravan or lodge? It might be worth dividing the total cost of your investment by the number of years on your license agreement.



*Caravan vs. lodge:*

Each has their own unique advantages, think critically about which is right for you and your family.