



WILLOW PASTURES
COUNTRY PARK

**Luxury Lodge &
Holiday Home Park**

Skirlaugh, East Yorkshire, HU11 5AE

(Near Beverley & Hornsea)





HULL ROAD, SKIRLAUGH, HULL, EAST YORKSHIRE HU11 5AH
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Frequently Asked Questions

1. How long is the park open each year?

12 months (52 weeks)

2. How much are the annual park fees?

Our current annual fees at £3,500 (including VAT). These are fixed to increase with inflation each year so we will not increase your fees at random.

3. When do I pay the park fees?

Either on the 1st of each month by direct debit, or annual by 31st January.

4. What other costs should I consider?

- Gas, electricity and water – these are all metered to each individual home.
- Insurance
- Wi-fi is included with annual park fees
- You do not need a TV license for your holiday home
- There are no Council rates to pay

5. What warranty is there on a holiday home?

This varies between lodges, but most lodges have 3 year parts warranty and 10 year chassis warranty.

6. Can I rent out my holiday home?

Yes, owners can let out their holiday home themselves or use our letting pool (lodges only). You can earn good returns on letting out your holiday home if you wish. We work with Hosesasons and vet our customers to ensure we maintain a peaceful park.

7. Are dogs allowed?

Yes, up to 2 dogs are allowed

8. How much is a lodge and is finance available?

Our luxury lodges start from £80,995 and we are able to provide finance through Pegasus Finance.



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The Sycamore is £174,995 and is fully mortgageable.

9. Is part exchange available?

Yes

10. Are hot tubs and sheds available?

Yes, please get in touch for special offer prices!

11. Can I only have the lodges you have on the park now?

No! If you have seen a lodge which you love and would like it on our holiday park, please just get in touch to see what we can arrange.

12. Can I have a caravan on the park?

Yes, we accept new caravan on the park however, they must be Sierra Canexel exterior which most manufactures supply. Caravans cannot be entered into our letting pool with Hoseasons

13. What is the different between a caravan (holiday home) and a lodge?

Firstly, lodges are be built to residential standard (BS3632), which means they have superior insulation in the floor, roof and walls and are constructed of stronger, long- lasting materials which means they are built to last. This can often be useful if you do want to use your lodge out of the typical summer season.

Static Caravan/Holiday Homes are also built to exceptionally high specifications nowadays but some do not fall into the category of “residential standard” and therefore are not designed to be in use all year round.



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Current Lodges For Sale



RIVERWOOD LODGE (Victory Leisure) – From £84,995

Enjoy the boutique, luxury feel of this stylish two bedroom lodge. Inspired by industrial designs, the Riverwood boasts statement wallpaper in both bathrooms, sleek black accents throughout and pendent lighting. The spacious master bedroom enjoys a modern walk-in wardrobe and ensuite.

On site for viewings - Available May 2022



SHERWOOD LODGE (Atlas Leisure) – From £85,995

This elegant plan features a stylish, open-plan living space with a fully equipped kitchen, perfect for entertaining. Large windows flood the space with natural light and provide the perfect transition to your outdoor space. Both bedrooms boast modern décor and ensuite bathrooms, making this the ideal family lodge.

On site for viewings - Available June 2022



VENDEE LODGE (Swift Group) – From £88,995

With the latest designs & electrical accessories, this really is the most stylish new lodge on the market in 2019. With copper accents in the kitchen, a contemporary fireplace & beautifully decorated bathrooms, the Vendee will take your breath away. The master bedroom features a spacious walk-in wardrobe & the lodge boasts plenty of storage space.

On site for viewings - Available September 2022



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ASTORIA LODGE (Willerby) – From £88,995

From its stylish interior to its open plan layout, the Astoria has been built with entertaining in mind. The smartly designed layout with linear kitchen and offset roof gives you a huge feeling of space. Boosting 2 spacious bedroom and 2 modern bathrooms with walk-in showers.

On site for viewings - Available September



SHERATON LODGE (Willerby) – From £88,995

With its cashmere-coloured furnishings and classic walnut fixtures, the Sheraton exudes country house warmth at every turn – and those with a taste for comfortable and luxurious space will feel right at home in the super-sized 42 x 14. The fully equipped L-shaped kitchen boasts an integrated oven, microwave, fridge-freezer and a designer tap - giving you all you need for your culinary adventures.

On site for viewings – Available June 2022



VOGUE LODGE (Willerby) – From £94,995

Truly timeless, the Vogue is the elegant culmination of the very best of Willerby's design work. This holiday home is sure to make you the envy of your neighbours on park with truly impressive living space at 43' x 14' and understated style. The grand kitchen is the perfect space for entertaining and well equipped with appliances for cooking up a storm. Both bedrooms are spacious and thoughtfully designed with a walk-in wardrobe in the master bed.

On site for viewings - Available June 2022



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The Park & The Area

- Take a stroll around our peaceful park on our **nature trail** or explore a bit further via the **Trans Pennine Trail** which is a disused railway line, linked directly to the park, and runs to Hornsea and Hull.
- Footsteps from the park is **Gardener's Arms Country Inn**, a popular gourmet pub with a family playpark and welcoming log burners.
- Next to the park is **Skirlaugh Garden & Aquatic Centre** – perfect for a family day out discovering the huge antique centre, beautiful plants and exotic aquatic centre. Pop in for a light lunch or a treat yourself to cake or ice cream in So Delicious!
- **Ganstead Park Golf Course** is 5 minutes away and has been established as the leading course in East Riding for 40 years. We are lucky to have a number of picturesque **fishing lakes** within a 10 mile radius.
- We are located 15 minutes from the beautiful **East Coast**, including the quiet beaches of Mappleton and Fraisthorpe and the pretty seaside town of **Hornsea**. **Bridlington** and **Scarborough** are also within easy reach from the park.
- The historic market town, **Beverley**, is close by with it's renowned Minster, popular Saturday markets and historic, cobbles streets with boutique shopping.
- **Hull, City of Culture**, is a short drive away and the perfect place for soaking up a day of history in the Museum Quarter, theatres or art galleries.
- There are lots of family attractions near to the park, including **The Deep**, **William's Den**, **Inflatation**, **Honeysuckle Farm** and lots, lots more.





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For more information, please feel free to visit our friendly team in at the park (available all week) or get in touch:

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By email: willowpastures@tonycook.co.uk

Visit www.willowpastures.co.uk

Facebook: [@willowpasturesholidaypark](https://www.facebook.com/willowpasturesholidaypark)