

FOUR HORSESHOES RESIDENTIAL PARK

GRAVENEY, FAVERSHAM, KENT, ME13 9DE

Telephone: 01304 612681

Email: info@sandwichleisurepark.co.uk

Ownership - FAQs

Who owns the park?

The park is family-owned by Alan and Jill Smith, who have owned the park since 2013.

What is a residential park home?

A residential park home is a detached, single-storey property built to the British Standard BS3632 for year-round living.

They offer a bungalow-style living experience with modern insulation, efficient heating, and low maintenance.

Can I live in my park home all year round?

Yes. Homes at The Four Horseshoes Residential Park are fully residential, meaning you can live in your home 12 months of the year as your main residence.

Do I own the park home?

Yes. When you purchase a home you own the property itself, but not the land it sits on. The land (known as the pitch) remains owned by the park, and you pay a monthly pitch fee for its use.

What regulations govern the park?

The Four Horseshoes Residential Park is a fully residential park and is governed by UK legislation relating to park homes, including the Mobile Homes Act 1983, as amended by the Mobile Homes Act 2013.

These laws set out the rights and responsibilities of both the park owner and homeowners, covering areas such as:

- Security of tenure
- Pitch fee reviews
- The Written Statement (agreement)
- The sale of park homes
- Park rules and site management

The park also operates under a site licence issued by the local authority, ensuring the park meets the required standards for residential park home living.

Do I get an agreement when I buy a park home?

Yes. When you purchase a home at The Four Horseshoes Residential Park, you will receive a Written Statement (Agreement). This is a standard legal document required for all residential park homes in England.

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The agreement sets out the terms and conditions of your occupation of the pitch and explains both the homeowner's rights and the park owner's responsibilities. It includes important information such as:

- The pitch fee and how it is reviewed
- Your rights to sell the home
- The park rules
- Your responsibilities as a homeowner
- The park owner's obligations

This agreement provides security of tenure, meaning you can live in your home on the park indefinitely as long as the terms of the agreement are followed.

Is there an age restriction?

Yes. The Four Horseshoes Residential Park is designed for retired or semi-retired living.

The minimum age for the main resident is 60 years old. A spouse or partner may be younger, but the main resident must meet the age requirement.

What are the pitch fees?

Pitch fees contribute towards the upkeep and management of the park, including maintenance of communal areas, roadways, lighting and general park management.

At The Four Horseshoes Residential Park, the pitch fees for 2026 are:

- Single Unit: £194.33 per month
- Double Unit: £224.76 per month
- Larger than Double Unit: £277.14 per month

Pitch fees are reviewed annually and increase each year in line with inflation, in accordance with residential park legislation.

Owners are responsible for paying their own utilities, including gas, electricity, water, and council tax.

Do I pay Council Tax?

Yes. Residential park homes are subject to Council Tax, which is payable directly to the local authority.

Most park homes fall into the lower council tax bands compared to traditional housing.

Is parking available?

Yes. At The Four Horseshoes Residential Park there is a designated residents' car park available for parking.

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To maintain the appearance and safety of the park, vehicles must not be parked outside or next to the homes and should only be parked in the designated car park areas.

Are pets allowed?

Pets are usually permitted on the park, subject to the park rules. If you have pets or are considering getting one, it's always best to check with park management first.

Can family or friends stay with me?

Family and friends are welcome to visit your home at The Four Horseshoes Residential Park. The number of people in your home must not exceed the maximum occupancy.

Are there park rules?

Yes. Residential parks operate under a set of park rules designed to ensure a safe, peaceful and well-maintained environment for all residents.

These rules usually cover things such as:

- Parking
- Pets
- Property maintenance
- Noise and behaviour
- External structures or storage

A full copy of the park rules is available before purchase.

Can I make changes to my home or garden?

Minor garden landscaping is usually allowed, but structural changes, fences, sheds, or external alterations will require written permission from park management.

Can I sell my park home in the future?

Yes. You are free to sell your park home on the open market.

When a home is sold on a residential park, the park owner receives a commission (currently 10%) of the sale price, as set out in legislation.

Do I need a solicitor when buying a park home?

Unlike traditional property purchases, buying a park home does not usually require a solicitor because the home itself is not classed as land.

However, many buyers still choose to seek independent legal advice so they fully understand the Written Statement (agreement), park rules, and the purchase process.

Can I get a mortgage on a park home?

Most traditional mortgage lenders do not offer mortgages for park homes because the land is not owned by the homeowner.

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Many buyers purchase their home outright using funds from the sale of a previous property or savings.

How do I arrange a viewing?

Homes at The Four Horseshoes Residential Park are often marketed through local estate agents.

If you are interested in purchasing a home on the park, we recommend checking with local estate agents to see what homes may currently be available. You are also welcome to contact us directly, and we will be happy to assist where possible or point you in the right direction.

If you have a question that is not covered, please feel free to email us on info@sandwichleisurepark.co.uk or call us on 01304 612681.