

	Questions	Answers
1	Who is selling?	The Owner of Caravan 2 is selling his caravan and shed. VisitRingstead is organising the sale on behalf of the Owner and liaising with the Ringstead Caravan Company where required. All monies paid by the purchaser will be distributed to the Owner and the Company at the agreed times.
2	What are they selling?	An Atlas Chorus Caravan date of manufacture is believed to be by 1995. A wooden shed approx. 3'x6'x 6' (d/w/h). Some contents of the caravan and shed.
3	Why is an Agreement giving an Owner a licence to keep his caravan on the Park not included in the sale?	The Owner cannot sell his Agreement as it ceases when he sells his Caravan. However the Company will provide the purchaser of the Caravan with a new Agreement on substantially the same terms for the length of term remaining on the Vendor's Agreement.
4	How long will the new Agreement be for?	The new Agreement will be for TWO Years only and will finish on 31/12/19. There is no offer of an extension to this Agreement beyond this date. (see question 28 below)
5	What size is the Caravan?	The Caravan is 28 x 10'6".
6	What is the maximum sleeping capacity?	The maximum capacity is 6 people.
7	Given the age of the Caravan what state is it in?	The following information is given as the Manager's opinion only and Ringstead Caravan Company and VisitRingstead <ol style="list-style-type: none"> 1. take no responsibility for the condition of the Caravan and potential purchasers must make their own inspection to determine if they wish to proceed with a bid 2. will not accept any responsibility for any errors in the description below: <ul style="list-style-type: none"> • Due to its age, the Caravan does look tired. There are several pictures available to download http://visitringstead.com/caravans-for-sale/ (taken on 13/02/18). • We do have other caravans on the Park of similar age and state of repair that are being used (and loved) by their Owners. • The chassis is not galvanised and is significantly rusted; it is very unlikely that this Caravan will be able to be moved, without terminal damage, from its current position; the shower room window is cracked and has been sealed shut with silicone; the curtains are very old and you would probably want to replace them; the carpet is believed to be the original and as such has done very well, but it has a few marks on it and looks tired; the cooker is rusty but believed to be serviceable; the

		<p>fridge is rusty but believed to be serviceable; the steps outside need a repair to the bottom step, but you can still use them; only one door is in use by the current owners.</p> <ul style="list-style-type: none"> The seat covers are in good condition considering they are original; the interior walls are in reasonable condition but would improve with a coat of paint; the hot water boiler is only 2 years old and has hardly been used by the current Owner; the shower/bath tub is in reasonable condition as are the toilet and basin; the gas regulator (outside) is a double switch over valve and believed to be only 2 years old. The cooker/fridge/gas fire passed their H&S inspection in 2017. <p>THE CARAVAN IS SOLD AS SEEN.</p>
8	Can I replace the caravan?	Yes, however getting a new(er) caravan installed may prove too expensive considering the length of time left on the Agreement, plus there is the cost of dismantling the old caravan as it is not expected that it is possible to move without breaking up.
9	What Pitch is the caravan on?	The Caravan is on Pitch 2 which is on the front row and one Pitch in from the eastern edge of the Park. It has uninterrupted views of the beach, sea, Portland, Weymouth and White Nothe. It is the first time a plot on the front row has become available for many years.
10	Will I have to move to the back of the Park?	In the past we have operated a policy of all new owners starting at the back of the Park as existing owners had the option to move forward when a Pitch becomes available. (The Agreement is for 'a' Pitch on the Park but not a <u>specific named Pitch</u>). However, we do not propose to continue with this policy for the remaining two years the Agreements have left to run, and the Caravan will remain on its current Pitch.
11	How does a 'sealed bid' sale work?	<ul style="list-style-type: none"> Everyone on the waiting list is invited to come and look at the Caravan and shed and talk with a representative of the Company. If you are happy with all the arrangements and wish to proceed with submitting a bid, you can notify the Manager that you will be putting in a bid. Complete a bid form (available at http://visitringstead.com/caravans-for-sale/) and either post or email a scanned copy to the Manager before the deadline (midnight on Thursday 15 March). All bids will be opened by the Manager together with another representative of the Company and the Owner will be notified of the bids submitted. Once the Owner has confirmed which bid he has accepted (and subject to the Company being happy that the new Owner is a 'fit & proper person'), the Manager will contact

		<p>the successful person to arrange for the Agreement to be signed and the deposit of 33% of the winning bid and the joining fee of £2,000 to be made.</p> <ul style="list-style-type: none"> • All those who were unsuccessful will be informed by telephone or email on Friday 16 March. • The successful bidder will have a 28-day cooling off period before final payment must be made. They can complete the sale earlier should they wish to do so. • The new Owner must arrange insurance cover from the completion date and pay the first half of the annual Pitch Fee by 12 April 2018 (or by 1 April if they take up ownership sooner than this date).
12	When can I view the Caravan?	The Caravan is available to view from Monday 19 February until Thursday 15 March 2018.
13	When will the sale take place?	All bids must be received by Midnight on Thursday 15 March 2018
14	What is the guide price from the Owner?	The Owner has set a guide price of £15,000.
15	Can I bid less than this?	Yes, the guide price is only an indication of what the Owner believes it is worth. In the past people have put in bids for substantially more than the guide price and some have put in bids for less than the guide price.
16	What exactly does my money buy me?	You are buying a caravan, a shed, some of the contents and the right to an Agreement to keep a caravan on Pitch 2 at The Creek Caravan Park for the season 01/04/18 to 31/10/18 and 01/04/19 to 31/10/19.
17	What did the last two sales go for?	<ul style="list-style-type: none"> • 14 June 2012: £40,000 with 6 years, 4 months left on the Agreement • 27 September 2014: £33,100 with 4 years, 1 month left on the Agreement
18	How much is the joining fee? When do I have to pay this?	The joining fee is £2,000 and is due at the same time as the deposit (Friday 16 March 2018).
19	How much is the annual Pitch fee for 2018?	The 2018 Pitch Fee is £2,600 and can be paid in two equal amounts on or before 01/04/18 and 01/08/18
20	What will be the annual Pitch fee for 2019?	The Pitch Fee for 2019 has not yet been set. We would normally take inflation into account before setting the fee. Owners are notified by 31/12/18 of the fee for 2019.
21	What else do I have to pay for?	The Pitch Fee is inclusive of rates, the Ringstead Estate private road tax, electricity, water & sewage, normal household refuse collection and the initial Gas H&S Certification Test. In addition, you will have to pay for

		<ul style="list-style-type: none"> • the annual H&S Electric Certification test on your caravan • any works that are needed to enable your caravan to pass the Gas or Electric H&S certification • a second Gas Certificate test, should this be necessary following any remedial work • gas cylinders (if purchased through the Company) • insurance • any additional works that you authorise the Manager to organise on their behalf (eg cleaning caravan, strimming grass around your Pitch) • the removal of your Caravan by 31/12/19.
22	Do I have to have insurance?	Yes. A minimum of £2,000,000 Property Owners Liability and Public and Employees Liability insurance is mandatory, and a copy of your insurance certificate must be sent to the Manager before 1 April each year. The Company has a group insurance with <i>Compass Insurance</i> which you are welcome to join, or you can arrange your own insurance. (If you purchase your insurance through <i>Compass</i> you do not need to submit a copy of your insurance as we receive the details automatically).
23	Do I have to pay to come down the road into Ringstead?	No, you don't have to pay the road charges as this is included in your annual Pitch Fee. If you get stopped by the car park attendant, you should let him/her know that you are an Owner at The Creek Caravan Park.
24	If I am successful when do I have to make payment?	<ul style="list-style-type: none"> • Your deposit of 33% of the winning bid is due on Friday 16 March 2018 together with your joining fee of £2,000. • The final payment is due Thursday 12 April 2018 (or earlier if the purchaser chooses to complete before this date) together with your first half payment of the Pitch Fee. (<i>see question 11 above</i>)
25	Is there a 'cooling off' period?	You have a 28-day cooling off period. You can choose to waiver your right to a cooling off period should you wish to do so.
26	Why is the Agreement only for 2 years?	The current Owner's Agreement finishes on 31/12/19 and we are providing an Agreement for the new Owner on 'no less favourable terms' than the current Agreement. However, we will not be extending this 2-year Agreement beyond this date. All the 26 Owners Agreements finish on 31/12/19
27	What happens when the Agreement comes to an end?	<p>When your Agreement comes to an end you must have arranged (through the Company) to have your Caravan removed from the Pitch it occupies. Please note:</p> <ul style="list-style-type: none"> • The cost for the removal of your Caravan is an additional charge that you will be responsible for. • Once your Agreement has come to an end you do not have permission to come onto the Park.

28	What if I want to stay on the Park, can I get my Agreement extended?	We are not extending the current Agreements. We intend selling new Caravans and 10-year Agreements to start from 01/01/20. This Agreement finishes on 31/12/19.
29	As an existing Owner will I be offered the opportunity to purchase a new Agreement at the end of 2019?	We cannot offer any guarantee with this sale that you will be offered the opportunity to purchase a new Agreement.
30	Where can I get a copy of the Agreement for this sale?	You can get a copy of the Agreement at http://visitringstead.com/caravans-for-sale/ .
31	What happens to my caravan at the end of 2019?	You are responsible for arranging and paying to have your Caravan removed by 31/12/19, but you must organise this through the Company. (You can choose to engage your own contractors subject to the Company's approval, or use the ones appointed by the Company).
32	What opportunities will there be to acquire a Pitch on the Park for 01/01/20?	We are not currently in a position to outline the proposals for 2020 onwards. However, we expect to operate the Caravan Park along normal industry practices which will involve selling new caravans on named pitches with an Agreement of not less than 10 years. If you purchase a new Agreement and Caravan from 2020 onwards we will arrange with you when your new Caravan will be installed on its new Pitch.
33	Can I stay on the same Pitch if I am successful in buying a new Agreement at the end of 2019?	No, you will not be able to stay on Pitch 2.
34	Can I sell my caravan and Agreement before 31/12/19 if I decide I don't want to stay on the Park?	Yes, you can sell your Caravan and we will guarantee to offer a new Agreement for terms no less favourable than the existing Agreement for the remainder of the term to 31/12/2019. You can choose to sell the caravan off the Park or to a new Owner on the Park.
35	Can I hire my caravan out?	Yes, you can let your caravan for up to 6 weeks a year if it meets the necessary H&S regulations. Please see the Letting Policy which can be downloaded at http://visitringstead.com/caravans-for-sale/ .
36	Can I live all year in my caravan?	No, you can only stay in your caravan between 1 April and 31 October each year. You must provide the Manager with evidence of your home (main) address and you cannot run a business from your Caravan. This is a holiday park not a residential park.
37	Who is responsible for the up keep of the area beside and around my caravan?	You are responsible for keeping the weeds and grass down in the area immediately surrounding your Caravan, shed and paving

		area. You must keep this area clear as part of the fire safety regulations
38	How long is the Park open?	The local authority Park Licence is from 1 April to 31 October each year.
39	What happens during the closed season?	You may visit your Caravan during the closed season, but you may not stay overnight. There will be no electricity, water or gas available.
40	Where can I see a copy of the Park Rules?	A copy of the Park Rules can be downloaded from http://visitringstead.com/caravans-for-sale/ .
41	Can I still get spare parts for the Caravan?	Atlas Caravan Manufacturers are still in operation and there are also several firms stocking spare parts.
42	Can I get help with DIY jobs on the caravan?	The Manager can help with organising local trades people to carry out repair work on your Caravan.
43	Can I keep a boat at the Caravan Park?	It may be possible to keep a boat at the Caravan Park however you will need to discuss this with the Manager.
44	Can I get a mooring for my boat?	The Company does not provide or hire moorings.
45	What are the plans for the toilet block?	Plans for developing the Park may involve the removal of the toilet/shower block in the winter of 2018 however nothing has been finalised at this time.
46	What happens if there is significant land lost at the front of the Park due to erosion?	The Park is sited on a World Heritage Site and subject to additional planning regulations. If land slippage occurs on the Park due to erosion or for any other cause and any of the pitches or infra-structure become damaged so that your Pitch is deemed unsafe or unusable and we are unable to effect repairs due to regulations or excessive cost, the Agreement will be terminated, and you will be required to remove your caravan from the Pitch.
47	Can the Owner who is selling change his mind and cancel the sale?	When an Owner makes a decision to sell it is usually only after a lot of thought, therefore we do not expect him/her to pull out, however we cannot guarantee that this won't happen.
48	The Park is a member of the BH&HPA - what is this organisation?	The British Holiday & Home Parks Association is established to serve and represent the interests of the parks industry in the UK. Members of the BH&HPA must agree to a Code of Practice and meet standards ensuring that customers are treated fairly.
49	Where can I get a Bid Form?	You can download a copy of the bid form at http://visitringstead.com/caravans-for-sale/ .
50	How can I make an appointment to view the Caravan?	You can contact Nicky on 07725614246 (signal is poor when I am at the home) or 01963 31057 (home) or visitringstead@gmail.com

