

Selling your Caravan and a right to a pitch on The Creek Caravan Site

When calculating the guide price that you are looking to achieve, you should consider the following:

- 1 The length of term of your Agreement. Any new Agreement issued will run until 31 December 2019. (Each year runs from 1 January.) Please remember that you are selling the right to keep a caravan on a pitch and not your current Agreement nor a right to stay on your current pitch.
- 2 The value of your caravan, shed, boat and any contents included in the sale.
- 3 The cost of moving your caravan to the new pitch should this be necessary. (In 2014 this price was £2,400 and is subject to charges made by outside contractors licensed to move and install vans therefore the figure given here is an estimate).
- 4 The Commission due to Ringstead Caravan Company currently 10% commission on the sale price.
- 5 The purchaser will be charged a joining fee of £2000 on top of the amount paid to the seller.

The Company is happy to advise what they believe to be a realistic price but you are free to set your own guide price. This price would include

- A new Agreement with an end date of 31 December 2019
- The Caravan, Shed, boat & any contents included
- The cost of moving your caravan to a new plot should this be necessary

RCC Ltd will deduct from any monies paid by the purchaser any costs involved in moving the seller's caravan to the new plot together with a 10% commission on the sale price.

The process:

1. Please let the Company have the following
 - Confirmation in writing that you wish to go ahead with the sale
 - Details of the bank account you wish the funds to be paid into
 - Your copy of your Agreement
 - A copy of your current insurance
 - The make, model and age of your caravan and details of any modifications made to it

- List of any Caravan/Shed contents being included in the sale
 - The guide price for a new Agreement
 - The guide price for your caravan
 - The guide price for your shed
 - The guide price for any additional items (contents, boat, outside furniture etc)
2. On receipt of the above information we will write to all those on the waiting list giving them details of
 - The caravan, shed and any contents included in the sale
 - The new Agreement. The Agreement will run up until 31/12/2019.
 - The 2018 annual maintenance charge
 - The Site Regulations
 - The bidding process
 - Dates to view the caravan and site
 - Date by which the bids should be received by VisitRingstead
 3. You may wish to advertise the sale to a wider audience other than those on the waiting list. If you do can you please make sure you give anyone interested our contact details so that they can receive all the information they require.
 4. A representative of the Company will make themselves available to show any prospective bidder around the site and your caravan (unless you prefer to show them your caravan yourself). If you have any friends interested please ask them to get in touch with the Company direct as all prospective bidders must be registered on the RCC Ltd waiting list.
 5. Sealed bids will be sent to VisitRingstead at the Company's correspondence address. The bids will be opened on the agreed day by the Manager and one other Director and we will inform you of the result. Once you have agreed on the successful (it is normally the highest bidder subject to them being considered a 'fit and proper' person to take up ownership on the Site) we will inform him/her and notify those who have not been successful.
 6. The successful bidder will then have 7 days to transfer his/her non-refundable deposit of 30% of the offer price to VisitRingstead bank account, and 28 days thereafter to transfer the remaining funds (plus the joining fee – see 7 below).
 7. The new Owner will be required to pay a joining fee of £2,000 to RCC Ltd separate to the purchase price paid to you.
 8. RCC Ltd will be paid its commission and any outstanding disbursements first and the remaining funds will be transferred to your nominated account.
 9. Should there be a requirement to move your caravan to a new plot this will be organised before the start of the season. The re-siting costs are charged to the seller and will be deducted from the payments made by the purchaser

10. When all monies have been received from the purchaser (28 days after the successful bidder has paid the deposit) the balance, less costs (10% commission and re-siting charges), will be transferred to your nominated account.
10. We aim (but cannot guarantee) to work to the following timetable
 - Letters to those on the waiting list will go out within 2 weeks of written confirmation from you to go ahead
 - Prospective purchasers will be given 4 weeks to come and view the caravan and site and to discuss any concerns/questions they may have
 - The date for the bids to be received by VisitRingstead will be no more than 8 weeks from the start of this process.
 - The successful bidder will be notified by phone the day after the bidding closing date and will be required to complete a Sales Order form and to pay the deposit of 33% to VisitRingstead bank account, within 24 hours of notification to confirm his/her agreement to proceed.
 - The final payment from the purchaser will be due 28 days from the acceptance of the winning bid.