



WELCOME TO PARK LIVING

First Class, Modern Living Exclusively For The Over 45s

Building your perfect lifestyle at a Tingdene residential park

Are you looking to begin the next exciting chapter of your life, filled with freedom, financial security and friendships? Would you love to find a home that gives you access to the great outdoors and a like-minded community? Do you long to move nearer to friends and family or to relocate older relatives to be close at hand? By choosing a Tingdene Parks residence, that dream can become a reality.

Specifically aimed at the retired and semi-retired, Tingdene Parks are designed to fit the lifestyle you're yearning for. Our residences are set in beautiful locations across the country in rural, coastal and woodland areas, yet never more than a few miles from essential amenities. We've purposely chosen these settings to complement an energetic and active way of life, with countless sports and leisure opportunities, hobbies and days out right on your doorstep. But it's not all about the get-up-and-go by any means - our parks are the embodiment of restful serenity and laid-back living.

Thanks to our 30 years of experience, we know how to deliver high-quality housing and create a unique

feel to our parks. Our residents describe them as being reminiscent of traditional rural villages, buzzing with community life. But, for those moments when you need some relaxation and tranquillity, all our homes come with private, outdoor space.

"We pride ourselves on exceptional quality and tremendous value, giving you the peace of mind to live life to its fullest."

Ian Collier
Managing Director

"We can't wait to enjoy the future together."





Choose to live life, your way

Choosing to reside at one of our quality developments opens the door to worry-free living.

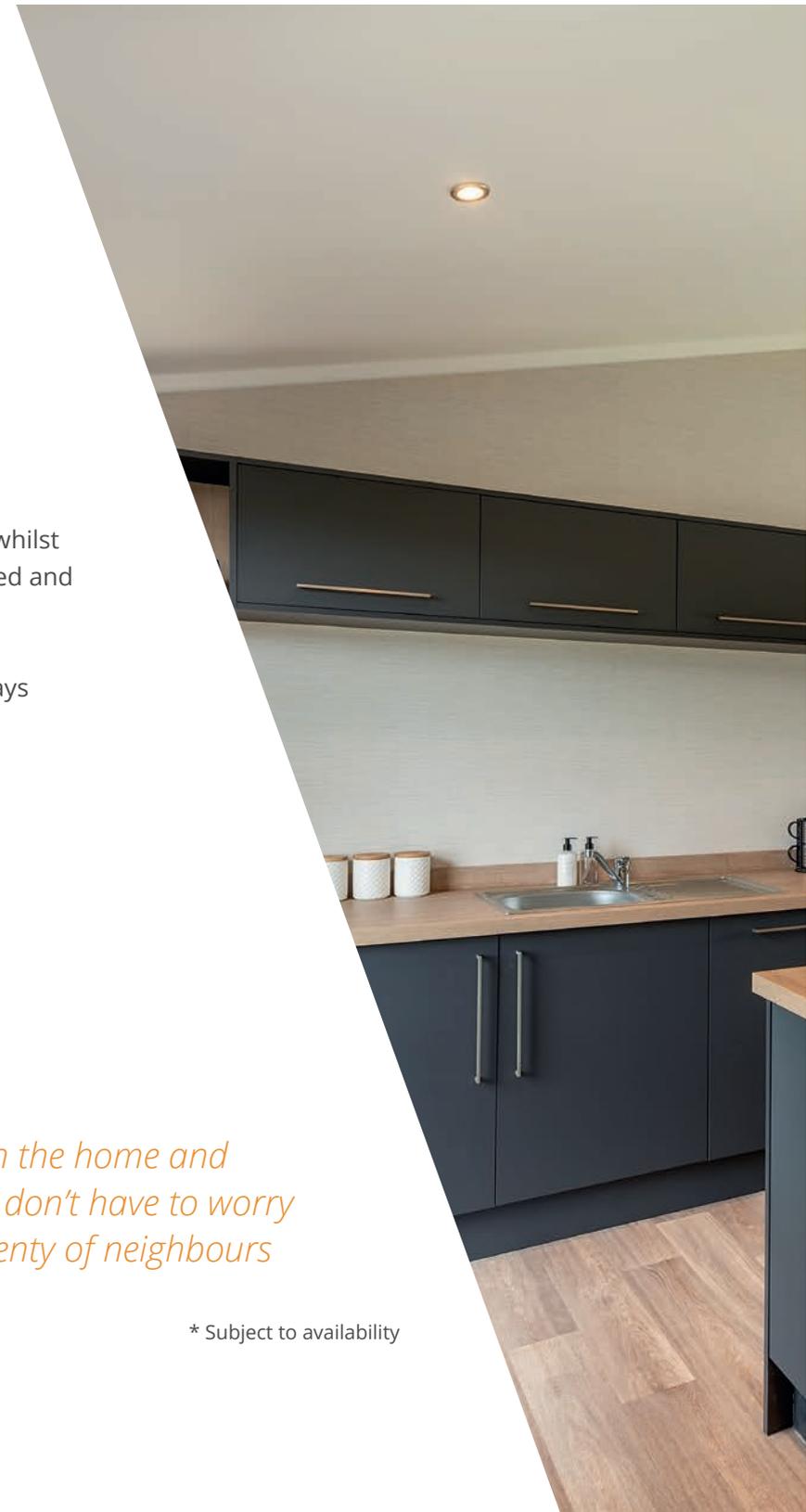
Park living means you can come and go knowing that you and your property are safe within the community. Our great value offering and transparent pricing provide you with financial stability, whilst our commitment to high-quality innovation and sustainability ensures your home is future-proofed and easy to maintain too.

Now, what will you do with all this new freedom? Take up a new hobby, book that trip you've always wanted to take or simply enjoy your new surroundings. The choice is yours.

- ✔ Single storey living
- ✔ Safe and secure
- ✔ Financial security
- ✔ Like-minded neighbours
- ✔ On-plot parking*
- ✔ Modern living
- ✔ Own private garden
- ✔ Ease of maintenance
- ✔ No stamp duty
- ✔ Fully-furnished

"I'm still very active and am out and about all the time, so the fact that both the home and garden are easy to look after certainly helps. When I go on holiday I know I don't have to worry about anything. My home is safe, nothing needs maintaining and I have plenty of neighbours around me who are happy to water my plants."

* Subject to availability





Buying your new park home

Buying a new park home has never been so straight-forward, and it can be great fun too. In just a few easy steps you can effortlessly move from your current property to your new residence and get started on this exciting new stage of your life as quickly as possible.

Firstly, and most importantly, finding the perfect park is paramount. It's always beneficial to visit a few different parks to get a feel for each one, talk to established members of the community, and to take a good look around the location to see if it has everything you've been dreaming about. Then you can make an informed decision on the kind of lifestyle you really want to lead and choose your plot from there.

Once your current property is on the market you get to start the really fun stuff – the style and design of your new home. This is where you can

add those individual finishing touches to your home and garden to create a gorgeous abode that's unique to you. Taking the time to visit your chosen manufacturer will give you more inspiration and ideas that you can use to customise your home to perfectly suit your retirement ambitions.

All that's left is to complete on your sale, sign the paperwork on your new park home, pick up the keys and pop open the champagne.

5 easy steps to buying a new residential park home...







The perfect home in the perfect setting for living your retirement to the full.

Whether you yearn for quintessential coastal living and the feeling of sand under your feet as you settle into your retirement, or you're looking for a peaceful, rural location surrounded by glorious English countryside where you can take wonderful walks right from your front door, we guarantee that there's a park in our portfolio that will completely blow you away.

The locations of our 28 parks have been carefully chosen for their stunning vistas, for their peace and tranquillity, and for their abundance of leisure opportunities and attractions, yet none is more than a few miles from local amenities including shops, medical centres and pharmacies.

All of our parks have a real sense of community where new friendships are formed with likeminded neighbours, where leisure and an active lifestyle are central to a happy and healthy retirement, and where you can relax in a safe and secure environment.

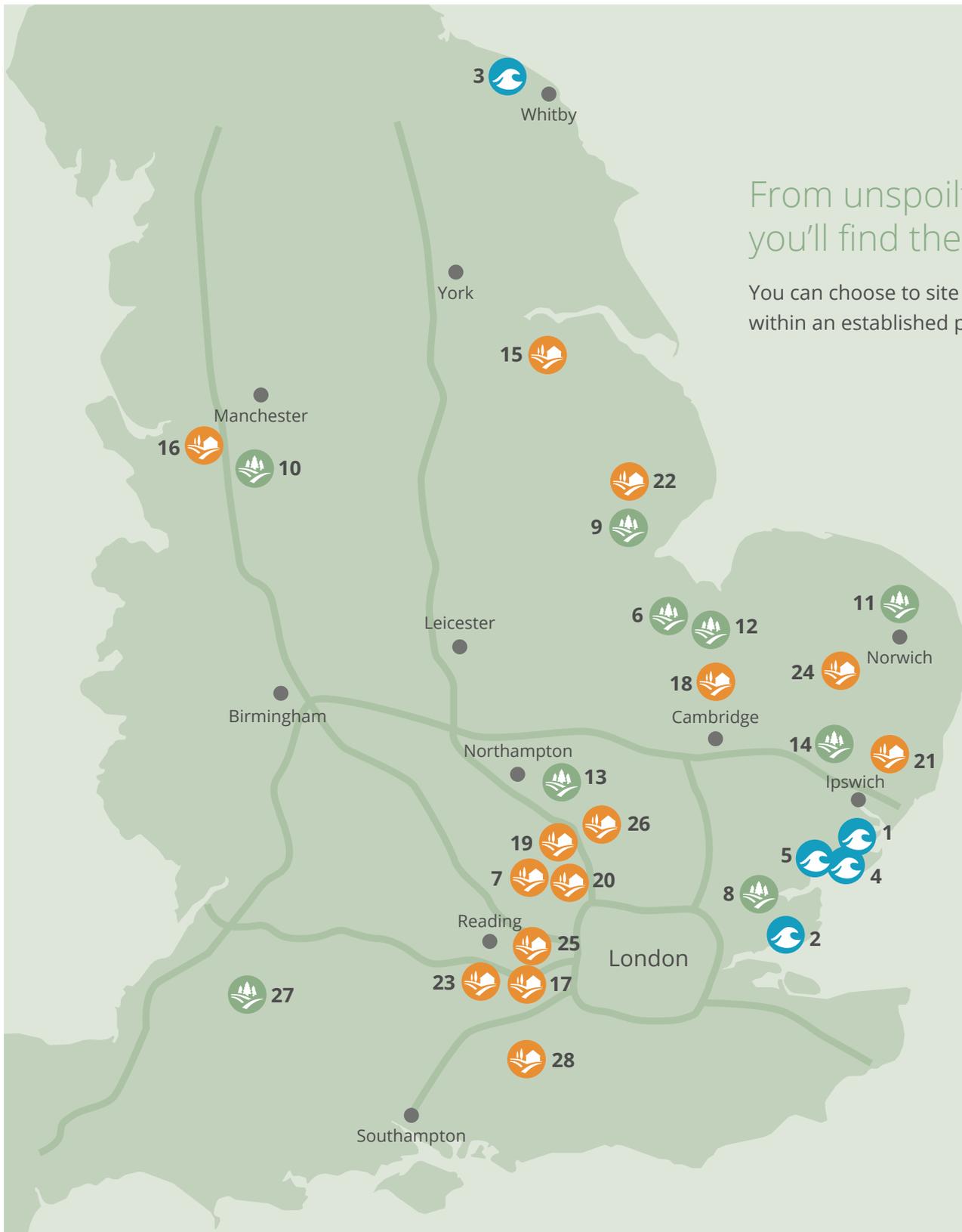


Choose between coastal, rural and town & country locations



From unspoilt countryside to outstanding landscapes, you'll find the perfect park to suit you.

You can choose to site your new home on a brand new park or on a new development within an established park home estate.



COASTAL

- 1 Castlehill Park
- 2 East Beach Park
- 3 Hazelgrove Park
- 4 Sacketts Grove Park
- 5 Sandpiper Gardens

TOWN & COUNTRY

- 15 Ashfield Park
- 16 Ashwood Park
- 17 Badgerwood Park
- 18 Bedwell Park
- 19 Caddington Park
- 20 Collinswood Park
- 21 Falcon Park
- 22 Kirkstead Bridge Park
- 23 Loddon Court Farm Park
- 24 Oaktree Park
- 25 The Orchards
- 26 Three Star Park
- 27 Trowbridge Lodge Park
- 28 Whitehill Park

RURAL

- 6 Fenland Village
- 7 Flaunden Park
- 8 Hockley Park
- 9 Marina View
- 10 Mount Pleasant Park
- 11 Newton Park
- 12 Osborne Park
- 13 Pavenham Park
- 14 Wixfield Park

"We guarantee that there's a park in our portfolio that will completely blow you away."

Our developing parks

Choose from Rural, the Best of Town and Country and Coastal locations across England

BERKSHIRE



BADGERWOOD PARK, WOKINGHAM, RG40 3GG

In the heart of rural Berkshire lies a new park home development like no other. Surrounded by gorgeous countryside, nestled amongst woodland with birdsong and rustling leaves as company, Badgerwood Park is quite simply the lifestyle of your dreams. This stunning park offers the best of both worlds as the vibrant town of Wokingham is just a few miles away, and there are also plenty of clubs, parks and sports centres nearby. If peace, seclusion and a friendly community are top of your new home list, there's nowhere better to start this exciting new chapter in your life.



LODDON COURT FARM PARK, SPENCER WOOD, RG7 1HU

Surrounded by open countryside in Royal Berkshire, Loddon Court is a fantastic development with a sociable community ready to welcome you to your new home. Just one mile from the lovely village of Spencers Wood where a good range of day-to-day amenities can be found, it is also only five miles away from the larger town of Reading. Transport links are excellent with easy access to London and the West Country via the M4. Loddon Court is ideally located for those seeking a combination of town and country.



"We might be living in the quiet of the countryside, but it definitely isn't quiet on the park. With plenty of social groups and activities we couldn't be happier."





OUR DEVELOPING PARKS

CAMBRIDGESHIRE

NEW PHASE



BEDWELL PARK, WITCHFORD, NR ELY, CB6 2JT

Bedwell is an established park in rural Cambridgeshire on the edge of the lovely village of Witchford. It has a lively and friendly community at its heart and is perfect for those with an active lifestyle as there are many clubs and sporting facilities in the local area. With the medieval city of Ely only three miles away, this location is a fantastic combination of quiet rural living and energetic city life, with so much to see and do on the doorstep. It also has fantastic transport links to London, Norwich, the Midlands and Stansted Airport, so it's an ideal base for those who love to travel.



"I've only been on the park for a couple of months, but I feel totally at home. I would certainly recommend park home living to anyone finding themselves in a similar situation to myself. At the right time of your life it really is the best choice you could make. Plus, it's a big weight off my sons' minds to know that I am happy and secure. I'm looking forward to spending the next chapter of my life on the park. It feels like I am on a permanent holiday!"

CHESHIRE

LAST PLOTS



ASHWOOD PARK, WINCHAM, CW9 6QY

Situated in the beautiful village of Wincham in Cheshire, Ashwood Park is a rural idyll that offers the very best of park living in a friendly and supportive community. Tucked away in the lush countryside, yet just two miles away from the thriving market town of Northwich, there is so much to do and see in the area as well as an abundance of leisure offerings. It's easy to see why Ashwood Park is one of the finest in the North-West.



MOUNT PLEASANT PARK, GOOSTREY, CREWE, CW4 8JX

If open views of the stunning Cheshire countryside are on your wish list then look no further than Mount Pleasant, a wonderful residential park in the quaint village of Goostrey. With the larger towns of Knutsford, Holmes Chapel and Alderley Edge within easy reach, there is plenty to occupy and entertain. There is a thriving community and a relaxed and sociable atmosphere at Mount Pleasant, making it one of the most sought-after parks in the North West.



NEW PHASE



Mathematical Bridge,
Queen's College,
Cambridge.

OUR DEVELOPING PARKS

CLEVELAND

NEW PHASE

HAZELGROVE PARK, SALTBURN-BY-THE-SEA, TS12 1DE

Ideally positioned in the lovely coastal town of Saltburn-by-the-Sea in Cleveland, Hazelgrove Park is ideal for those looking to retire with stunning sea views. Both the beach and the historic Victorian town are just a short walk away, making it one of the most popular parks in the Tingdene collection. The Saltburn coastline is part of the 36 miles of Heritage Coast crowned by dramatic headland and is also a section of The Cleveland Way national trail that runs through beautiful and ever-changing landscapes and scenery. Hazelgrove Park is a fantastic, community-minded park that has the feel of a traditional village – a wonderful place to live your best retirement life.



ESSEX

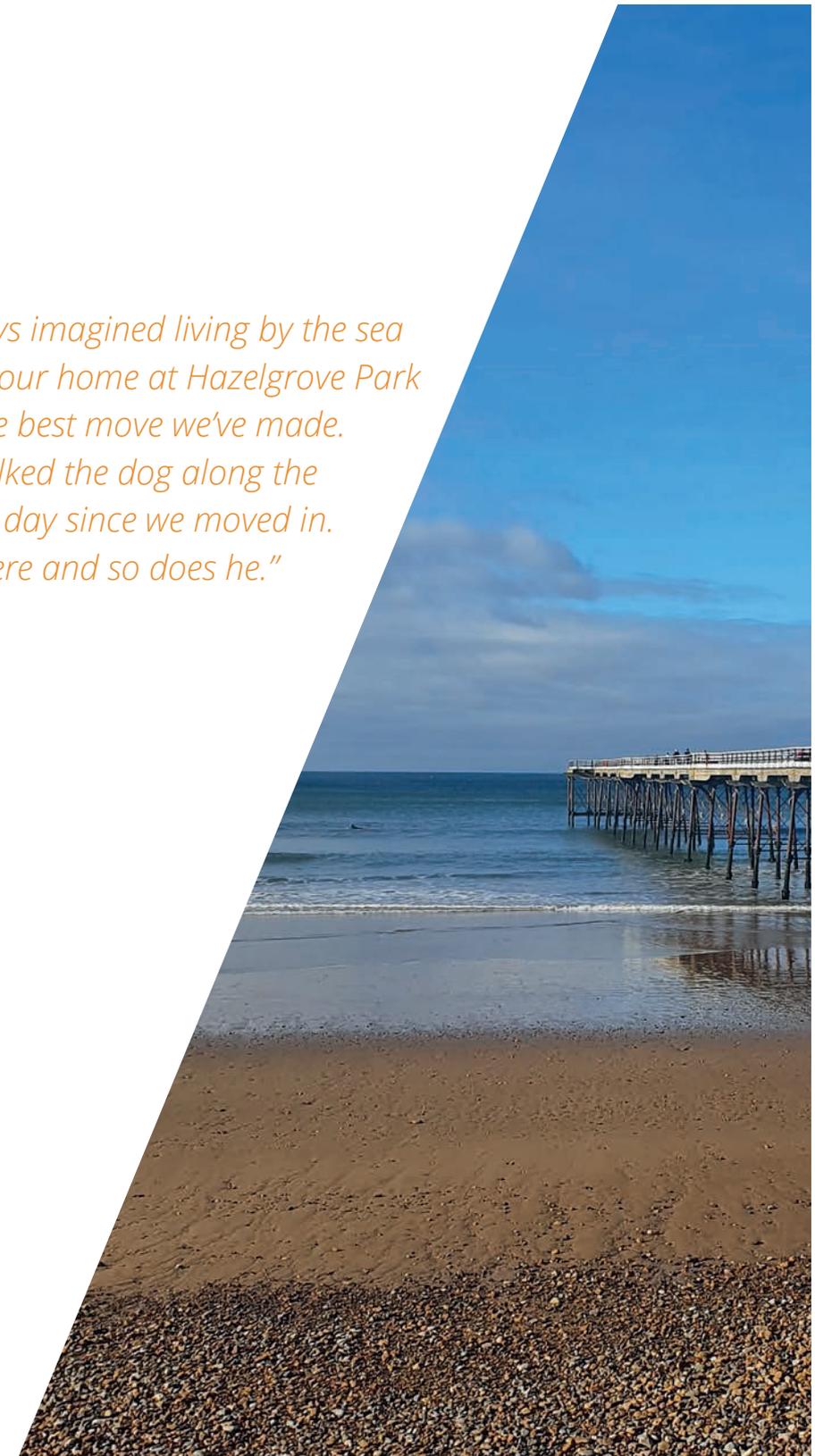
NEW PARK

SANDPIPER GARDENS, CLACTON, CO16 7BD

Those hankering after a coastal home will be drawn to the brand-new site of Sandpiper Gardens where peace and tranquillity will reign. It's perfect for those wishing to get away from it all, yet will have all the exciting attractions and amenities of the seaside town of Clacton within easy reach. The wider countryside and coastal delights of Essex and Suffolk are readily accessible and provide wonderful days out.



"We've always imagined living by the sea and buying our home at Hazelgrove Park has been the best move we've made. We have walked the dog along the beach every day since we moved in. We love it here and so does he."





OUR DEVELOPING PARKS

LINCOLNSHIRE



KIRKSTEAD BRIDGE PARK, NR WOODHALL SPA, LN10 6XX

Set in a peaceful cul-de-sac in Martin Dales in Lincolnshire, Kirkstead Bridge is full of friendly residents who share a joy of a gentler pace of life. One of our more established parks, it is in a semi-rural location surrounded by countryside, yet minutes from Woodhall Spa which is one of the most beautiful villages in the county. All of the usual amenities are on the doorstep and also include a cinema and a championship golf course. With views of the River Witham, this park is a real gem in the collection.



SUFFOLK



WIXFIELD PARK, GREAT BRICETT, IP7 7DW

Set in the rolling countryside of Suffolk, Wixfield Park is a rural haven where peace and tranquillity are the order of the day. The charming and historic village of Great Bricett is within walking distance and has a close-knit community that includes the residents of Wixfield Park. It is in easy reach of the market towns of Needham Market and Hadleigh where everyday amenities are on hand, and Ipswich and the Suffolk Heritage Coastline are also close enough to enjoy day after day. Lovers of the great outdoors will quickly discover the delights of this very special place in glorious Suffolk.



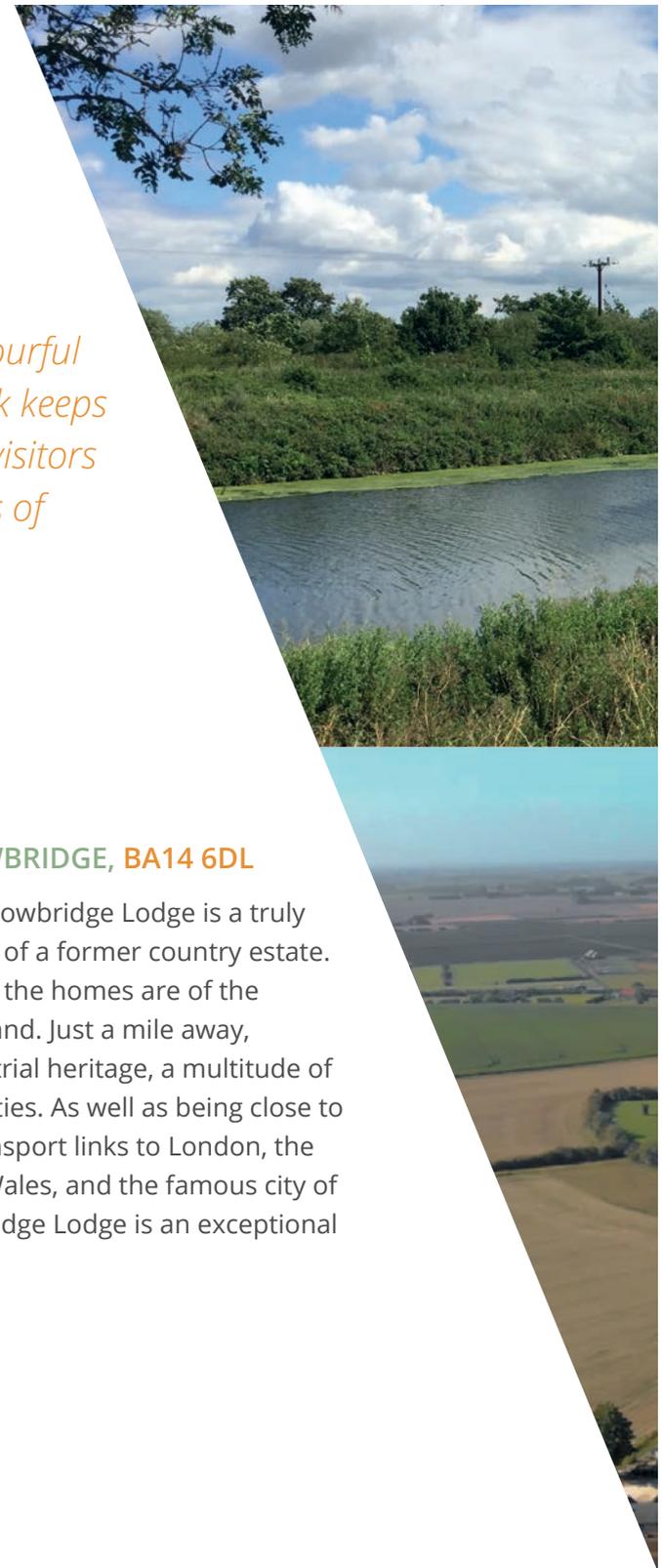
“With beautiful views over the countryside and plenty of colourful flowers the wildlife on the park keeps me smiling. Deer are regular visitors to the park, plus there are lots of birds nesting in the trees.”

WILTSHIRE



TROWBRIDGE LODGE PARK, TROWBRIDGE, BA14 6DL

A rural idyll in the heart of Wiltshire, Trowbridge Lodge is a truly unique residential park in the grounds of a former country estate. Nestled amongst protected woodland, the homes are of the highest quality and are always in demand. Just a mile away, Trowbridge is a town with a rich industrial heritage, a multitude of eateries, shops, parks and sports facilities. As well as being close to Bradford-on-Avon, there are great transport links to London, the South West, the Midlands and South Wales, and the famous city of Bath is only a 25-minute drive. Trowbridge Lodge is an exceptional park in an unmatched setting.



Our established parks

As well as creating new parks we are always aiming to raise the standards in our existing parks to offer new homes within established park communities. Availability on these parks changes frequently so please contact us for more details.

BEDFORDSHIRE

- Caddington Park, Luton, LU1 4AZ
- Collinswood Park, Luton, LU1 4AH
- Pavenham Park, Pavenham, MK43 7PJ
- Three Star Park, Lower Stondon, SG16 6DU

CAMBRIDGESHIRE

- Fenland Village, Wisbech, PE13 3JR
- Osborne Park, Wisbech, PE13 3JY

BUCKINGHAMSHIRE

- The Orchards Park, Langley, SL3 6QD

ESSEX

- Castlehill Park, Clacton on Sea, CO16 9QP
- East Beach Park, Shoeburyness, SS3 9SG
- Hockley Park, Hockley, SS5 5NQ
- Sacketts Grove Park, Clacton on Sea, CO16 7BD

HAMPSHIRE

- Whitehill Park, Bordon, GU35 9DS

HERTFORDSHIRE

- Flaunden Park, Hemel Hempstead, HP3 0PY

LINCOLNSHIRE

- Marina View, Nr Coningsby, LN4 4UT
- Ashfield Park, Scunthorpe, DN17 2AL

NORFOLK

- Newton Park, Newton St Faith, NR10 3LL
- Oaktree Park, Attleborough, NR17 2SQ

SUFFOLK

- Falcon Park, Ipswich, IP5 3RP

Effortless, uncomplicated and stress-free

Moving house doesn't have to be fraught with worry and stress, in fact it's quite the opposite when you buy a park home with Tingdene Parks. Our helpful purchase schemes have been created to make the whole process effortless.



Moving Made Easy scheme:

Our exceptional Moving Made Easy scheme does exactly what it says – it makes the transition to your new life incredibly simple and trouble-free by letting us do all the hard work for you.

From arranging valuations and assessing market values, to expertly managing estate agents and advising on the marketing of your property, our scheme is quite simply the most effortless way to sell your home.

“The process was extremely simple. I was offered a good, market value price for my home. It was a lot easier than I thought it would be and I was kept well informed throughout. In fact, overall the help I received was phenomenal.”



Part-exchange scheme:

So, what happens if you're struggling to sell your current home but can't wait to start your new life at one of our parks? This is where we step in and work with you on our part-exchange scheme. Once you've made the decision on where you want to live and have reserved a plot, Quickmove will purchase your current property*. It's that simple. What's more, there are no estate agent fees to pay and legal costs are likely reduced when compared with a traditional sale. In most cases there's plenty of equity in bricks and mortar, meaning you'll have the funds readily available to start living your new life to the full.

To find out more please contact Tingdene Parks to speak to a member of our friendly and experienced sales team. A downloadable copy of our Part-Exchange and Moving Made Easy step-by-step guide is available at www.tingdene-parks.net

* An offer to purchase your current property is entirely obligation free and at no cost to you.

Your questions answered

As with any life changing decision, it's only natural that you have a lot of questions. Here are the answers to our most frequently asked questions.

Do you have park rules?

Yes; park rules vary from park to park. They are intended for the quiet enjoyment of the park for all residents and to ensure that the highest standards of care and maintenance are kept.

What rights and protection do I have?

Whether you buy a new or previously occupied home on our residential park, you will have full security of tenure with an agreement under the Mobile Homes Act 1983. Please visit <https://www.gov.uk/government/collections/park-homes> for more details.

Do I pay council tax?

Yes, council tax is payable to the local authority. Please check with them regarding banding.

Do I pay pitch fees?

Yes, any pitch fee is exclusive of water and sewerage charges and is payable on the first of each month by Direct Debit.

Do I need to insure my park home?

Yes, it is your responsibility to ensure that your homes is insured from the day of completion onwards. We can advise you of specialist companies to arrange this.

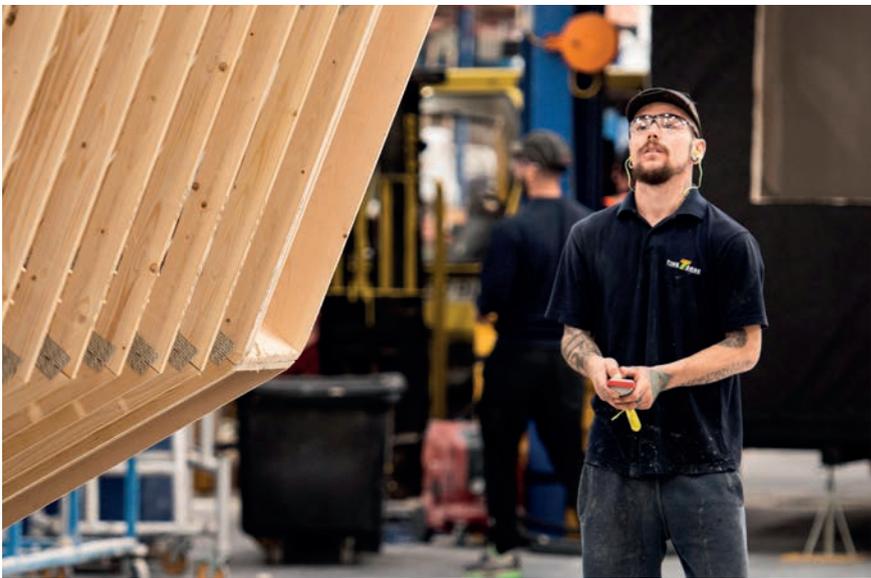
Are searches required?

No, searches are not a legal requirement in the purchase procedure of a park home.

Is stamp duty payable?

No, you are not required to pay stamp duty when purchasing a park home.





High-quality, future-proof living – designed by you

Tingdene Parks works with the UK's leading park home manufacturers to ensure your home is manufactured to the highest quality standards with exceptional attention to detail and excellent customer service. We will help you choose the perfect place to live and take a 'you talk, we listen' approach, resulting in a recommendation unique to you.

Choose the perfect home for you

With a wide range of home styles for you to choose from and 100s of different floor plans there are plenty of opportunities to make your mark. If you've a flair for interiors, you'll love the opportunity to pick your furniture, select your colour scheme and make it personal to you. It's all part of the park home living experience and we're here to make the whole process as easy and enjoyable as possible.

Why you can trust in a park home

Innovation, quality, sustainability and high professional standards across the board are hallmarks of the UK's leading park home manufacturers. Highly skilled teams construct park homes off-site in purpose-built UK manufacturing centres. All homes come with a 10-year manufacturers' warranty and are built to British Standard BS3632. This means you can benefit from improved energy efficiency, greater sound reduction, and a reduced environmental footprint.

All that's left to do, is to get you started on your new home journey





About Tingdene Parks

Since creating our first residential park home development in 1996, Tingdene Parks has grown to become one of the UK's most prestigious operators of residential parks with an unmatched reputation for quality.

Based in Northamptonshire we specialise in creating distinctive park home communities in desirable locations. Now with 28 parks across the country, our portfolio continues to develop and expand.

Whilst successfully delivering many exciting new developments, our commitment to sustainability, the environment and the local community remains strong. Our robust environmental policy makes sure we are constantly looking for opportunities to minimise our environmental impact whilst future-proofing our developments and ensuring minimal disruption to the local community. Our goal is to enhance the well-being and satisfaction of our customers as we focus on operating a safe and sustainable business.

Find out more about us by visiting
www.tingdene-parks.net



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Tingdene Group

The Tingdene Group develops and operates residential parks, leisure parks and inland marinas that are designed to enhance the lifestyle of residents, holiday makers and berth-holders.

With superb locations around the country that have relaxation, wellness and leisure woven into their foundations, this private family-owned business has thrived for more than 50 years, maintaining the family values it put in place from day one.

These values ensure that the Tingdene Group makes dreams a reality for many people that are looking for time together, time to relax, time to spend with family and time to enjoy life to the full.

Find out more about us by visiting
www.tingdene.net

5 easy steps to buying a new residential park home...



To arrange a viewing or book your personal park tour please call

01933 427816

e: info@tingdene.net

www.tingdene-parks.net