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|  **BRIAR BANK PARK** **Luton Road, Wilstead** **Beds MK45 3ES** **Residential Park for 50+** **220 Pitches (approx)****Berkeley Logo.jpg** |
| **Park Manager** | Paul Trustam Park Office: 01234 740236 |
| **Park Office Hours** | Monday to Friday 9.00 am - 1.00 pm Other times by appointment |
| **Pitch Fees** | For new homes: £217.00 Due on the first day of each month at the park office or by Direct Debit. Reviewed on 1st January each year. |
| **Council Tax** | Band A at £1,262.83 per annum. |
| **Water/Sewerage** | Payable at the park office or by monthly Direct Debit. |
| **Gas** | LP gas available via your own supplier. |
| **Electricity** | Mains electricity charged direct by the supplier or payable to the park office (dependent on plot). |
| **Home Insurance** | All homes must be insured. |
| **Pets** | One cat only per home would be considered. |
| **Refuse Collection** | Dustbins are emptied every Friday and recycling boxes and garden waste every other Friday. |
| **Public Transport** | Buses to Bedford, Luton and Milton Keynes run from outside the park. |
| **Park Facilities** | Licensed Club. Sewing shop.  |
| **Local Facilities** | Doctors Surgery Tuesdays at Village Hall, Chemist, Post Office, shops & pubs are in the village. |
| **Park Rules** | All residential park homes have the benefit of a Written Statement under The Mobile Homes Act 2013 (previously The Mobile Homes Act 1983 as amended by the Housing Act 2004). A specimen copy of this agreement is available on request. The agreement contains Park Rules to ensure the good management of the park.  |
| *This information is correct at January 2021. Every effort has been made to ensure the information provided above is accurate. However, we cannot accept liability for changes, errors or unintended misinformation. Please check locally for up to date details prior to proceeding with your purchase, particularly with regard to any aspect important to you.* |