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|  **HAM MANOR PARK** **Llantwit Major** **Vale of Glamorgan CF61 1BA** **Residential Park for 50+** **108 Pitches (approx)****Berkeley Logo.jpg** |
| **Park Manager** | John Fellows Park Office: 01446 792187 |
| **Park Office Hours** | Monday to Friday 9.00 am - 1.00 pmOther times by appointment |
| **Pitch Fees** | For new homes: £193.00 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 £1092.00 per annum. Band B at £1,273.99 per annum. Band C at £1,455.99 per annum. Band D at £1,638.00 per annum. |
| **Water/Sewerage** | Payable at the park office or by Direct Debit. |
| **Gas** | LP gas available via your own supplier. |
| **Electricity** | Payable at the park office or by Direct Debit. |
| **Home Insurance** | All homes must be insured. |
| **Pets** | One dog or one cat only per home would be considered. |
| **Refuse Collection** | Dustbins and recycling boxes are emptied every Monday. |
| **Public Transport** | Buses and main line rail services run from the town. |
| **Park Facilities** | Milk & newspapers are delivered daily and a fishmonger calls weekly. Hairdresser and Chiropodist will call by appointment. |
| **Local Facilities** | Doctors Surgery, Dentist, Library & shops are in the town. |
| **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.* |