Cosgrove Leisure Parks

Before you buy: buyer checklist

> **Document template. Complete the relevant details before use. The park team must confirm the details and provide the correct documents before any commitment.**

Version 1.0 | 25 October 2026 | UK holiday ownership / England residential guidance

Choose the right ownership route

Confirm whether the particular home and pitch permit holiday use or permanent residential occupation. Opening all year does not establish residential permission. Check the site licence, planning position and applicable occupation documents.

Inspect the home and the setting

Visit the actual home and pitch. Check condition, dimensions, inventory, access, facilities, park rules, season and whether photographs show the actual unit or a representative model. Record anything important in writing.

Understand the whole cost

Ask for a written total including VAT where applicable, delivery, siting, connections, decking, initial pitch fees and all other compulsory initial charges. Separately record recurring fees, utilities, insurance, upkeep, fee reviews and any promotion expiry.

Read before committing

Read the purchase paperwork, pitch agreement or licence, rules, cost schedule, warranty and cancellation information. Ask how sale, transfer, removal and termination work. Do not assume a universal cooling-off period or that a deposit is non-refundable.

Residential park homes in England

Use the applicable Mobile Homes Act pathway. A purchase from a site owner differs from a resale by a resident. Use the official GOV.UK forms and independent advice, rather than adapting a holiday licence.

Your questions

Home and park: [complete]
Intended use: [complete]
Questions and written answers: [complete]
Documents still required: [complete]

Original discussion template. Not a completed or legally reviewed park-specific agreement. No payment, reservation or contractual acceptance is created by downloading it.

Guidance checked 25 October 2026: Holiday park contract guidance | Holiday park fair trading guidance | Holiday park sales guidance | Official residential park-home buying factsheet