Cosgrove Leisure Parks

Holiday pitch licence: draft heads of terms

> **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

Status and scope

This incomplete original template is for discussion and park-specific legal review. It is not for signature, does not authorise occupation and is not suitable for permanent residential use. It does not replace a residential written statement.

1. Parties, pitch and permitted home

Legal park operator and contact details: [complete]
Homeowner: [complete]
Pitch identifier and plan: [attach]
Permitted home and inventory reference: [complete]

2. Term and permitted use

Licence start/end dates and renewal conditions: [complete]
Actual holiday-use restrictions, opening season and access arrangements: [complete]
Opening all year does not permit permanent residence.

3. Charges and reviews

Pitch fee, dates, included services and separate charges: [complete]
Utility metering, standing charges and billing: [complete]
Clearly specified fee-review method, reasons, notice and contractual consequences: [complete]
Attach the completed cost schedule and promotion expiry details.

4. Responsibilities and rules

Park and homeowner repair/maintenance responsibilities: [complete]
Applicable guest, pet, vehicle, alteration and subletting rules: [attach]
Any pitch-movement provisions must be specific and fair.

5. Sale, transfer and leaving

Sale, transfer, removal and end-of-term process: [complete]
All applicable charges, calculation basis and notice: [complete]
Do not assume a standard holiday resale commission, licence duration or fee cap.

6. Termination and disputes

Specific fair termination grounds, notice, remedy opportunities where applicable, and consequences: [complete]
Notices, complaints and dispute procedures: [complete]
Attach park rules, site-specific promises and version/date. Do not exclude statutory rights.

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