Cosgrove Leisure Parks

Holiday home purchase: 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 an offer to sell, an agreement for signature or a residential purchase contract. Complete and reconcile all schedules before any commitment.

1. Parties and home

Legal seller, registration number, registered/contact address: [complete]
Buyer: [complete]
Home make, model, year, serial number, dimensions, condition and inventory: [complete]
Identify representative photographs and inspection findings.

2. Price and compulsory charges

VAT-inclusive purchase price: [complete]
Compulsory delivery, siting, connections and other initial charges: [itemise]
Agreed extras and total payable: [complete]
Attach the completed purchase and running-cost schedule.

3. Reservation, deposit and payment

Separately approved reservation amount, period, conditions and refund treatment: [complete]
Payment stages and due dates: [complete]
Part-exchange arrangements and any finance conditions: [attach]
Do not assume a deposit is non-refundable.

4. Siting and delivery

Proposed pitch and plan: [attach]
Installation work and completion date or estimate: [complete]
Agreed process for changes, delays and notice: [complete]

5. Occupation documents

Applicable holiday pitch licence, rules and versions/dates: [attach]
Purchasing the home does not purchase the pitch. Confirm the permitted use, season, term and renewal provisions in the occupation documents.

6. Condition, defects and representations

Inspection and outstanding works: [record]
Seller responsibilities, remedies and manufacturer warranty: [complete]
Warranties are additional to statutory rights. Attach important representations, written answers and agreed variations.

7. Cancellation and statutory rights

Insert the rules that apply to the actual transaction method and any additional agreed policy. On-premises, distance and off-premises transactions can differ. Provide any required notices/forms. Nothing should exclude or restrict statutory rights.

8. Handover and complaints

Record inspection, inventory, keys, manuals, safety documents, meter readings and unresolved items. Provide the seller's complaints process and applicable independent routes. Complete document version/date and all attachments before legal review.

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