



Dear Member

26 October 2023

Wharnccliffe Site (formerly Site 5) Serviced Caravan Pitches

We are now able to provide further details of the serviced caravan pitches on the newly renamed "Wharnccliffe Site".

Plan See the layout plan showing available pitches attached. Contractors are due on site in early January 2024 and we are expecting pitches to be available from May 2024.

Lease Pitches will be available on 5 to 20 year leases with break clauses at 5, 10 and 15 year. Leases can be assigned; and the caravans sub-let. Please see draft lease attached.

Rent/Premium The annual pitch rent ranges from £2,900 depending on the size of the pitch. The first five years' rent is payable in advance, plus a one-off lease premium of £10,000 to fund the development costs.

From year six the rent will be increased annually by RPI.

Stage Payment The five years' rent plus the lease premium are payable by three stage payments; £10,000 deposit to secure your pitch; the next on commencement of construction works; and the balance within 14 days of practical completion of the works.

Please see the schedule attached detailing stage payments for each of the 28 pitches.

Occupancy Tenants must be full members of the NRA or an affiliated club; the caravans are to be used in conjunction with shooting activities at Bisley.

Caravans The age of your caravan plus the length of the lease cannot exceed 20 years, so a 5 year old caravan will be entitled to a 15 year lease, a 12 year old caravan 8 year lease, new caravan 20 year lease etc. The oldest caravan eligible for a lease is 15 years.

Caravans can be relocated from other Bisley pitches; purchased through our Approved Caravan Agent; or acquired privately.

All caravans must be "skirted" to ensure the service connections etc. are not visible.

All caravans must comply with the definition of a caravan contained in the Caravan Sites and Control of Development Act 1960 Section 29(1).

Services Mains electricity, water, drainage, and gas will be connected and payable by metered supply. Broadband is also available. Each pitch will have an allocated parking space, with visitor parking nearby.

Siting, service connections and commissioning of all caravans will be undertaken by our appointed contractor.

Legal Pack We are finalising the legal pack with explanatory notes; this will be sent under separate cover.

Choosing Your Pitch

Payment of a £10,000 deposit secures one of the remaining pitches. These will be allocated on a first come first served basis.

Please indicate your pitch number from the attached plan to shelly.fletcher@nra.org.uk.

Deposits can be paid by BACS to:-

Barclays Bank
Sort Code 20-97-58
Account Number 80659916
Account Name NRA

Please do not hesitate to contact Shelly Fletcher on 01483 797777 extn. 212 / email shelly.fletcher@nra.org.uk should you require any further details.

Kind regards



Andrew Mercer
Secretary General