



Dear Member

7 May 2024

Wharnccliffe Site - Serviced Caravan Pitches

Please see the main details below regarding the serviced caravan pitches on Wharnccliffe Site.

- Plan** Layout plan showing available pitches attached.
- 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.
- Payment** The five years' rent plus the lease premium are payable to secure your pitch.
- Please see the payment schedule attached detailing the lease payments associated with the available 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 are to be undertaken by our appointed contractor.

Legal Pack Once you have reserved your pitch we will send you a legal pack including further details on the process.

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

A handwritten signature in black ink, appearing to read 'A Mercer', with a long, sweeping underline stroke.

Andrew Mercer
Secretary General