



STRATFORD PARKS

HOLIDAY PARK

YOURS TO OWN



Exclusive Riverside Holiday Homes

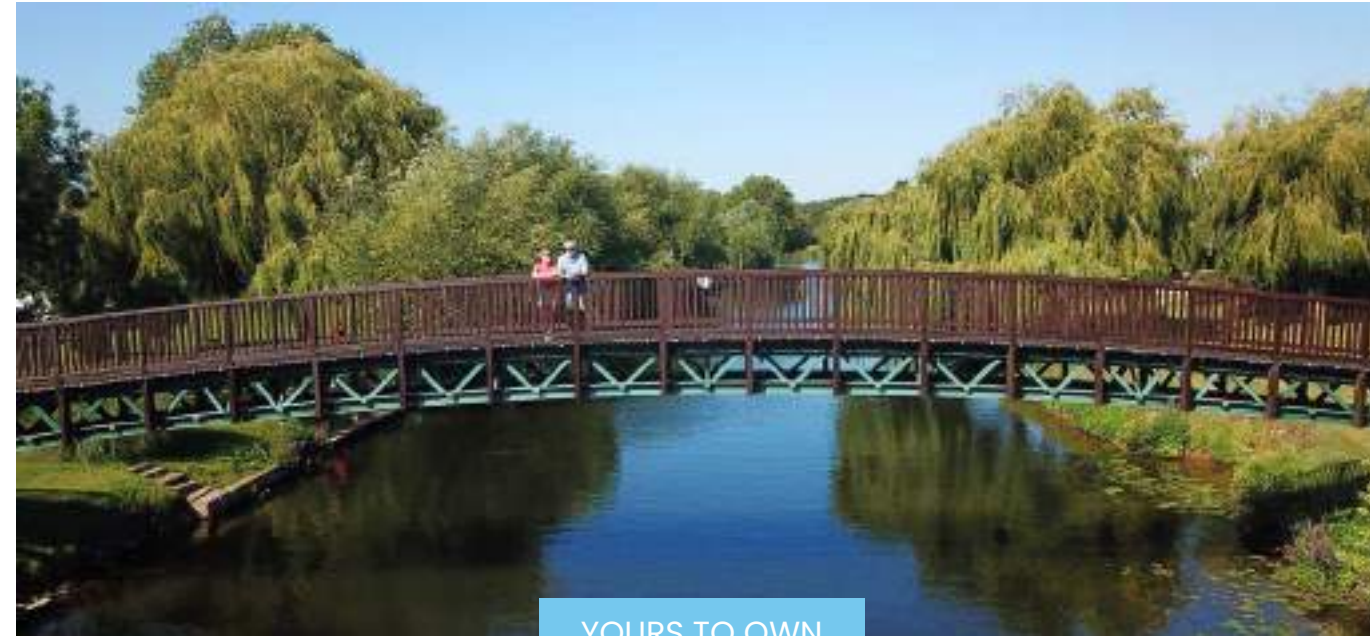
HOLIDAY HOME OWNERSHIP VISIT stratfordparks.co.uk

A riverside holiday home in the heart of the English countryside...

Nothing says 'relaxation' like a home by the river.

The mirrored, rippling water will sweep away all of your stresses when you escape to your luxurious waterside retreat.

Peace and tranquillity can be yours.



A truly unique and relaxing location

Situated on the banks of the River Avon just a mile from Stratford-upon-Avon town centre, we are incredibly proud to offer exclusive holiday homes for sale in the heart of the English countryside.

Owning a holiday home here means making the most of your leisure time – you can explore on foot with

riverside walks, take the river taxi to town, enjoy lunch in our beautiful Riverside Bar & Restaurant or take advantage of our mile and a half of private fishing.

Stratford Parks is a family owned and independent retreat with a warm and welcoming community atmosphere.

Why choose Stratford Parks?

Stratford Parks is the perfect place to relax, with spectacular views of the Welcombe Hills on the banks of the River Avon, you can escape from the hustle and bustle of daily life at your leisure.

Enjoy this world class location and be spoilt for choice with plenty to see and do. Treat yourself to an evening at the Royal Shakespeare Theatre, explore the many National Trust and historical sites nearby, or wander around the attractive market town of Stratford-upon-Avon, with an abundance of independent shops and outstanding restaurants.

A quintessential country escape

Stratford Parks is situated in an idyllic countryside location, perfectly positioned for you to enjoy rural bike rides along the Greenway, outstanding dog walking routes or go further afield to the Cotswolds for a traditional afternoon cream tea.

You'll never tire of the views around Stratford Parks, just sit back, relax and enjoy watching the boats float by with a glass of wine.

When you fancy a change of scenery, take a leisurely stroll into the historic town of Stratford-upon-Avon, or hop on the river taxi if you prefer. For a faster pace of life, you're just an hour from the vibrant city of Birmingham or a short drive to Warwick Castle, Blenheim Palace or the beautiful Cotswolds.

To unpathed waters,
undreamed shores.

William Shakespeare

An ever-changing landscape
from the banks of the River Avon



Something for everyone, right on your doorstep

Whether you're looking to take advantage of the tranquillity of the local surroundings, or you're up for weekends away with the family – owning a holiday home at Stratford Parks offers something for everyone.

The Royal Shakespeare Company and Anne Hathaway's Cottage are firm favourites, but there is so much more to Stratford than Shakespeare.

One of the many reasons owners choose Stratford Parks is for the variety of places to see and things to do, for all interests and ages.

If you want to step up the pace, enjoy off-road cycling, gliding or hiking in the nearby hills.

With so many activities and places to visit, we promise you'll never be short of adventures, but if you're stuck for ideas one of the friendly members of staff can help.

Beautiful, exclusive and welcoming

This exclusive, gated community provides a safe and peaceful sanctuary – a place for you to escape and unwind.

Each of our homes and lodges are expertly designed, and the grounds are professionally maintained to look lush, green and beautiful all year round.

You're surrounded by breathtaking views of the river, and have use of our river taxi to get you to town in style.

Enjoy the company of a warm and friendly community atmosphere with like-minded neighbours. You will make lifelong friends you'll look forward to seeing, as well as treasured memories for you and your family to enjoy.



Take the river taxi into town

Our private river taxi to Stratford-upon-Avon runs daily (weather permitting) during the season offering a unique and relaxed trip into town. It's the ideal and stress free way to start a beautiful day.

There's no need to book a taxi or search for car parks. Hop onboard and soak up the stunning riverside scenery on your journey to the town centre.



An exceptional bar and restaurant

Standing tall in the centre of the park, on the banks of the River Avon is the beautiful Riverside Venue.

Enjoy panoramic views of the river Avon and Welcombe Hills beyond, this is the perfect place to relax with some food and drink.



YOURS TO ENJOY

Soak up the Riverside experience

The Riverside Venue is the heart and soul of Stratford Parks. A gorgeous, ultra modern development, standing tall on the riverbank offering breakfast, lunch and dinner.

Spend some time relaxing on the balcony of our bar and restaurant, The Muddy Oar, watching the world go by with a crisp drink and some good company.

Take a seat at The Galley Kitchen which serves a selection of delicious dishes using the finest, freshest local produce.

What better way to unwind?

Our fantastic facilities

Join friends, family and neighbours for a spot of live entertainment and lots of laughs.

Discover and enjoy...

Delicious food and drinks served in The Muddy Oar bar and The Galley Kitchen

Exclusive owner discounts

A sports viewing area for you to enjoy exciting events in great company

A varied and exciting seasonal events programme

A spacious, enclosed children's play area

Event space available to hire



RIVERSIDE
VENUE

A sense of community

There is a warm and welcoming community, all brought together with online groups and exclusive owners events throughout the year.

With plenty of outdoor space and activities on park, you will find many like minded people to while away your leisure time with. The bowling green is the perfect opportunity for you to get involved in some friendly competition with your fellow players.

If you're looking for more lively pursuits, head over to the all-weather sports court where you can play football and basketball.

Our location on the banks of the River Avon offers a unique opportunity for water sports. Get the whole family together for some kayaking or paddle boarding, or why not take advantage of the mile and a half of free fishing on the riverbanks.

You might be worn out by the evening, but you'll never tire of the views.



For hours of fun for the little ones, the children's playground is just perfect. With lots of space to run around, climbing frames and swings, you can watch from the balcony of the Riverside Venue with a well deserved drink in hand.

Modern living. Limitless choice.

Forget everything you think you know about owning a holiday home.

The luxury riverside homes and lodges at Stratford Parks are stylish, creative and inspirational.

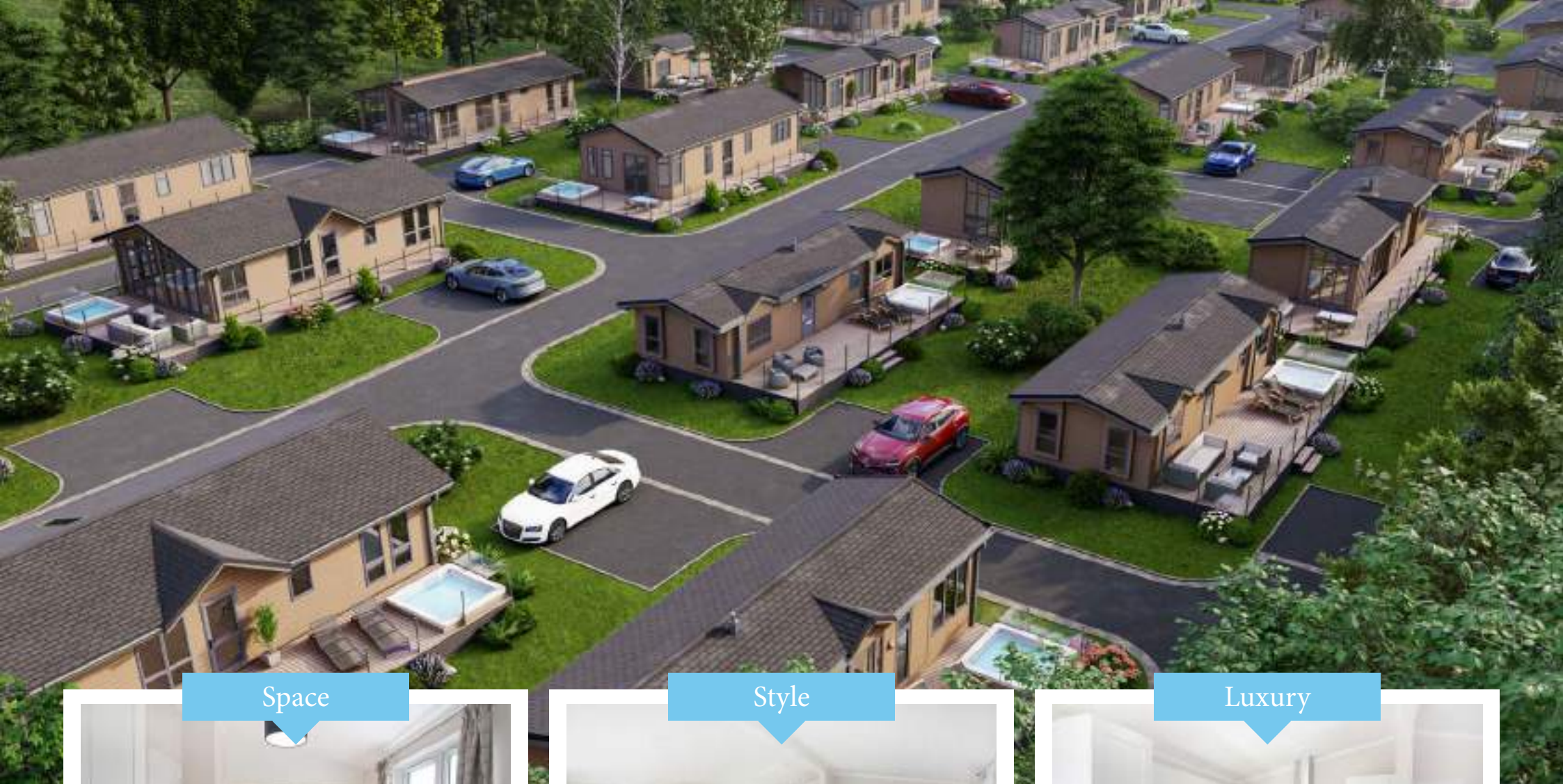
More in keeping with the look and feel of a contemporary new build development, you have the pleasure of choice, comfort and creative living options.

Take pride in a fresh, new and exciting home with immaculate surroundings. Think bi-folding doors, large outdoor dining space with river views, the latest appliances and rooms filled with light and space.

When we say luxury... we mean it!

Our brand new holiday home development, The Bard's Rest offers 35 state-of-the-art holiday homes where you can choose to relax in your hot tub on your wraparound decking and take advantage of our platinum letting service.

Ask our sales team for more details.



Beautiful design



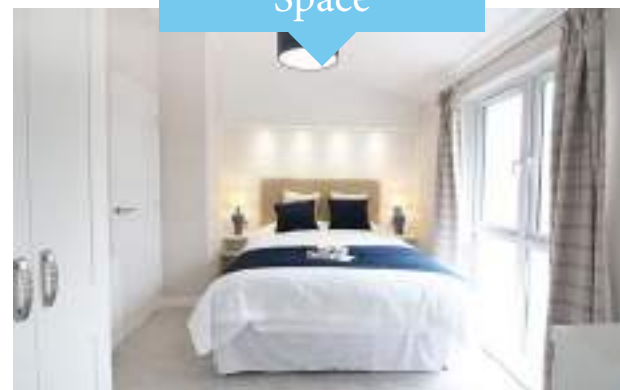
Comfort



Creative living



Space



Style



Luxury



The costs of holiday home ownership

Site fees and running costs

It's important to understand the costs involved in holiday home ownership before making the choice to buy. With a long season and tailored finance packages it could be more affordable than you might think.

| | |
|------------------------------------|----------------|
| SITE FEES | From £4,719.12 |
| LOCAL AUTHORITY RATES | From £204 |
| AVERAGE GAS AND ELECTRIC PER ANNUM | £400 |
| AVERAGE INSURANCE PER ANNUM | £320 |

You'll receive many perks as a holiday home owner, plus family and friends are welcome to join you at any time – which includes your pets of course. So everyone gets to enjoy a break at no extra cost.

Owners Perks

One
Loyalty card at on site bar & restaurant

Two
Refer a friend scheme

Three
Exclusive owner events

Four
Free fishing rights



See for yourself

The best way to experience the pure joy of Stratford Parks is to join us for a private guided tour.

Simply call us on 01789 293 438 to arrange your visit. We will confirm a date and time that is best for you and ensure you have all the directions you need.

A warm welcome

On the day of your visit, we will greet you at reception and take you on a relaxed tour of our beautiful holiday park. You will discover everything you need to know about ownership, including your owner benefits, part-exchange options and finance packages.

When you've had time to soak up the atmosphere, we can discuss your wish list for a holiday home. You'll then be able to take a peek at some of the available homes we think you'll fall in love with.

The exciting bit

Within as little as four weeks, you could be all moved in with your feet up and a glass of bubbles to celebrate!

We will tailor-make your package exactly to your wishes. Everything is handled by our professional in-house team who ensure every step of the process is as simple as possible.

FAQ's

Can my friends & family visit?

Absolutely! Being able to invite family and friends to stay is part of the joy of owning a holiday home at Stratford Parks. Use of the leisure facilities is complimentary for all of your immediate family.

Can I live in my holiday home?

No. Your holiday home is for holiday use only. You can come and go as often as you like, but it can't be your main residence. Our parks are open for 10 months of the year.

Do I own the land?

No. You own your holiday home, but not the land upon which it is sited.

Can I bring pets?

Yes absolutely! We welcome dogs on our parks and there are plenty of beautiful places to explore locally for countryside walks, we even provide a secure dog walking field on site.

Can I upgrade my holiday home in the future?

Absolutely! Many of our current owners decide to find something bigger and better than their current holiday home.

How long can I keep my holiday home on the park?

Our owners enjoy a lengthy 30 years from new licence so they can really make the most of their new holiday home! If you purchase a pre-owned holiday home, you simply deduct the age of the home from the 30 year licence.

What about flooding?

There are many benefits that come with riverside living, but of course there is also a risk that the park can flood in the winter months. However, all our homes are fitted with flotation devices meaning they lift up and out of the water reducing the risk of any damage.



A helping hand when you need us

From the moment you arrive at Stratford Parks, our job is to ensure every visit is as relaxed and as fun as the last.

Our team are always on hand making sure the park stays looking immaculate – cutting, mowing and trimming to perfection. Forget the everyday worries like grass cutting – we'll handle that for you.

You can also call upon our maintenance team if you have a job you'd like help with.

We're always here for you to answer any questions seven days a week.

Visit stratfordparks.co.uk Call 01789 293 438



We wanted somewhere we could all enjoy our leisure time and spend quality time as a family. We spotted a plot that had a view of the River Avon and the fields and knew that was the spot for us!

Deb, Stratford Parks Home Owner



Visit stratfordparks.co.uk Call 01789 293 438



Riverside Holiday Home Ownership

in beautiful Stratford-upon-Avon



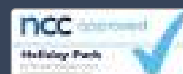
Centrally located

You can be at your holiday home
in under an hour...

| | |
|------------------------|---------|
| Coventry | 25 mins |
| Solihull | 30 mins |
| Rugby | 40 mins |
| Birmingham City Centre | 45 mins |
| Walsall | 55 mins |
| Oxford | 59 mins |



Stratford Parks, Warwick Road, Stratford-upon-Avon, Warwickshire CV37 0NS
Visit stratfordparks.co.uk **Call** 01789 293 438 **Email** sales@stratfordparks.co.uk



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