

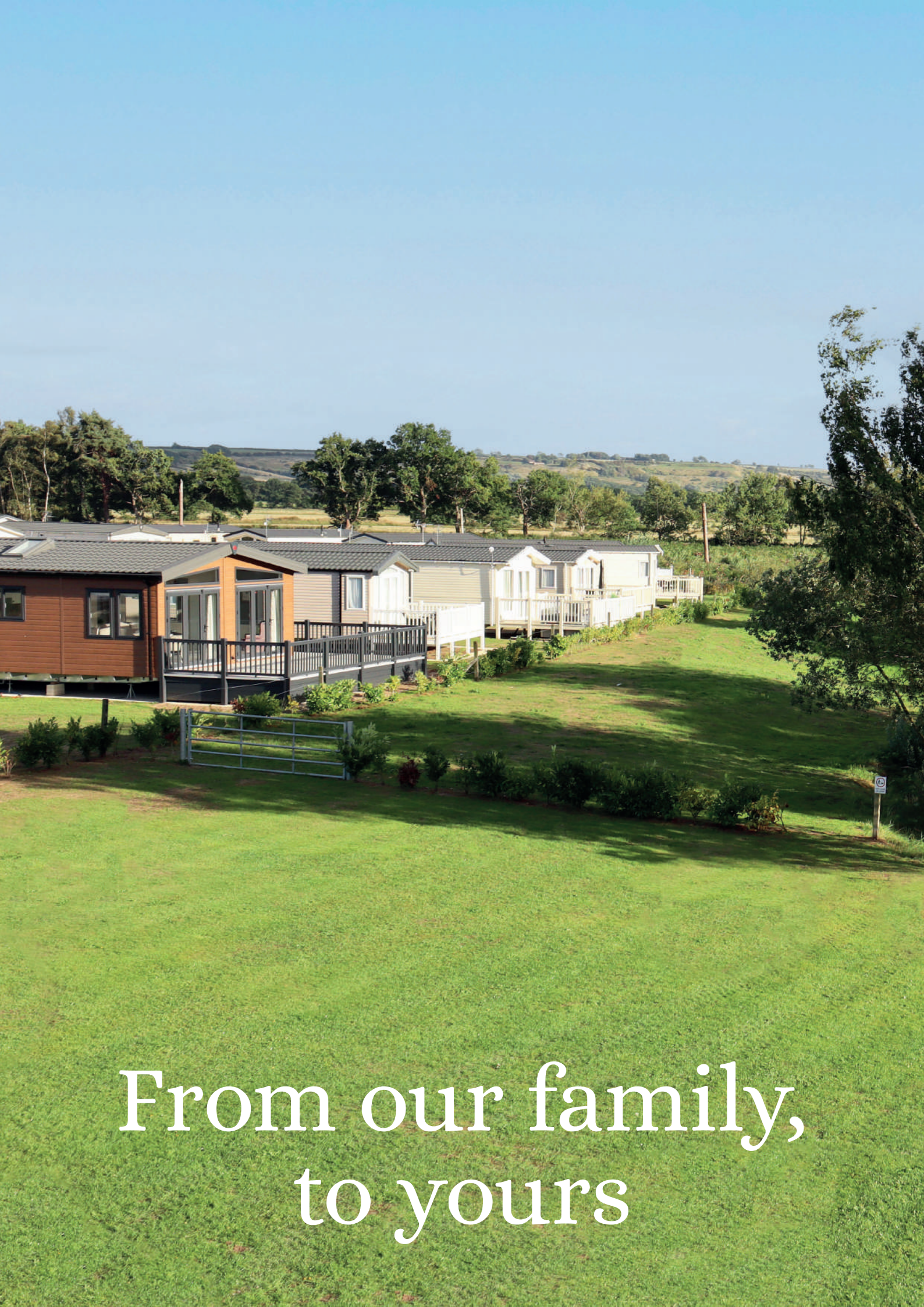


# Watermill

LEISURE PARK







From our family,  
to yours



# A message from the Park Owners

Welcome to Watermill Leisure Park and a massive congratulations on the purchase of your holiday home.

We found Watermill by accident in the spring of 2020, when we were asked to come and do some consultancy work by the previous family who owned the land at the time.

When it came up for sale we had to take a closer look.

Whilst exploring the 55 acres with our Partners Emma And Dee and our young children Leo, Nina and Madison, we witnessed small deer roaming and foraging the fields, vast amounts of multi-coloured butterflies, wild flower and signs of various wildlife living in the 200 acres of woodlands surrounding the land. The tall pine trees provided a welcome shade on a glorious sunny day as our children played on rope swings left behind by others who had enjoyed their time in this enchanted forest.

We immediately saw the potential of the land and dreamed up a vision to turn Watermill it into a 5 star Holiday park for the discerning customer.

A place of peace & tranquillity surrounded by an abundance of nature, providing a base to explore the stunning Lincolnshire coastline and indeed the Lincolnshire Wolds, and most importantly allowing you to take control of your leisure time.

We hope you fall in love with this place as much as we have

So from our ours to yours welcome to the Watermill family!

*Simon and Ben*



**Located in some of the most beautiful countryside the UK has to offer.**

Are you looking for a natural retreat where you and your loved ones can slow down and enjoy quality time together.

Enjoy watching the dramatic sunsets with a cool glass of wine from our outdoor bar area or kick back in your own private hot tub and spend the evening stargazing. Open eleven months of the year, our idyllic 55-acre holiday park, has something for everyone, is surrounded by mature oak and pine woodlands and is just a half an hours drive from the beach.

Nestled on the edge of the Lincolnshire Wolds, an area of outstanding natural beauty it really does have it all. An anglers' paradise, with three award-winning fishing lakes. Acres of picturesque meadows and shady woodland, stretching on as far as the eye can see. A warm local community, with welcoming pubs and all the amenities you need to unwind. Whether you love walking, cycling, or simply relaxing with your family and friends, this is the ideal place to escape to the country!



## The Pines

The Pines is full of luscious green shades and offers excellent value for money. The extra wide pitches give the area a spacious element that you don't typically see on other holiday parks.



## The Laurels

The Laurels benefits from mains gas, private parking and scenic views across the Lincolnshire Wolds. With plenty of open space between pitches and amazing views, it's a great spot for your dream holiday home.



## Woodland Waters

BRAND NEW FOR 2023 Woodland Waters is a luxurious area of the park with pitches exclusively facing the waterside with private fishing pegs.



## The Paddock

The Paddock is a unique hidden gem tucked away by tall oak trees and mature pines. Each of the 10 pitches overlook an ornamental pond. This area is perfect for those who would like a quiet and peaceful place to unwind week after week.

Coming Soon

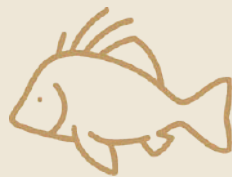
# Life on the park

At Watermill Holiday Park our Owners' experience is truly at the heart of everything we do. So you, and your loved ones (including the dog!), have all the facilities, support and benefits you need to enjoy your leave time.

When you choose to own a holiday home at Watermill Holiday Park you are choosing many years of happy holidays. Owning your very own piece of carefully manicured country park means you can escape the day to day as often as you want for up to 11 months of every year.



Onsite bar and  
beer garden



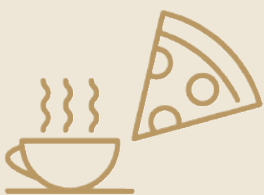
Award Winning  
Private Fishing



Walking and  
cycling routes



Welcoming  
customer care  
team



Stone baked pizzas  
(Weather dependant)  
and freshly ground  
Italian coffee



Dog Wash



24/7 on park  
security



Superfast WiFi











# Customer Care

Our unique customer care service covers pretty much everything you could ever need for the perfect ownership experience, whether you want a member of the team to pop the heating on an hour before you arrive to the park, or you require help and advice about the local area, we're here for you.

We offer:

## 24/7 Security

We're situated in one of the safest and beautiful landscapes in the UK, but we know how important the safety of your holiday home is. There's a member of team on park at all times, giving you the peace of mind to know that your home from home is safe and ready for your arrival.

## Customer Care Centre

Our customer care team are available 7-days a week to ensure that holiday home living is smooth and easy. We're quick and efficient in dealing with all maintenance requests and anything you need support with.

## Conceierge Service

We love going the extra mile for our owners, that's why we offer a complimentary concierge service to all of our owners. Whether you require a reservation at the best restaurant in town, a simple check on your holiday home or a newspaper delivered straight to your door – we've got it covered.

## Shopping Delivery

Sometimes planning your weekend visit can be a case of packing, loading cars, organising family members and traffic condition checks. Let us take the pressure off, if you order your food delivery to arrive the day before, we're more than happy to load up your cupboards, fridge and freezer with your order, so there's one less thing for you to worry about.

# Events

We love to entertain our owners! We hold a yearly calendar of events such as festivals, exclusive wine club nights and more. We have a fantastic bar and beer garden - there's even a wood fired pizza oven that we use to make stonebaked pizza.

Each year we hold extra special events such as Party in the Paddock and our Summer Nights live music events making fabulous memories together!







## Owner Benefits

We are continuously adding to our package of holiday home owner benefits. So, there is even more to love when you choose a home here at Watermill Leisure Park. Our privilege card offers discounts at local bars, restaurants, gym, beauty spas and much more.









# Local area

## Countryside to coast

There is everything to love about Lincolnshire and there is something for everyone. Steeped in history, with stunning countryside and a nearby coastline, abundant wildlife, pretty market towns and great local pubs and produce. We know you will be spoilt for choice. Whether you are looking for delicious eateries, a round of golf, a walk on the coast, or a day of bird spotting.

## On our doorstep

Watermill Leisure Holiday Park is only 10 minutes from the beautiful historic Roman town of Caistor, with its quaint tea houses, pubs and the Caistor Arts and Heritage Centre. With the renowned racecourse at Market Rasen, nearby.

If a trip to the seaside takes your fancy, you can be at the coastal resort of Cleethorpes in just half an hour. Plus, we have Lincoln Cathedral, one of the most precious jewels in Britain's architectural crown, nearby. Whatever your preference there is plenty to explore from the invasion of the Vikings to the natural world.

## Great food & drink

There's a vast selection of highly rated restaurants and cafés that cater to all tastes in close proximity of the park. Owners can experience the wonders of Lincolnshire countryside pubs with warming log burning fires, great atmosphere and home made local food such as the nearby Cross Keys or The New Inn.

# Why choose Watermill?

"If you want to be treated as an individual and family rather than a statistic then Watermill is for you. The owners have created a wonderful friendly community and we've made plenty of new friends. The park is quiet and tranquil...it truly is a different world to the hustle and bustle of every day life. The staff are more than welcoming and nothing is too much trouble for them. If you are seeking a break away to recharge the batteries then I'd 100% recommend Watermill." *Brian*

"I would just like to say how wonderful it is to be able to escape to watermill for a peaceful and relaxing break from challenging times at home. It is nice to be able to unwind in a peaceful environment. I knew from the first time I came to watermill that it was the place for us. I love that my grandchildren can come and do some fishing and the dog gets to go for walks in the woods. Kind, friendly staff. Supportive to all." *Julie*

## "A Real Community"







# Environmentally Responsible

We care about conserving the world in which we live. The Park is responsibly managed, with kindness towards our natural world.

We're doing all we can to lower our carbon footprint. We source locally and always use environmentally friendly maintenance equipment, encouraging reuse and recycling, where possible. The Park is our families' future – we would love it to be yours too!





# Becoming an Owner

Thanks for your enquiry! Shortly one of the park owners or a member of the customer care team will be in touch to answer any questions you might have about our fabulous park.

Afterwards if you decide you like the sound of us, we can arrange for you to come and visit Watermill, meet everyone and see what all the fuss is about.

Finding the right park in the right location is key. That's where we will start, then we can look at some holiday homes and see what pitches we have available. In the event we are full and have no spare pitches, no problem, we operate a waiting list.





# Watermill

## LEISURE PARK

01472 859006

[info@watermillleisurepark.co.uk](mailto:info@watermillleisurepark.co.uk)

[watermillleisurepark.co.uk](http://watermillleisurepark.co.uk)

Watermill Leisure Park, Station Road, Moortown, Lincolnshire LN7 6HZ