



The Ultimate Guide to Buying a Luxury Lodge on a UK Holiday Park

The holiday park sector is a major part of domestic tourism in the UK, with parks and campsites generating around [£12.2 billion in visitor spending](#). There are around [6,200 holiday parks and campsites across the UK](#), with a mix of touring, rental and owner-occupied holiday homes on over 430,000 pitches. However, despite the sector being so vast, luxury lodges stand out as being particularly popular, now representing a significant proportion of holiday home listings.

This is driven by strong domestic travel - even solo staycationing is on the rise, with [bookings growing by 28% in 2024](#) - and higher expectations around comfort, space and year-round usability, which have encouraged buyers toward luxury lodges over standard static caravans. Plus, with flexible working and a growing focus on spending quality time with family, the way people think about holiday accommodation is changing.

If you're a buyer considering a luxury lodge on a UK holiday park, you probably have a question or two. Whether you're buying a lodge to give your family a base for exciting weekends away, or you're planning to dive into the subletting side of things, this guide covers everything you need to know.

Buyers considering a luxury lodge will find a wide range of models, park locations and price points across the UK, from brand new developments to high-quality pre-owned lodges already established on holiday parks. You can explore current [luxury lodges for sale across the UK](#) to see what's available.

Luxury Lodges vs. Static Caravans

Choosing the right type of holiday home is one of the most important decisions you'll make as a buyer. For most buyers, the choice comes down to luxury lodges and static caravans. They're somewhat similar and you'll find both for sale on holiday parks in the UK, but they differ in a number of ways.

Feature	Luxury Lodge	Static Caravan
<i>Build Standard</i>	Residential specifications	Holiday specifications
<i>Size</i>	Larger footprint, spacious	Smaller footprint, compact
<i>Construction Quality</i>	Thicker walls, superior insulation	Lighter construction, designed for seasonal use
<i>Interior Finish</i>	High-end finishes, integrated appliances, premium materials	Practical, basic appliances, affordable fittings
<i>Heating and Insulation</i>	Double glazing, central heating, designed for year-round comfort	Basic insulation, better suited to warmer months
<i>Space and Layout</i>	Open-plan, larger bedrooms, ensuites	Compact layout, smaller living and sleeping areas
<i>Lifespan</i>	Long lifespan due to higher build specifications	Generally shorter lifespan, depending on use and maintenance
<i>Usage</i>	Ideal for extended seasons and frequent use	Better suited for shorter, seasonal stays

Choosing the Right Type of UK Holiday Park

The type of holiday park you choose will shape your ownership experience, just as much as the lodge itself. You won't be spending all of your time inside the lodge, so be sure to compare the facilities, atmosphere, season length and resale demand of the park, as things vary significantly.

Coastal Parks

Located in seaside destinations, coastal parks are some of the most popular in the UK. They benefit from consistent holiday demand, strong resale appeal and long seasons. But, sea views, beach access and proximity to popular tourist towns often means premium price tags.

Countryside Retreats

Parks in national parks, woodlands or rural countryside are quieter, and there's a big focus on natural surroundings. They're particularly appealing to buyers who want privacy, walking routes and a slower pace of life.

Family-Friendly Parks

Designed around entertainment and spending quality time with loved ones, family-friendly holiday parks tend to have a good range of on-site facilities, such as swimming pools, restaurants and evening entertainment. They're lively, social and suitable for all ages.

Adults-Only Parks

Adults-only holiday parks focus on peace, quiet and child-free living. With no children's entertainment, noisy families or busy facilities, these parks appeal primarily to couples and retirees who want a calm environment for regular short breaks.

Residential Parks

Unlike holiday parks, residential parks are open all year and allow full-time occupancy, meaning you can make a lodge your primary residence. These parks focus on community and long-term living, and there's often a neighbourhood feel.

Luxury and Boutique Parks

These parks are all about exclusivity, space, premium lodges and high-end amenities. Facilities often include spas, fine dining, concierge services, heated swimming pools and gated access. Pitch fees are typically higher at luxury parks, reflecting the premium location.

How Luxury Lodge Ownership Really Works

The more you know about owning a luxury lodge, the smoother you'll find the buying process and the more you'll enjoy ownership.

Lodge Licence Agreement

When you buy a luxury lodge on a UK holiday park, you're purchasing the lodge itself, not the land the lodge sits on. You'll have a licence agreement with the holiday park, which outlines how long you can keep the lodge on the pitch, the rules you must follow and your responsibilities as an owner.

Licence lengths vary, but most parks have limits of between 10 and 30 years. For example, Parkdean Resorts has a [lodge license length of 20 years](#). Licence agreements also cover rules about parking, pets, decking and general maintenance.

Season Length and Occupancy

Parks operate on different season lengths - most parks have season lengths of between 10 and 12 months - which determines when you can use your lodge. Some parks allow full residential use, though most are limited to holiday use only and close for a few weeks each year.

Subletting and Rental Potential

Many lodge owners choose to let their lodges when not in use, as a way to offset some of the running costs, and potentially make a profit. Some holiday parks offer to manage this for you via a rental scheme - this is where the park handles bookings, cleaning and marketing for a fee - but others let owners handle subletting. Not all parks allow subletting, so be sure to check if generating income is part of your lodge ownership plan.

Selling Your Luxury Lodge

Though you're currently focusing on buying a lodge, you can't overlook what happens when the time comes for you to sell. The holiday park might have a degree of involvement and commission fees may apply, whereas others parks give you the freedom to sell privately, though some holiday parks want a say before they'll approve the transfer of ownership.

Step-by-Step Guide to Buying a Luxury Holiday Lodge

Step 1: Identify Your Goals

You need to start by determining why you want to buy a luxury lodge. You might want a holiday home for family getaways, a way to generate rental income or a mix of both, which is the case for many buyers. Identify your preferred holiday park locations and set a realistic budget that accounts for the lodge purchase, pitch fees, utilities, insurance and ongoing maintenance.

Step 2: Research Parks and Lodges

Buying a luxury lodge is a big commitment, so don't make any decisions until you've done your homework. Compare holiday parks based on facilities, community atmosphere and season length, and read owner reviews to find out what people really think. It's also a good idea to confirm the holiday park's rules. If they don't align with how you want to use your lodge, you can take that park out of the running.

Step 3: Arrange Lodge Viewings

When you've found a handful of lodges that you're interested in, visit them to inspect their condition, layout and finishes. Assess the pitch location, including proximity to amenities, privacy and views. Hopefully, one of the lodges will stand out as being just what you're looking for. Photos are helpful, but viewing a lodge in person will give you a much better idea of what your future holidays could look like.

Step 4: Understand Total Ownership Costs

Ask for a full breakdown of ownership costs, including the lodge price, annual pitch fees, approximate utilities, insurance and maintenance. There's a lot more that goes into the cost of

ownership than the price of the lodge itself. Confirm if pitch fees are likely to increase annually and if there are additional charges for park facilities.

Step 5: Make an Offer

Once you find a lodge you love, you'll need to make an offer, much like you would if you were buying a traditional house. Some sellers will be open to negotiating for a speedy sale, so it's always worth asking. Always be clear on deposits and reservation agreements before you commit, as you need to make sure the lodge is secured until everything is finalised.

Step 6: Review Contracts

Before you sign anything, review the licence agreement, park rules and utility arrangements. Ensure that all agreements reflect what was promised during the viewing, and that you understand everything. This is the time to ask any final questions.

Step 7: Completion and Handover

Finalise payment, complete the transfer of ownership, and get the keys and any necessary documentation from the seller. This is also the time to confirm any post-sale support offered by the park, such as orientation as a new owner or help with setting utilities up.

Ongoing Luxury Lodge Costs Owners Need to Pay

Owning a luxury lodge involves more than the purchase price of the lodge itself. Before you buy a luxury lodge, make sure you've budgeted for ongoing costs. You don't want the stress of trying to afford everything to take away the excitement of finally owning your own holiday lodge.

Annual Pitch Fees

As a lodge owner, you are responsible for paying annual pitch fees. These are sometimes called site fees, and they cover site maintenance, landscaping, facilities access and sometimes utilities, depending on the holiday park. There's no one-size-fits-all when it comes to holiday park pitch fees and the price can vary a lot. For example, Haven's annual [site fees range from £4,770 to over £10,000](#), but they're likely to be lower at smaller, independent parks.

Utilities

As you would at home, you need to pay for your own utilities. This includes electricity - which is often metered individually, with costs depending on usage and park tariffs - gas, water and sewerage. Some parks include water in site fees, others charge separately, so it's important to check. Though optional, you'll also need to pay for WiFi if your idea of relaxing in the evening is to stream your favourite shows.

Insurance

Static caravan insurance is important, and it's there to protect against fire, theft and storm damage. It's designed with holiday homes in mind, and is a requirement of some holiday parks. But, even if it's not, insurance is a key part of protecting your investment. You might also find that public liability insurance is also required if you plan to let your luxury lodge to guests, so it's important to check.

Maintenance and Upkeep

Luxury lodges are designed for longevity, but that doesn't mean you can ignore maintenance and upkeep. Exterior decking and landscaping require regular attention, boilers and heating systems should be serviced annually, and general wear and tear needs to be taken care of. This includes cleaning, repairs and minor upgrades, all of which should be factored into yearly costs. Keeping on top of maintenance helps to keep your lodge looking its best and functioning well for as long as possible.

Where First Time Luxury Lodge Buyers Go Wrong

- *Focusing Only on Purchase Price* - Concentrating solely on the upfront cost of a luxury lodge can lead to you overlooking ongoing expenses such as pitch fees, utilities, insurance and maintenance.
- *Not Checking Licence Length* - Failing to confirm the remaining term on the licence agreement can significantly impact long-term value and resale potential.
- *Ignoring Season Lengths* - Buying a lodge without understanding whether the park is open 10, 11 or 12 months a year can lead to limitations that don't suit your lifestyle.
- *Underestimating Pitch Fees* - Not factoring in annual pitch fees, and how they may increase, can make ownership more expensive than anticipated. Pitch fees are likely to increase, and you need to be able to continue paying.
- *Only Thinking About Long Holidays* - Don't only think about big summer holidays when you're deciding where to buy a lodge, as you'll also want the lodge to be within reach for short-term stays and weekends away.
- *Failing to Understand Resale Terms* - Overlooking Park commission structures or resale conditions can affect how easily and profitably you can sell your lodge in the future. Many parks take a commission, whilst some insist on handling the sale themselves.
- *Not Inspecting the Lodge* - Not doing a detailed inspection can lead to unexpected repair costs, particularly with older, secondhand lodges. You need to know exactly what the

state the lodge is in before you commit.

- *Buying Based on Emotion Rather, Not Long-Term Suitability* - Buying a lodge based purely on location, amenities or aesthetics - without considering affordability and usage - can lead to regret later. You don't want to buy a lodge, only to later realise there might be more suitable models out there.

Pre-Purchase Questions to Ask a Holiday Park

- What's the remaining licence term?
- How long is the park open each year?
- Are there any age limits on luxury lodges?
- How are pitch fee increases calculated?
- Is subletting allowed and if so, are there restrictions?
- Are pets permitted and if so, how many?
- What are the rules on selling?
- Are there any planned park developments?
- What utilities are metered?

Accessing Luxury for Less: The Secondhand Lodge Market

Many buyers searching for luxury lodges for sale in the UK are now exploring the second-hand market. Pre-owned lodges offer the opportunity to enjoy the same space, build quality and park locations as newer models, but often at a significantly lower price. For buyers looking for used luxury lodges or second-hand holiday lodges, the resale market can provide excellent value and a wider range of established pitches across UK holiday parks.

There's no shortage of luxury lodge manufacturers in the UK, with new makes and models hitting the market each year. However, brand new lodges often come with a hefty price tag, placing them out of reach for many buyers.

Pre-loved luxury lodges often provide a smarter, more strategic route into holiday home ownership. Rather than paying for a brand-new lodge, you can use the pre-owned market to enjoy the same lifestyle and ownership benefits, but in a more budget-friendly way.

Buyers looking to enter the market at a lower price point often explore [secondhand luxury lodges for sale](#), where established pitches and existing decking can provide additional value.

The Benefits of Buying a Pre-Owned Lodge

- Pre-owned luxury lodges tend to be priced lower than newer models. You can enjoy luxury lodge ownership, without having to compromise on lodge size, quality or holiday park.

- Lodges experience a fair amount of depreciation in the early years. This means secondhand buyers often avoid the largest drop in value.
- Many used lodges already include decking, sheds and landscaping, because the original owners put in the hard work and money to turn the lodge into a home-away-from-home. This reduces the additional costs for you.
- Private sellers often offer greater flexibility on price, compared to buying new from a park, where there's very little wiggle room. This gives you the opportunity to potentially secure better overall value.

Frequently Asked Questions About Buying a Luxury Lodge

Can you live permanently in a luxury lodge on a holiday park?

Most holiday parks in the UK are licensed for holiday use only, which means lodges cannot be used as a primary residence. However, some residential parks allow year-round living. Always check the park's licence and occupancy rules before buying.

How long do luxury lodges last?

Luxury lodges are built to a much higher specification than static caravans, often with thicker insulation, double glazing and residential-style construction. With proper maintenance, a lodge can last several decades, although licence agreements on holiday parks typically range from 10 to 30 years.

Are luxury lodges a good investment?

Luxury lodges are primarily lifestyle purchases, but some owners generate income by letting their lodges to holiday guests. Rental income can help offset ownership costs, although returns depend on location, park demand and management fees.

Can you get a mortgage on a luxury lodge?

Traditional residential mortgages are not usually available for holiday lodges because the land is not owned. Instead, buyers may use savings, personal loans or specialist holiday lodge finance.

What are the typical running costs of a luxury lodge?

Running costs usually include annual pitch fees, utilities, insurance and maintenance. Pitch fees alone can range from several thousand pounds per year depending on the park and location.

Is it better to buy a new or second-hand luxury lodge?

New lodges offer the latest designs and warranties, while second-hand lodges can provide better value and often come with existing decking, landscaping and established pitches. Many buyers choose pre-owned lodges to access higher-end models at a lower price.

Your Next Steps in Luxury Lodge Ownership

Buying a luxury lodge is a big decision and informed buyers are in a better position to make the right choice. Armed with knowledge, you can approach the buying process with confidence and enjoy the benefits that luxury lodge ownership has to offer.

If you're ready to start exploring available lodges, [browse current luxury lodge listings](#) across UK holiday parks to compare prices, locations and lodge styles.

About Explore Lodges

Explore Lodges is a specialist platform helping buyers discover luxury lodges and holiday homes for sale on UK holiday parks. From brand-new models to high-quality pre-owned lodges, Explore Lodges connects buyers with a wide range of listings across the UK, making it easier to find the right lodge for your lifestyle, location and budget.

Sources

[The NCC](#)

[UKCCA](#)

[Sykes Cottages](#)

[Parkdean Resorts](#)

[Haven](#)