

The Alders
Luxurious Scandinavian log cabins
01354 638445



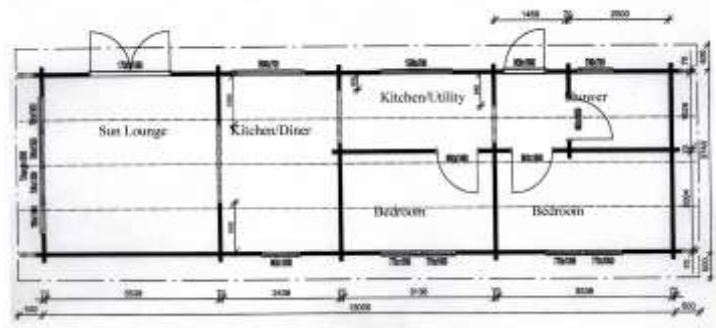
From left Victoria 1 design, Victoria 3 design with sun lounge, two bedrooms, galley kitchen & diner, Victoria 2 design
Email bookings@croftcountryclub.co.uk

The best of both worlds

The Alders is an exclusive development of 10 luxurious genuine transportable Scandinavian log cabins, adjacent to one of the United Kingdom's premier naturist holiday sites, **Croft Country Club**. Each cabin will have its own private naturist area which is not overlooked by your neighbour. There is also an area where your textile relatives and friends will be able to visit and use your holiday cabin at your discretion.

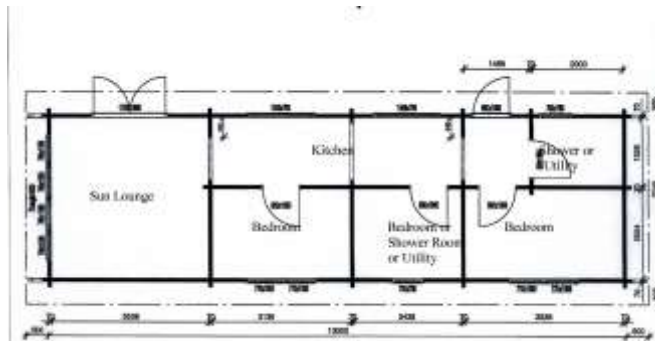
The Alders is set in the heart of the fens central to the market towns of Wisbech, March and Downham Market. The Norfolk coast and the historic towns and cities of Ely, Kings Lynn, Peterborough, Cambridge and Newmarket are all within easy reach by car. Croft Country Club has a lively, friendly family atmosphere to enjoy.

The Alders has four basic designs of log cabin, the floor plans of which can be altered to suit your needs if you buy off plan; Victoria (3) erected on Plot 5 is a 70mm solid log, with a fully fitted kitchen / diner, two bedrooms, shower room, sun lounge. Modified Victoria 2 designs on Plot 1 and Plot 7.



Victoria 3 showing the large sun lounge window at the front, with the kitchen / diner window and the two large bedroom windows. The cabin on Plot 5 has this design.

The cabin has further insulation in the roof and floor with a combination gas boiler to run the hot water, central heating and the hob. Integrated electric oven, fridge freezer, optional washing machine / dish washer complete the utilities. The cabins will have paving between them on which your car may be parked off the central road way. The hedges, grassed areas and road way are fully maintained from your site fees. Decking can be installed if required. Plots 1, 3, 5, 7, and 9 have a private (lockable) access if they wish, to Croft Country Club's Miniten Court and sunbathing area from their own private courtyard. Electrically operated gates have been installed to the Alder's for your security.

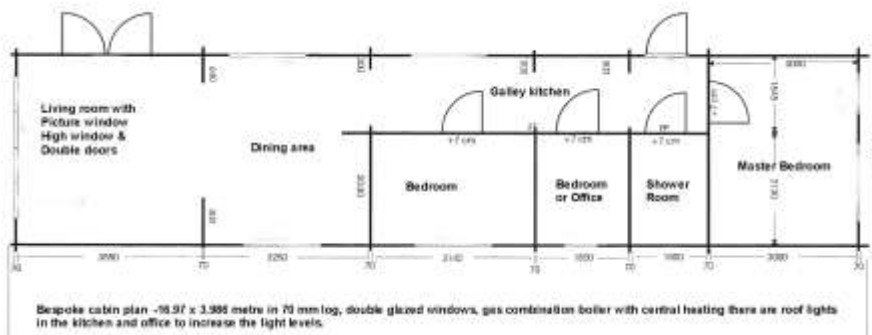


Victoria 2 with two or three bedrooms, sun lounge

At the planning stage the basic layout can be altered to suit your needs, for example if you wished to have a bigger bedroom or a shower room as on suite to one of the bedrooms another door or part of an internal wall can be removed or a sauna built in, then this is the stage to plan your individual holiday cabin. The galley kitchen for Victoria 2 is similar in design to version 3 but can be modified to your individual taste (and pocket) should you wish to have a different finish or design. All the appliances are integrated and have a 12 month warranty as standard.

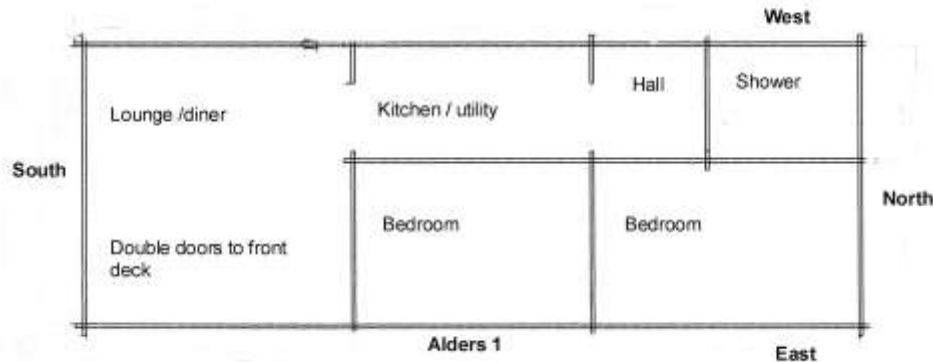


The rear and galley kitchen side of **Victoria 2, 3 & 4** showing the shower room window, hall door, kitchen windows and the double doors to the sun lounge.



Victoria 2 floor plan modified to our customers specifications with, from the left; sun lounge & dining area, galley kitchen, bedroom 2, office, shower room and a master bedroom across the full width. Skylights above the galley kitchen and craft room bring extra light in to the kitchen.

Victoria 1



Victoria 1 is the shorter two bed roomed version with double doors instead of the large sun lounge window. Fully fitted galley kitchen, beautiful shower room with spacious 1200mm shower. This design has been erected on Plot 3. We will only build Victoria 1 in a choice of 45mm or 70mm log all larger designs (2, 3 & 4) must be in 70mm.

Victoria 4 is the same size as Victoria 2 and 3 with the sun lounge window and two bedrooms; we have made the living /dining area larger and the sun lounge smaller. (Reverse the Sun Lounge & the dining living area on Victoria 3 plan.)

Our cabins are made from Scandinavian pine logs (70mm or 45mm thick) from Finland or Russia, two (or three) bedrooms, double glazed and fully centrally heated. Extra insulation in the roof and floor ensures a warm environment which ecologically efficient to maintain. Electricity and water by meter, plus bottled gas. The cabins are capable of being lifted by using a crane and then transported by road on a low loader.

The whole site is surrounded by mixed hedging, Alder trees and rich farmland, next to the Old Croft River. Situated off the main road down a small lane adjacent to **Croft Country Club**. The area offers lots of activities and places to visit, with a warm comfortable home to relax and unwind in one mile from the nearest village. **Croft Country Club** is a lively family club where you are welcome to join in with all the leisure and entertainment activities or sunbathe in peace to your hearts content.



From the left, view of galley kitchen from sun lounge, Victoria 3 design. Above - Court yard showing galley kitchen side of Victoria 2, 3 & 4 designs, single door in to the lobby, double doors in to the sun lounge.

Frequently asked questions.

Is buying a holiday home a good investment?

A holiday home is a fantastic investment in your leisure time because the purpose of owning a holiday home is to provide an enjoyable lifestyle for you and your family. Subletting your home can help offset the running costs and may even provide a small income.

How are the units constructed?

From solid Scandinavian or North European pine logs 70mm thick (45mm can also be used) from renewable resources in Finland or Russia, who plant and maintain sustainable forests for future generations. There is further insulation (King span) in the base and roof spaces with waterproof shingles over wood. Wood is warm and livable to touch.

Are log cabins less fire resistant? Timber is an inferior thermal conductor and the spread of fire is very slow. As timber burns at relatively low temperatures, the thick solid walls of a log cabin will carbonize, making the penetration of heat more difficult generating little or no toxic gases. Take the same precautions as you would in your own home.

How often does the exterior need to be treated?

Every three years with OSMO cedar red preservative. A natural wood finish which allows the wood to breathe.

How long is the licence?

When you buy a cabin, you are given a 40 year holiday licence which is signed by both parties at the time the purchase is completed. Provided the maintenance schedule is followed and the cabin is in good condition the licence can be extended every 5 years (there are cabins in Finland over 100 years old) after the 40 year period. We can at any time prior to the purchase provide you with a copy of the licence.

Do I own the land?

No you are buying a holiday home along with the right to occupy a plot for as long as you wish, providing you pay the annual fees and comply with the licence, but you are not purchasing the land.

Can I reside in a cabin at The Alders?

Conditions of the planning permission mean that you are required to use your lodge as a second or holiday home.

How long is the park open?

We have twelve months holiday use.

Apart from the purchase price, what other charges are payable?

The annual site fees are currently £1748 per annum, (plus membership of Croft Country Club) during your first year of ownership the fees will be pro rata payment of the annual amount, annual review date is 7th January. Electricity and water are metered separately. Bottle gas can be purchased on or off site. The cabin is not currently subject to a separate council tax but rates are chargeable.

Do I have to insure my cabin?

Yes. Your holiday home must be insured against standard risks, and include third party liability.

Are there any rules?

Yes. The park rules are provided to ensure that owners are aware of their responsibilities.

Can I sublet my Cabin?

Yes, rental is permitted for holiday lets only. Each holiday period must not exceed for 4 weeks for any one guest, unless otherwise agreed in writing. If you sublet your holiday cabin – you may be seen as a landlord under the Gas Safety (Installation and Use) regulations. Legal duties include all gas appliances must be checked at intervals of not more than 12 months and must be by a CORGI registered Inspector. Electrical systems should be inspected and tested annually as well. A fire extinguisher is also required.

Will the children like it?

Everyone is different and children are no exception, it is important all the members of your family are happy to become owners.

Can I bring a pet?

Either one dog or one cat at the park owner's discretion. Full details are given in the park rules.

Who looks after the grounds?

The park owner is responsible for all grassed (including adjacent sports field and dog walk) areas, trees, hedges and shrubbery as well as the road and pathways.

What about maintenance of the cabins?

The cabin is sold with a 12 month warranty. After this time the owner is responsible for all maintenance. We will however be happy to provide details of local trades people should you require this information.

What happens if I want to sell my cabin?

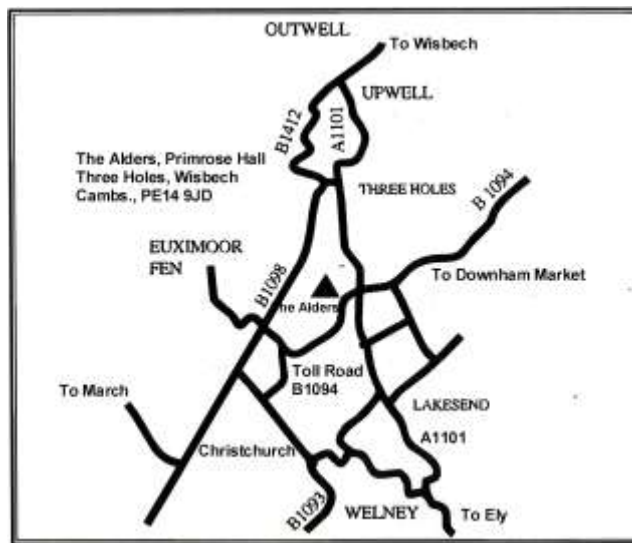
You can sell your cabin at any time, but this must be done through our sales office.



Directions

The Alders is sign posted '**Croft**' on a small lane marked 'Green end' off the B1094, about half a mile from the junction with the A1101 and the B1094 (Halfpenny Toll on the ordinance survey) south of the village of Three Holes on the A1101. The B1094 is sign posted 'Ha penny Toll Road' by the council.

To find us: - from March take the B1099 towards Downham Market. From Wisbech take the A1101 towards Upwell. From Downham Market take the A1122 towards Wisbech, then at Nordelph, the B1094 towards March. From Ely take the A10 towards Littleport, then the A1101 towards Wisbech. From Huntingdon take the A141 towards March.



This brochure and floor plans are for identification and illustrative purposes only and are not to scale and do not form any part of any contract. All prospective buyers should note that these floor plans are intended solely for their guidance and assistance and nothing contained in them should be considered to be a statement of fact, representation or warranty. All areas, dimensions, measurements and distances shown are approximate. They should not be relied on in any way: from time to time it may be necessary to amend the plans. Our obligations under the Properties Misdescriptions Act (99) are not affected and every effort has been made to ensure that no statements made in this brochure are false or misleading. The developer reserves the right to alter and amend the specification and design as the development programme moves forward.

**The Alders, Primrose Hall, Three Holes, Wisbech, Cambridgeshire, PE14 9JD
01354 638445**

Guide Prices for 2011

Including the Holiday Cabin Licence, individual quotes given for bespoke buildings.

Victoria version 1 – 10.4m long x 4m wide, two bed rooms, (with central heating – smaller kitchen & no sun deck) **45mm log - £117,250 & 70mm log - £126,950.**

Victoria version 3 – 4m wide x 12.9m long, two bedrooms, (with 3.5 metre sun lounge: -see cabin erected on Plot 5) **70mm log - £132,270.**

Victoria version 2 & 4 depending on the layout specified by customers, 4m wide x 12.9m long will be in the **region of: - 70mm log - From £131,270.**

Kitchens sourced from 'Kitchens by Design'. If different materials and finishes are required with regard to bathrooms, kitchens and layout an individual quote will be given. Prices are correct at time of printing, subject to extra costs from our suppliers.

Fixtures & Fittings

A typical 1/2 bedroom cabin is supplied with the following fittings:-

Lounge – 4 double sockets, two way light switch, central light and a TV aerial point (aerial not supplied).

Dining room – 2 double sockets two way switches, central light

Kitchen – Socket ring main including 3 fuse spurs, two double sockets, cooker point, two way switch, one/two strip lights, built in appliances include cooker (electric) hob (gas), washer drier (optional), dishwasher (optional), fridge/freezer. Water softener (helps the combination boiler).

Bedroom 1 – two sockets and central light, single switch

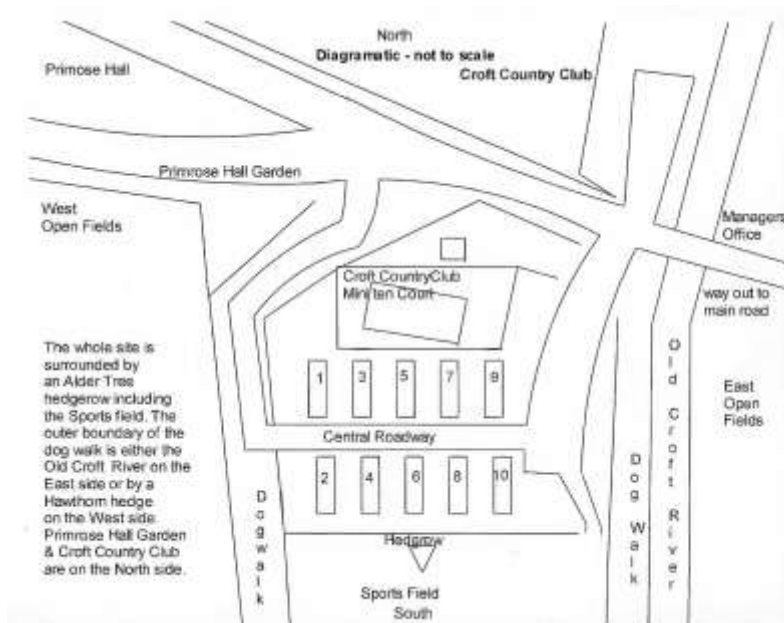
Bedroom 2 – two sockets and central light, single switch

Bathroom – central light, shaver socket, extractor fan, 1200mm x 800mm shower cubicle, close couple WC and hand basin

Hall/single door – central light and single switch

Combination Boiler (11 litres of hot water per minute) – 3 x 1 metre double radiators, 2 x 600mm double radiators and 1 500mm x 500mm radiator (bathroom), A gas bottle changeover

4 fence panels, a 1 metre and a 900mm shiplap gates plus 12.5 metres of shiplap fencing supplied along with 60 square metres of block paving between cabins.



Plots 1, 2, 4, 5, and 9 are sold or reserved. The Walnut cabin on Plot 3 is let for holidays. Two sets of electronic gates have already been installed. The main access road is solid not grass and will have a tarmac or block pavers surface when the project is complete. **Current 2011 site fees** (plus community charge if levied by the local council and Croft Country Club Membership) are £1728 for plots 6, 8 & 10.

Membership fee for Croft Country Club £270. A specimen copy of the Licence (40 years) is available.

Contact Celia or David at Croft Country Club for further information on **01354 638445**. Or email

bookings@croftcountryclub.co.uk