



# Park Rules

## 2025



Seaways, Roman Bank, Winthorpe, Skegness, Lincs. PE25 1HZ  
[www.blueanchorleisure.co.uk](http://www.blueanchorleisure.co.uk) • Telephone 01754 897897

# Park Rules

## 1. Occupying your holiday home

- 1.1 Holiday caravans are not to be let or used as permanent occupation during the season. Proof of a primary residence for the owner must be provided annually to our Accounts Office as required by the local authority. These MUST be dated within 90 days of the date of your annual site fee invoice. This is required before the 1st of March for the upcoming season or your holiday home will be disconnected. Please refer to the back page for examples of proof of primary residence.
- 1.2 Caravan owners MUST complete a copy of our Licence Agreement annually. This is required before the 1st March for the upcoming season or your holiday home will be disconnected.
- 1.3 All holiday homes on our Parks must have insurance cover, providing public liability cover, with a limit of liability of at least £2 Million. Proof must be provided to our Head Office. If sufficient proof is not provided your holiday home will be disconnected.
- 1.4 Blue Anchor Leisure enforce that all caravans are annually inspected and issued with a **GAS SAFE** and **ELECTRIC** test certificate. A copy must be provided to our Seaways office. If using an outside contractor, they must be listed on our Approved Contractors list for the certificate to be valid. All caravans must be fitted with an approved fire and carbon monoxide alarm. If sufficient proof is not provided your holiday home will be disconnected.
- 1.5 If your holiday home is disconnected for any reason including non-payment of your account you will be charged a reconnection fee of £100.00. This will need to be paid in order for the reconnection to take place. Please be aware reconnection may take up to 48 hours.
- 1.6 All caravans must be structurally sound and sited on appropriate supports to meet current legislation.
- 1.7 The exterior appearance of the caravan must be kept clean and tidy and free from broken glazing, moss or algae. Caravans must not be painted.
- 1.8 We strongly recommend that all Caravan owners book a professional drain down. Any drain down booked through Blue Anchor Leisure will be subject to terms and conditions.
- 1.9 Caravan owners are not permitted to run a business from their holiday home.
- 1.10 Caravan owners that use their holiday homes on parks with extended stay (Croft Bank & Priory Park) from the end of November to the 1st March must have access to a vehicle for evacuation purposes.

## 2. Safety matters

- 2.1 Parents or adults in charge of children are responsible for the behavior of the children under their control and must be respectful to other owners/guests. Any damage to fences, trees, plants, toilets or other site amenities by children will be charged to and paid for by the Caravan owner.
- 2.2 As from the 1st March 2024 new owners will not be permitted to bring onto our Parks any dogs listed in the Dangerous Dogs Act. Any current owners that bring onto park an XL Bully must strictly adhere to the laws that are set out regarding the ownership for example keeping the dog on a lead and always wearing a muzzle in public. A valid copy of your Certificate of Exemption must be logged with our Security Team. It is the responsibility of any owner letting out their caravan including to family members, to ensure that they make renters aware that they can **NOT** bring onto Park any dog listed in the Dangerous Dogs Act. If we believe that your dog is an XL Bully or a banned breed it will be up to the owner to prove otherwise and the final decision will be made by our Security Team.
- 2.3 Dogs must be kept under control and on a lead at all times and must not be allowed to foul the site. Please ensure that dogs / pets are not left unattended in the caravan for prolonged periods of time. Any one found to be not following this rule may be investigated with the possibility of further action being taken.
- 2.4 If any owner or occupier of a caravan behaves in such a manner as to cause nuisance or annoyance to any other occupier on the site, or commits any act of vandalism or hooliganism on the site or company property, the Company or its Agents may require them to leave the site immediately at any time, day or night.
- 2.5 Occupiers must always comply with the directions of the Site Managers or other Agents acting on behalf of the Company concerning Health and Safety, Fire safety, sanitary and similar matters.
- 2.6 While we want all our guests to enjoy themselves while on our parks, loud noises, music etc. must be kept to a minimum between the hours of 10:00pm and 07:00am. Our play park opening hours are from 8.00 am – dusk.
- 2.7 Any owner or occupier found to have tampered, adjusted or interfered with the fuse trip or the electrical hook up on the site electrical supply box will be fined accordingly or have their Site Licence terminated.
- 2.8 It is forbidden to use fire hoses or any other safety related equipment for anything other than what they were designed for. Fine for misuse £75.00.

## 3. Your pitch and the park

- 3.1 The area immediately under and around the caravan must be kept clean and tidy and free from storage. No gardens or boundaries are to be made. If the caravan owner fails to do so the work to rectify will be done by the company and charged accordingly.
- 3.2 Transfer of Site Licence's for caravans aged year 2003 and older are not permitted. For caravans aged year 2004 and newer, a Transfer of Site Licence fee is payable in order to retain a plot on one of our parks (This may be subject to a park or plot movement at a cost to the customer).  
Transfer of Site Licence cannot be processed until:
  - A A meter reading for electricity is taken on the day of transfer, and balance is paid in full. (If applicable).
  - B A Pitch Policy inspection has been conducted to ensure the exterior of the caravan and its plot, decking, steps and ancillary items meet our current standards.
  - C Confirmation of valid gas and electricity safety test certificates.
  - D Any site fee's due for the respective year must be paid in full.Transfer of Site Licence between immediate family members, i.e., Mother, Father, Brother, Sister, Son or Daughter is subject to an administration fee and restricted to one transfer per year. This will still be subject to 3.2 A, B, C & D  
You are not permitted to advertise the sale of your caravan in your caravan windows or anywhere else on park. Any such advertisements will be covered up and you will be asked to remove them immediately.

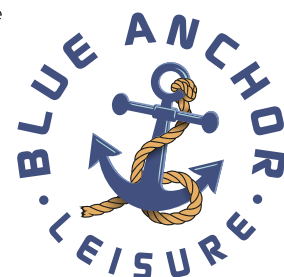
- 3.3 Permission from the pitch policy team must be granted for the erection of any extra items on your plot (veranda, shed, slabs or ancillary items) to comply with emergency access and Government Sites Development act 1960.  
If it is found that you have breached this condition you will be required to remove such items. If items remain in place, then Blue Anchor Leisure could remove them and charge you accordingly or disconnect your holiday home until such items have been removed.  
Taking slabs from unoccupied plots is theft. Anybody found to be removing slabs will be prosecuted and/or have their Site Licence reviewed and possibly terminated.  
Gas cylinder storage must be of metal construction, ventilated and also approved by the pitch policy team.  
Gas bottles to be limited to 2 cylinders (if fitted with a dual regulator).  
The pitch policy team's decision is final.
- 3.4 Holiday homes require a set of Industry standard steps per caravan door, whether the door is in use or not.
- 3.5 Alterations to the exterior of your holiday home varying from the manufacturers specification/build must be authorised following a consultation with the Pitch Policy team.
- 3.6 During the winter shutdown, caravan owners are only permitted to carry out works to their holiday homes with prior arrangement with our Security Team and must provide a description and timescale of works to be carried out along with a copy of valid insurance. This does not affect works carried out via our approved contractors. Caravan owners wanting to check their caravan over the shutdown period will only be permitted on park between the hours of 10am and 2pm for a duration of 30 minutes. You must make arrangements with our Security Team prior to visiting the park. Due to continued development certain areas of our parks may not be accessible during this period.

#### 4. Letting your holiday home

- 4.1 Caravan owners are prohibited to offer assured short hold tenancies.
- 4.2 Caravan owners are directly responsible for the conduct of all tenants. Persistent complaints regarding the conduct of guests (violence, police visits, noise) on the park or towards staff will result in your Site Licence being reviewed and possibly terminated.
- 4.3 In the case of a complaint concerning the condition or cleanliness of the interior or exterior of a caravan, the company may inspect. If the complaint is found to be justified the caravan owner must remedy the defect forthwith or your holiday home will be disconnected until rectified. The caravan cannot be re-let until approved.
- 4.4 Seafields, Priory Park, Croft Bank, Mill Hill, Holmesmere, Millfields (A row) and The Grange premier plots are for owner use. **NO LETTING ALLOWED** (Immediate family only).
- 4.5 It is the responsibility of any owners letting out their caravans to ensure that all portable appliances are electrically PAT tested annually.

#### 5. Other rules

- 5.1 Cars are NOT permitted on the grass in wet conditions. A fee of £75.00 will be charged for any damage to the grass or any cars requiring a tow off.
- 5.2 The Road Traffic Act 1991 applies on all parks. Your vehicle must be fully taxed and insured and you should drive with care and consideration for others and not under the influence of alcohol or drugs. For your safety, there is a 10-mph speed limit. With the exception of mobility scooters and motorised wheelchairs/access chairs no other mechanically propelled vehicles are permitted on site.
- 5.3 The Company is not responsible for damage or personal injury to owners and occupiers of caravans whilst on the site, nor for any damage to caravans, cars, trailers or other items.
- 5.4 Site offices will be open on a regular basis for the sale of gas and the handing out of keys. Caravan keys will ONLY be released to the registered owner of the caravan unless you have enrolled in our key handling scheme, in all cases a form of ID will be required. Following our GDPR policy our staff are unable to verify any owner details to any outside parties.
- 5.5 ViSOR, we do not allow ownership or occupancy from anyone on our caravan parks who are listed on the Violent and Sex Offenders Register (or any other register which supersedes this).
- 5.6 Due to development reasons, Blue Anchor Leisure may at any time relocate your holiday home to an alternative plot within the Site, or at another suitable location.  
In such cases, Blue Anchor Leisure shall give the Caravan owner 30 days (or such shorter period as may be reasonable) written notice of such change. The Company shall within that period move the Caravan to the alternative plot.
- 5.7 If the Caravan owner allows the caravan on the plot through age, lack of repair, or otherwise in the opinion of Blue Anchor Leisure to fall below the standard of appearance, cleanliness or maintenance required by the Company, non-payment of account balances or a termination of Site Licence, Blue Anchor Leisure shall be at liberty to remove the caravan along with any extra items on plot from the site and place into storage. Blue Anchor Leisure will charge the Caravan owner for such removal and storage of the caravan and any extra items. If the Caravan owner does not make arrangements to remove the caravan and any extra items from storage by the notice period, Blue Anchor Leisure will be at liberty to dispose of the caravan.
- 5.8 The installation of externally fitted CCTV on holiday homes is not permitted.
- 5.9 Disposing of offsite domestic rubbish in site bins is forbidden.
- 5.10 Motor homes or tents are not permitted on any Blue Anchor Leisure park (with the exception of Pinetrees Leisure Park) due to safety, licensing and insurance purposes.



# Useful Information

Documents acceptable as proof of primary address:

- ✓ Council Tax Bill
- ✓ Utility Bill
- ✓ Mortgage Statement
- ✓ Lease Agreement
- ✓ Bank Statement
- ✓ Medical Documentation

## Ways to get in touch

Location	Address	Telephone No.
Seaways Aftersales	Roman Bank, Winthorpe, Skegness. PE25 1HZ	01754 897897 Opt 3
Pitch Policy Team	Roman Bank, Winthorpe, Skegness. PE25 1HZ	01754 871888
Accounts Department / Insurance	South Road, Chapel St Leonards, Skegness. PE24 5TR	01754 874444 Opt 3
Blue Anchor Security	South Road, Chapel St Leonards, Skegness. PE24 5TR	07765 514363
Bell Bank Holiday Park	Trunch Lane, Chapel St Leonards, Skegness. PE24 5TU	01754 872292
Croft Bank Holiday Park	Croft Bank, Skegness. PE24 4RE	01754 763887
Golden Anchor Holiday Park	Trunch Lane, Chapel St Leonards, Skegness. PE24 5TU	01754 872292
Golden Palm Resort	South Road, Chapel St Leonards, Skegness. PE24 5TR	01754 874444
Millfields Holiday Park	Walls Lane, Ingoldmells, Skegness. PE25 1JH	01754 897897
Mill Hill Holiday Park	Chapel Road, Ingoldmells, Skegness. PE25 1NA	01754 871382
Pine Trees Holiday Park	Croft Bank, Skegness. PE24 4RE	01754 762949
Priory Park Holiday Park	Anchor Lane, Ingoldmells, Skegness. PE25 1LY	01754 871382
Seafields Holiday Park	Roman Bank, Winthorpe, Skegness. PE25 1HT	01754 897897
Seaways Holiday Park	Roman Bank, Winthorpe, Skegness. PE25 1HZ	01754 897897
The Chase Holiday Park	Anchor Lane, Ingoldmells, Skegness. PE25 1LZ	01754 875203
The Grange Holiday Park	Chapel Road, Ingoldmells, Skegness. PE25 1NA	01754 875203
Towervans Holiday Park	Seaholme Road, Mablethorpe. LN12 2ED	01507 472459



## Please Note:

This list of rules must be left in a prominent position in your holiday home for owners & occupiers. This list of rules is not exhaustive and the company reserve the right to amend without notice.