

p [REDACTED]

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**From:** Hillandale Caravan Parks [REDACTED]@outlook.com>  
**Sent:** 20 July 2021 17:18  
**To:** [REDACTED]  
**Cc:** Ruth Wheeler; The Coppice Leisure Park  
**Subject:** \*\* rk 20/7 : Mr P Darby & Ms R Wheeler - 154 Coppice Leisure Park

Dear Mr Darby and Ms Wheeler

Further to your email below and your enquiry, we regret to read that you are having difficulty in selling your 2008 Cosalt Elite holiday lodge. Presumably, when The Property Centre advised you of the re-sale value of the lodge, that they in their expertise, at that time, considered £125,000.00 to be a true and fair value. Consequently, our commission of 15% i.e. £18,750.00 plus VAT, is a true and fair reflection of the value that The Coppice Leisure Park adds to the basic lodge with a pitch.

If you decide to lower the resale price of the lodge, for whatever reason, then it is only fair that such a reduction should not impinge upon our commission to ourselves of £18,750.00 plus VAT.

We trust that you appreciate our rationale as above, however, we await your further feedback and instructions.

Assuring you of our best attention at all times.

Yours sincerely

**The Team @ Hillandale Caravan Parks**

**Lickhill Manor Ltd., trading as Hillandale Caravan Parks**

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**From:** [REDACTED]  
**Sent:** 20 July 2021 12:54  
**To:** Marianne Han [REDACTED]  
**Cc:** 'Ruth Wheeler' [REDACTED] >  
**Subject:** 154 Coppice Leisure Park

God morning Marianne and thanks for your time this morning.

As discussed, we are suffering difficulties in selling the property. On Saturday we have a meeting with the estate agent and our financial advisor to discuss where we go from here. We have already been asked about reducing the asking price but before we agree to that I need an answer to the following question. We fully understand that the chargeable commission by yourselves is 15% + prevailing VAT but we need to know if the Hillandale commission would be levied at the newly advertised price. The estate agent would of course let you have the new details.

We look forward to hearing from you.

*Regards*

*Peter Darby & Ruth Wheeler*

**From:** Hillandale Caravan Parks [REDACTED]  
**Sent:** 24 May 2021 16:23  
**To:** Ruth Wheeler [REDACTED]  
**Cc:** The Coppice Leisure Park [REDACTED]  
**Subject:** \*\* rk 24/5 : Ruth Wheeler : 154 Coppice Park

Dear Ms Wheeler

Thank you for your query, it is a question that we have not been asked before, as from past experience, any owner of a lodge on our parks has usually been aged 50 years or more.

As ownership is restricted to those who do not have dependents under the age of 21, then it follows that an owner themselves can be aged 21 and above.

Whilst it is not out of the question that a person of the age of 21 may have the financial means to buy a holiday home at £125,000.00, we would treat the enquiry with caution.

Assuring you of our best attention at all times.

Yours sincerely

***Denis Lloyd Jones***

Managing Director

**Lickhill Manor Ltd., trading as Hillandale Caravan Parks**

**From:** Ruth Wheeler [REDACTED]  
**Sent:** 22 May 2021 11:47  
**To:** Hillandale Caravan Parks [REDACTED]  
**Subject:** 154 Coppice Park

Dear Dennis

Could you please confirm the minium age for ownership of the holiday lodges in The Glade.

Many thanks

Kind regards

Ruth Wheeler

**From:** Hillandale Caravan Parks [REDACTED]  
**Sent:** 14 May 2021 17:18  
**To:** Ruth Wheeler [REDACTED]  
**Cc:** The Coppice Leisure Park [REDACTED]  
**Subject:** \*\* rk 14/5 : Ms R Wheeler, 154 The Glade - Property Details

Dear Ms Wheeler

Further to the amended property particulars for your holiday lodge as received earlier today, we are pleased to advise that they are acceptable.

You may now proceed to market the holiday home.

Assuring you of our best attention at all times.

Yours sincerely

**Denis Lloyd Jones**

Managing Director

**Lickhill Manor Ltd., trading as Hillandale Caravan Parks**

**From:** Ruth Wheeler [REDACTED]  
**Sent:** 14 May 2021 09:17  
**To:** Hillandale Caravan Parks [REDACTED]  
**Subject:** 154 The Glade rev 2. details

Dear Dennis

Please find attached revised details as per your request 13th May 2021.

Regards Ruth Wheeler.

**From:** Hillandale Caravan Parks [REDACTED]  
**Sent:** 13 May 2021 11:31  
**To:** Ruth Wheeler [REDACTED]  
**Cc:** The Coppice Leisure Park <[REDACTED]>  
**Subject:** \*\*\* rk 13/5 : Ms R Wheeler, 154 The Glade, The Coppice Leisure Park

Dear Ms Wheeler

Further to receipt of the property details today, we would point out that the following should be amended/added on the sales particulars by The Property Centre:-

**Under Agents Note** - Please add:

Holiday lodges in The Glade and the pitches in The Glade are not available for ownership and occupancy by families i.e. with dependents under the age of 21 years.

**Under Agents Note** - Please add:

Annual Pitch Fees (Maintenance/Service Charge) applies, we are advised that 1st April 2021 to 31st March 2022 these are £3,740.00, further details are available via the current owner or the park managers.

**Under Agents Note** - Please add:

Please refer to the Park Rules, available at <https://www.hillandale.co.uk/park-rules>

Please will you let us have a re-issued copy of the Sales Particulars with the above amendments.

We do not take responsibility for the accuracy of the lodge and location descriptions, as given elsewhere within the sales particulars, that is for you and your agent.

Assuring you of our best attention at all times.

Yours sincerely

***Denis Lloyd Jones***

Managing Director

**Lickhill Manor Ltd., trading as Hillandale Caravan Parks**

**From:** Ruth Wheeler [REDACTED]  
**Sent:** 13 May 2021 09:11  
**To:** Hillandale Caravan Parks [REDACTED]  
**Subject:** Re: \*\*\* rk 12/5 : Ms R Wheeler, 154 The Glade, The Coppice Leisure Park

Dear Dennis

Please find attached the proposed property details of sale for your approval.

We await your response.

Yours sincerely

Ruth Wheeler

On Wed, May 12, 2021 at 12:02 PM Hillandale Caravan Parks <[hilla@ltd.co.uk](#)> wrote:  
Dear Ms Wheeler

Further to your email, we acknowledge that we should be receiving the proposed sales details in due course. Please note that the requirement to meet the criteria, are upon yourself and not The Property Centre, therefore we should be communicating only with you in this matter, please.

With regard to pitch fees, we confirm that the fees are paid until 31st March 2022, therefore any arrangement that you come to with regard to the paid fees, will be between yourself and your purchaser.

If you have any further questions, please do not hesitate to email.

Assuring you of our best attention at all times.

Yours sincerely

***Denis Lloyd Jones***

Managing Director

**Lickhill Manor Ltd., trading as Hillandale Caravan Parks**

**From:** Ruth Wheeler <[REDACTED]>  
**Sent:** 12 May 2021 07:42  
**To:** Hillandale Caravan Parks <[REDACTED]>  
**Subject:** Re: \*\*\* rk 16/4 Ms R Wheeler, 154 The Glade, The Coppice Leisure Park

Dear Dennis

Many thanks for your kind words they are much appreciated.

We have decided to sell 154 The Glade in line with your criteria. We have engaged the services of the Property Centre who through previous experience are fully aware of the said criteria.  
During the next few days the Property Centre will forward the package to you for your approval.

Having paid our pitch fees until March 31st 2022, could you please confirm that the new owners will not have to pay pitch fees until April 2022.

Yours sincerely  
Ruth Wheeler.

On Fri, Apr 16, 2021 at 11:31 AM Hillandale Caravan Parks <[REDACTED]> wrote:

Dear Ms Wheeler

Further to your email, we are very sorry to read that you have decided to give up your 2008 Cosalt Elite holiday lodge on The Coppice Leisure Park, we trust that you have enjoyed the 13 years that you have been with us, it has been our pleasure to have been of service to you during that time.

We acknowledge that the last 12 months have been difficult for all of our holiday home owners, however, we particularly appreciate that unlike many of our lodge owners on The Coppice Leisure Park, you in particular, adhered to the conditions of our Site Licence during the pandemic.

You will be aware that there has been a change of ownership of a number of lodges in The Glade, such that we have re-visited our Criteria for the Privat Re-sale of Lodges, for which we attach our current requirements. We do not believe that there is anything in the criteria that you would not reasonably expect, but if you have any queries please do not hesitate to email.

Please let us know how you wish to proceed.

Assuring you of our best attention at all times.

Yours sincerely

***Denis Lloyd Jones***

Managing Director

**Lickhill Manor Ltd., trading as Hillandale Caravan Parks**  
**Correspondence Address & Registered Office :-**  
**Lincomb Lock, Totton, Stourport-on-Severn, Worcestershire DY13 9QR**

*Hillandale Caravan Parks, Borders Hideaway Holiday Home Park, The Coppice Leisure Park, The Glen Caravan Park, Lickhill Manor Caravan Park, Lincomb Lock Caravan Park, Morfa Bychan Holiday Park, Riverbend Caravan Park and Stay on Wye Glamping Park are trading names of Lickhill Manor Limited as above.*

*Hillandale Caravan Finance Limited [trading name Ribbesford Finance], is authorised and regulated by the Financial Conduct Authority. Our registered address is Lincomb Lock, Tittton, Stourport-on-Severn, Worcestershire, DY13 9QR. Our Financial Services Register number is 700184. You can check this on the Financial Services Register by visiting the FCA's website <https://register.fca.org.uk/> or by contacting the FCA on 0800 111 6768.*



----- Forwarded message -----

From: **Ruth Wheeler** [REDACTED]  
Date: Tue, Apr 13, 2021 at 5:30 PM  
Subject: 154 The Glade. Coppice Leisure Park  
T [REDACTED]

Dear Sirs

It is with sadness that we have had to make the decision to leave 154 The Glade.  
We have had many happy years here and will miss it badly.

We will of course comply with the requirements stipulated in your letter  
DLJ/RLK/CPL154 of 2016.

Would you please acknowledge receipt by return.

Yours faithfully.

Ruth Wheeler.