

# Beckhead Park, Lincolnshire

**Bella Brodie** visits a picturesque Lincolnshire park as the park site owners prepare to celebrate 60 years at the helm

## Quick chat over a cuppa



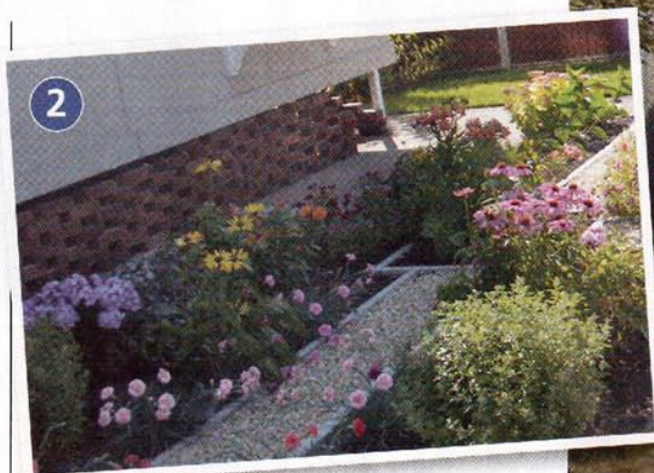
### BRIAN TRUEMAN

recently moved into a stunning Prestige home on the park. Brian and wife Judith are thrilled with both the home and the location. Brian said, 'We shopped around and got a good price here.'



### BILL REDHEAD

came to Beckhead Park in 1993 from Wakefield, in Yorkshire, with his wife Molly. He has an extremely impressive vegetable garden making excellent use of the space at his disposal.



I first heard about Beckhead Park at the World of Park and Leisure Homes show at Stoneleigh Park, Warwickshire. During the day I'd put myself on a fact-finding mission to compare prices and find a park in an area which was lovely to live in, but not too expensive. It's a search that many home-owners must make every year and I just wanted to put myself in the shoes of a buyer looking to downsize and release equity to live on, without compromising on the quality of life or of the home.

During a chance conversation with park owner John Carlisle on the Prestige stand, it became

apparent to me that Beckhead was offering exactly that when he told me that buyers could get a Prestige model on the park at under £70,000. To be honest, I thought there had to be a downside, so I asked if I could visit to try and work out exactly what you would get for that price in the county of Lincolnshire.

If there was a downside I didn't find it. The park is well located on the edge of a town with great amenities and with excellent transport links. In terms of having everything you need nearby and being well situated to travel to other areas of the UK this pretty much hits the spot.

### Family run park

The park has been in the Carlisle family since 1952, but back then it was a farm smallholding. The town of North Hykeham was vastly different to how it is

now so it was virtually in the countryside, whereas now it is on the edge of the town. The town's growth had a role to play in the way the land was used too. As farming became more and more difficult John's grandfather John was persuaded to change its use to permit caravans onto the land to accommodate road contractors. Gradually, it thrived and grew, and the family decided it was working extremely well as the way forward.

Three generations have worked in the business, led by grandfather, father and son, developing the grounds and building the park up over the years.

.....  
**"Prospective buyers could get a Prestige model on the park at under £70,000."**  
.....

John and Susanne live nearby with their two children, so there is every chance the park is likely to stay in the family's hands in the future too. John also runs a plumbing and heating business and often works on the maintenance of homes for residents, so his skills complement his park management role. The result is a park which is very well maintained with a newer look than many long-established parks.

Residents have been known to move away for other commitments temporarily and return later buying a second time on more than one occasion and I think that's remarkably telling about the feel of the place. My immediate impression of the park when I arrived was that it ticked a lot of boxes practically too. There is an immediate spare parking area next to the park office, and there is also plenty of space for visitor parking further into the park too. The layout makes it feel spacious and light and





- 1 There are a wealth of different makes and models of home at Beckhead Park
- 2 Neat and tidy gardens characterise the plots we saw at this pretty park
- 3 Many of the homes have spacious plots with parking too

bright, and recent work shows that they are constantly striving to improve the park even further.

### Great gardens

I noticed that there are a lot of gardeners on site too, and the gardens are all very contrasting and appealing to the eye, so it doesn't feel at all regimented. There is a 'Best Kept Garden Competition' annually, which is hotly contested with many green-fingered residents.

John said, 'This is a very friendly community. We have a lot of retired professionals on the park and, as a family, we naturally get to know them too although we like to do that in a way which isn't intrusive. It works very well.'

Generally, property prices in the area are pretty reasonable, but on the park they are even better, so the combined financial punch buying on the park

pulls could be extremely enticing, even for the top notch homes there.

On top of that, for those able to complete quickly John and Susanne are prepared to consider a ground rent break which could add considerable value to the deal too.

Brian Trueman summed up exactly what appealed to him: 'It is the combination of price and location. I had a good look around other areas - even locally - and this really compared well.'

I can easily visit my family in Leeds from here or go into London for the day.' Brian says he and his wife Judith are also thrilled with their roomy 42ft x 20 Prestige home which was built to order and adapted slightly from the Sonata model, which is nationally proving a strong seller for Prestige Park & Leisure Homes.

They also have an extremely good position on the park, next to a brand new gated entrance which leads to an area previously housing the old swimming pool.

Talking to Susanne and John, it is obvious that they take a lot of trouble to ensure even minor changes like that are as visually appealing and agreeable to the residents as possible, and Brian quite rightly seems pleased with the result.

At Beckhead Park I think I achieved my aim. I found keenly priced properties built to a high quality at a good price, with a park owner keen to help residents keep their living costs down while running a nicely-maintained park. It is well located in terms of amenities: nearly everything you could need is less than five minutes away and the transport »



# park profile

beckhead park

# park profile

beckhead park

## All you need to know

Beckhead Park at your fingertips...

### LIVING COSTS



#### PLOT FEES

Ground rent starts at £130.17 pcm. Considerable ground rent concessions may be available for early completion.

#### GAS & ELECTRICITY

LPG. Electricity direct from the supplier.

#### WATER & SEWERAGE

Charged separately.

#### COUNCIL TAX

Band A - £971.74 for 2011/12

#### PARK RULES

Four mph speed limit. No resident children.

#### VISIT THE PARK

Beckhead Park, 5 Haze Lane, North Hykeham, Lincoln LN6 9SR. To visit, call John Carlisle on 07743 869911. enquiries@beckheadpark.co.uk www.beckheadpark.co.uk

### FOR SALE



#### AVAILABILITY

There are 50 plots in total on the park, and three available. Many have hard landscaping and patio areas and plenty of space for a garage and shed. Pre-owned homes start from £25,000, while on the new plots Prestige homes start from £69,950 for a Minuet and for £82,500 for a Sonata.

### OTHER



#### PARK OWNERS

The Carlisle family: managed by John and Susanne Carlisle (above).

#### ROAD MAINTENANCE

Road maintenance is also included in the monthly rental fee. The park owners can also support home owners with general maintenance and upkeep of their homes.



links to larger towns and cities for a bit of retail variety are excellent. There are plenty of activities nearby to keep you fit and entertained, well fed and watered. What more could you ask?

### Local flavour

Lincolnshire, as a county, is very diverse, beautiful, and would provide the inspiration for many enjoyable days out. From the green hills of the chalk Wolds to fishing ports and inland waterways and then on to the flat lands in the south, it has fifty miles of coastline which is a haven of reserves, sanctuaries and long, sandy award-winning beaches, plus a few very pleasing seaside towns.

North Kesteven sits just south of the city of Lincoln and features picturesque countryside, quaint villages and the two towns of North Hykeham in the north and Sleaford in the south of the district. Local heritage, beautiful countryside walks, arts venues, stunning artworks, aviation history, theatres and sporting facilities can all be found in abundance in the district. Lincoln is, of course, renowned for its stunning cathedral. Towering above the city it is not only one of the finest medieval buildings in Europe but it is also a prominent landmark for miles around.

North Hykeham as a town is particularly well served with local amenities.

There's a very pretty town park and a regular farmers' market in the town. Just across from Beckhead Park there is a pub, the Fox and Hounds, and round the corner is North Kesteven Leisure Centre, which offers a number of pursuits and classes such as swimming, a steam room and sauna, table tennis and a vitality exercise class specifically for the over 60s. It's also home to the Terry O'Toole Theatre and arts facility. Residents qualify for a buy-one-get-one-free discount on the theatre's professional arts programme events between January and June 2012 when quoting 'anniversary' at the box office.

There is also a library less than a mile away and routes into town have good flat access for easy, safe walking or mobility scooters. Within walking distance or within five minutes' drive there is an Asda supermarket store, doctor's surgery, garden centre, award-winning garden, tea room, a waterside adventure centre and Aubourn Hall Gardens, which has 10 acres of glorious borders, shrubs, interesting walks and ponds surrounding a beautiful 17th century manor house. 🌸

**Below** Going back through the ages, Jack Carlisle (known as John) and Malcolm, busy themselves with some important ground work

