



## **SEASONAL FEES - 2025**

Manor Farm Caravan Site is family run offering a relaxed and friendly atmosphere.

Located just outside Seaton, the Gateway to the Jurassic Coast, we overlook beautiful, panoramic views of the Axe Valley, the Jurassic Coastline and the sea at Axmouth Harbour.

Located a mile from the beach and town centre of Seaton it isn't far to explore the shops, grab a bite to eat in one of the restaurants or enjoy traditional fish and chips. Stroll through Seaton Wetlands nature reserve, a haven for wildlife, relax on the beach, enjoy some water sports or take a ride on the famous Seaton Tramway, you may be able to spot one from your new pitch!

Set in an area of Outstanding Natural Beauty, Manor Farm is ideally placed for walks along the Jurassic Coastline, with stops along the way at the picturesque fishing village of Beer and Branscombe with its lovely Sea Shanty restaurant. The Regency Town of Sidmouth, which has its own Folk Festival each year and Lyme Regis, home to the famous Cobb, are both within a short drive.

If you want an alternative to towing, or simply wish to visit The Jurassic Coast more regularly, we have seasonal pitches available to make life much easier.

Your caravan once sited, stays on its pitch all year round.

As the site is on a gentle slope, all our pitches have a level, rented decking providing a firm base for your awning and an area for you to sit out on and enjoy the view!

You and your family are then welcome to visit any time during the season to make the most of the fantastic views across the Axe Valley, enjoy our relaxed country atmosphere, and even have access into our Farmyard Pets Corner!

### **Permanent Seasonal Caravan Pitch**

**Inclusive of Winter Store, Water, Electricity, Gas Check & VAT**

Site is open from **15<sup>th</sup> March - 15<sup>th</sup> November**, (8-month season)

Annual payment of **£2,850.00**

**Plus**

**Seasonal Decking Rental**

Price on enquiry

Decking rentals are priced individually depending on the size of your caravan and your requirements.

A current rental for available pitches can be advised on enquiry and any amendments may incur an additional rental cost.

Reserve a seasonal pitch today with a **non-refundable deposit of £100.00**

(Your seasonal balance will be due from the date of reservation and not from the arrival of your caravan)

**May we remind you that caravans are kept on site at the owners' risk.**

**We would therefore advise you to check that your own insurance is adequate.**

**We also strongly advise that all caravans have an adequate hitch-lock and wheel clamp.**

**Payment Methods;**

**Cash, Card or BACS**

**By accepting a seasonal pitch, you agree that you have read, understood and will adhere to, our Terms and Conditions overleaf.**