



A guide to buying a residential home from Willerby.



Contact us to talk through your requirements.



Let us help you find your ideal park if you haven't already decided.



Visit our showground or we'll help you locate where the nearest Willerby park home is to you.



We will work with you to design your dream home.

Visit our website: willerbyparkhomes.com
or call a member of our team on 01482 717599

Designed and produced by ledgardjepson.com



Charnwood

Your home, your choice, your life.

Your home.
Your choice.
Your life.



A new way of living.

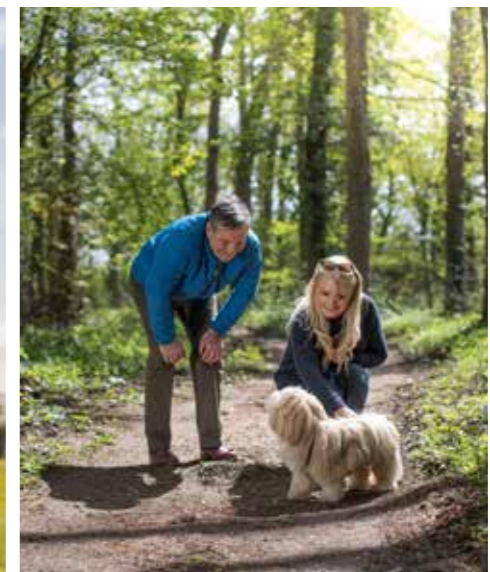
Park homes are increasingly becoming a popular choice of property, particularly for people looking to downsize or retire. The parks offer a great community spirit and the homes are low maintenance, stylish and offer you all the mod cons you could ever need.

With Willerby, you get what you want – after all it's your home,

“I didn't think a park home was for me until I saw the Willerby Delamere. Now I'm going home to put my house on the market!”

Gemma, Harrogate

Why choose park home living?



Location.

Residential parks vary tremendously across the UK, so choosing the right park is one of the most important decisions. You may want a rural location to get away from it all, or you might want lots of amenities on your doorstep. The Willerby team can work with you to find exactly what you want.

Financial Freedom.

If you are thinking of downsizing or just want less maintenance, then park homes are a lot less hassle and you could free up some capital left to enjoy your new lifestyle.

Customisation.

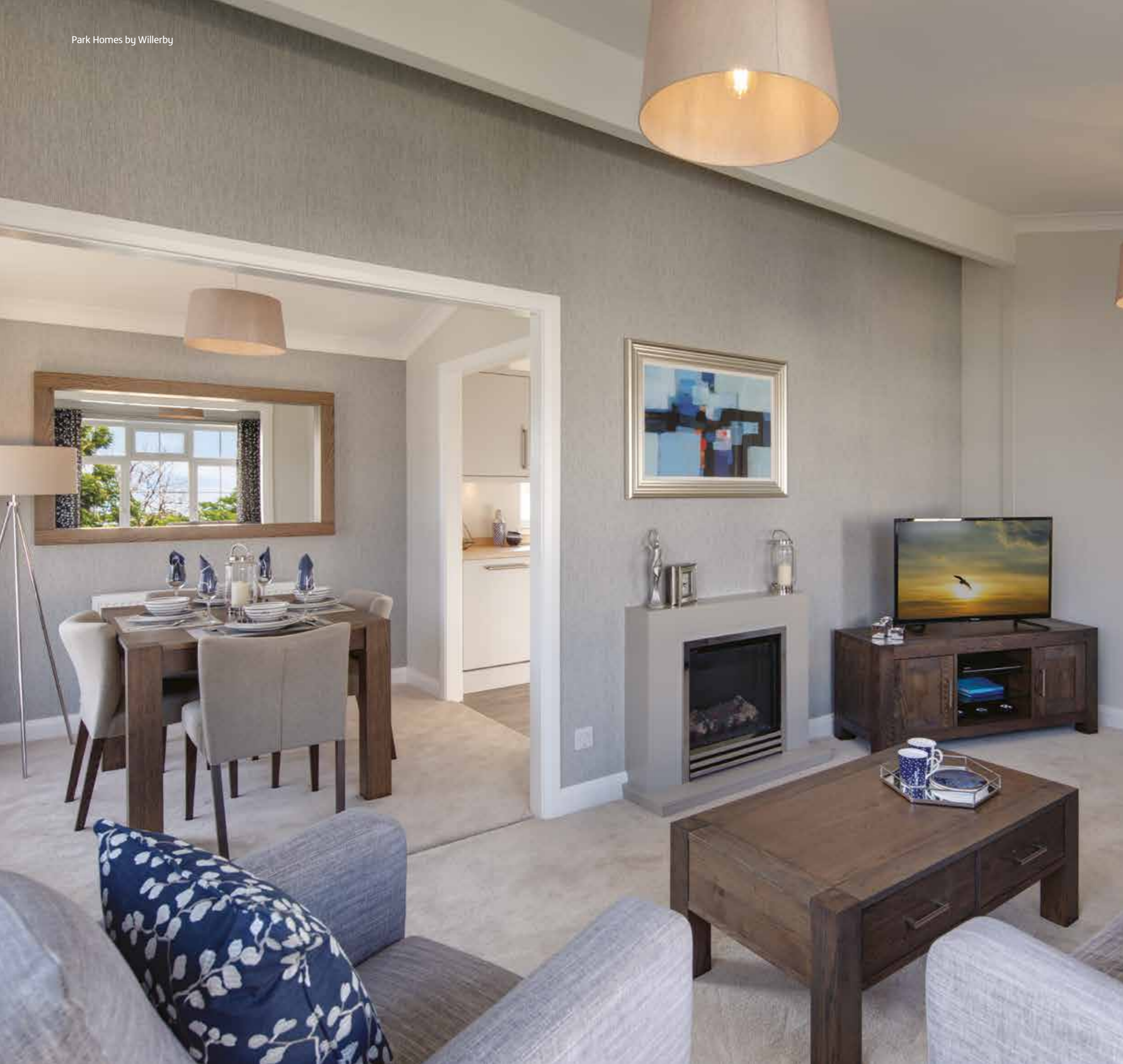
Our park homes are extraordinary. Created and styled by talented designers, you get all the latest trends built to the highest standards – and exactly how you want it.

Community.

Many parks are created with people nearing retirement or with it in mind, and as such many have committees and social opportunities for you to enjoy – if you wish. Many are also gated, providing you with peace of mind that your new home is safe and secure.

A park life
designed around you.





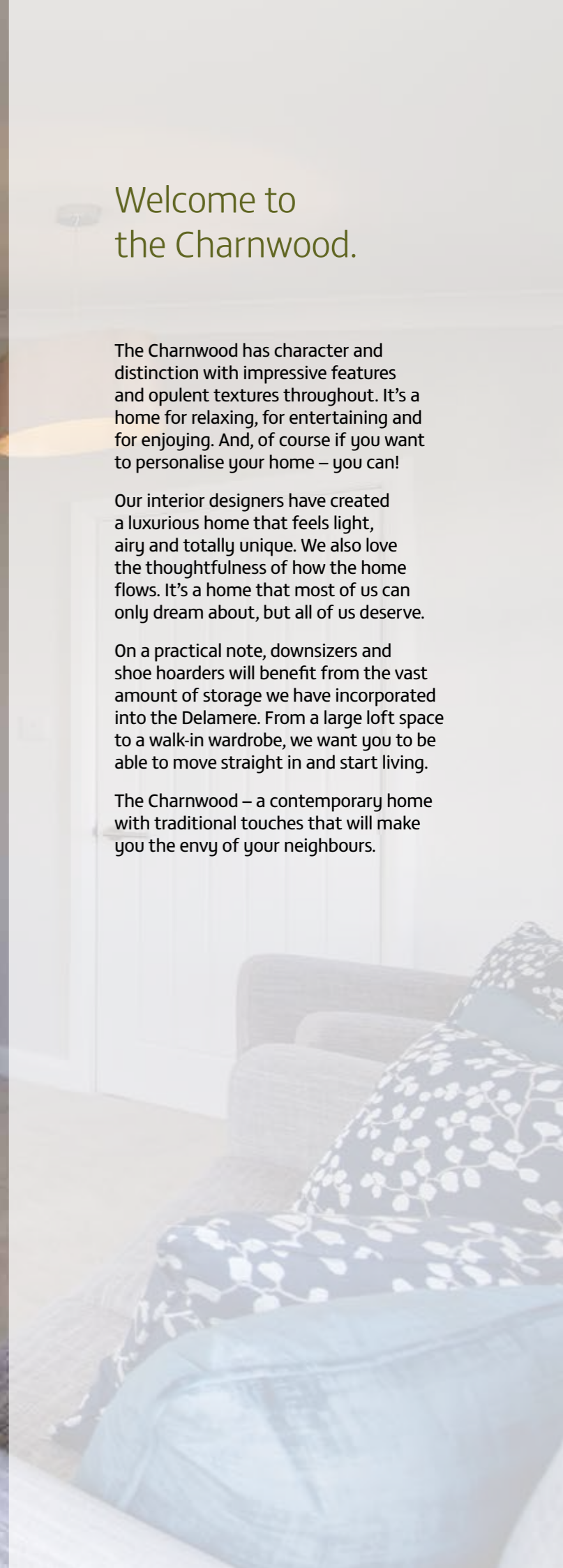
Welcome to the Charnwood.

The Charnwood has character and distinction with impressive features and opulent textures throughout. It's a home for relaxing, for entertaining and for enjoying. And, of course if you want to personalise your home – you can!

Our interior designers have created a luxurious home that feels light, airy and totally unique. We also love the thoughtfulness of how the home flows. It's a home that most of us can only dream about, but all of us deserve.

On a practical note, downsizers and shoe hoarders will benefit from the vast amount of storage we have incorporated into the Delamere. From a large loft space to a walk-in wardrobe, we want you to be able to move straight in and start living.

The Charnwood – a contemporary home with traditional touches that will make you the envy of your neighbours.





Shoes off.



Kitchen.

The kitchen and utility are particularly striking, and a stunning example of modern glamour combined with functional living.

Lounge & Dining.

The lounge feels opulent with a stylish fireplace situated on a feature wall. Designer touches abound and the flow into the dining room creates a room just made for entertaining family and friends.

Kick back and relax.



Bedroom.

A decadent master bedroom suite, with a walk-in wardrobe through to an en-suite shower room. If you want the ultimate in comfort, you can upgrade to a Hypnos mattress. It's time to create the bedroom of your dreams.



*If you want the ultimate in comfort,
you can upgrade to a Hypnos mattress.
It's time to create the bedroom of your dreams.*



Floor Plan.

Illustrated is a 42'x20' floor plan. You can make changes to the plan to suit your requirements.



The Willerby difference – build quality.

Walls.

The type of wall might not seem like an important factor when choosing your home, but it's worth a bit more consideration. Exclusive to Willerby, the unique Oslo Wall System™ outperforms domestic plasterboard in strength, durability, acoustic reduction and thermal performance.

Kitchens.

We only use the very best kitchens in our luxury homes. All our kitchens are handcrafted and designed to suit today's most discerning customer. But if you desire something that little bit different we can offer you even more. We also work in partnership with Magnet to offer a further range of kitchen styles to suit your requirements.

Windows.

Our recessed window system give our homes a unique exterior and provide great kerb appeal. They provide greater protection from wind-driven rain, solar shading (reducing risk of condensation) and improved thermal performance.

Technical Specification.

Chassis.

Willerby's homes use the NGPH (Next Generation Park Home) steel chassis. It is coated in an anti-corrosion protective paint to prolong the life of the chassis. The construction and design of the chassis consists of two robust 'i-beam' members, fully welded to form a single length beam. Heavy duty cross members are then fixed into place by using specially designed brackets. This has been designed to conform with Code of Practice 501.

Floor Construction.

Willerby has created a fully 'boxed-in' and protected cavity floor cassette using 18mm P4 tongue and groove moisture resistant flooring grade chipboard, infilled with 120mm Superglass insulation and underdrawn with a solid and robust substrate.

Roof Construction.

Using prefabricated roof trusses throughout, the roof is designed specially to suit the unique appearance of the home. The super warm roof is finished externally with a lightweight roofing system fitted on top of a Frameshield breathable membrane. Internally, the ceiling has a smooth painted finish created by using robust paper-faced boards directly fixed to the trusses. The insulation between is 170mm Superglass.

Timber.

We have used timber from a local supplier who is a member of the FSC (Forest Stewardship Council) and PEFC (Programme for the Endorsement of Forest Certification). We also use a minimum of C16 graded timber when extra load forces have been calculated within the structure. This is a kiln-dried timber specifically used in the construction industry. Glulam timber beams have also been used in the Delamere to support the roof over the living spaces. We can leave this beam exposed to add a feature if required.

Exterior & Interior Wall Construction.

The Oslo Wall System™ is a stronger, lighter and tougher wall system that will stay strong for years to come. By using 90mm Rockwool RW3 insulation, breather membrane and air-tightness technology in the external timber frame walls, the thermal and acoustic performance levels are both world-class.

Internal Finishes.

All furniture and soft furnishings within the Delamere have a high-quality luxurious finish – either handcrafted or supplied through our network of trusted suppliers.

Insulation.

We have used 90mm Rockwool RW3 insulation slab in our exterior walls. This product has excellent thermal, acoustic and fire insulation properties and is certified to BS EN 13162. We use 170mm high efficiency in the roof and 120mm in the floor to European standard BS EN 13162. The product is great for environmental purposes, made using up to 84% recycled glass bottles and has been tested to BS EN 13501-1.

Windows and Doors.

Using domestic grade window systems, all of the windows fitted come with trickle vents and are internally beaded. We also use energy efficient double glazed Low-E Argon-filled glass in all our homes. There is also a choice of colour and finish with the composite and UPVC systems.

Energy Efficiency.

We have used energy efficient Eco-gas central heating system featuring a condensing combi boiler. The system includes feature radiators throughout the home and chrome towel radiators in both the bathroom and en-suite. We are able to offer a variety of heating systems to suit all customers.