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- 1 This photograph shows how much space each home is afforded
- 2 Even in winter time, residents maintain their gardens expertly
- 3 An older, but no less charming park home at this Peterborough park
- 4 This home, like others, boasts a brick skirt and steps around the home
- 5 Brookfield is surrounded by trees, which look even prettier when in bloom

Days out

3 easy-to-reach attractions close to Brookfield Park

NENE VALLEY RAILWAY Enjoy a steam train ride through the scenic Nene Valley, stopping off in Peterborough.



PETERBOROUGH CATHEDRAL This 12th century cathedral boasts one of only four wooden nave ceilings in Europe.



FERRY MEADOWS COUNTRY PARK This park offers some great walks, plus fishing opportunities.



Brookfield Park, Werrington

Close to the centre of Peterborough, Brookfield Park is well placed for all the local amenities, yet is just a short drive from some lovely countryside. **Steve Rowe** has a look round and meets the residents

Cambs
Parks
Special



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“The other two parks on this site are Dukesmead and Werrington Grove, and were established as caravan sites just after WW2, to house RAF staff based in the area.”

Although we’ve flagged this feature as a report on Brookfield Park, this site is actually part of a much larger development of three parks, all joined together and owned by the same family, but developed at different times. The other two parks on this site are Dukesmead and Werrington Grove, and these two parks were established as caravan sites just after WW2, to house RAF staff based in the area. Brookfield was developed much later, in the 1980s, using land that was previously a field.

Having said this, all three parks are now very well integrated into one large park home community, so, walking round, you’d hardly know that you’ve left Dukesmead and are entering Brookfield.

The land has been owned by the same family since the 1940s, with brothers Chris and Peter Whiteley now sharing ownership of the three parks. I met Peter briefly while I was at the site and he was very enthusiastic about the three parks, explaining that many residents like the fact that the site has always been in the same family, giving a sense of stability. I also met Susan O’Neil, who is a resident on the site, and who also works as a park manager. She also seemed to be well respected and liked by the residents I met while at the site.

For those who haven’t visited before, Peterborough is a bit of a maze of roundabouts and flyovers, but at the same time it manages to feel quite green and open. Brookfield Park enjoys a leafy location, just a short drive from a shopping centre with a large Morrisons supermarket. Hospitals, dentists and doctors’ surgeries are also close by, plus

there’s a regular bus service with a stop close to the park entrance. Another advantage of the newer Brookfield section of the site is the fact that all homes are on mains gas, as well as mains water and sewerage, plus mains electricity. All bills are paid direct to the utility, giving residents the chance to shop around for the best deal. On the older Werrington Grove and Dukesmead parks, some homes are on mains gas and some are on bottled gas, so this may be something to think about if you are buying a home on one of these two.

Keen to get the low-down on life at the park, I chatted to three different home owners on Brookfield Park.

‘A friend of ours moved here first!’

Originally from Market Deeping in Lincolnshire, Shirley and Mick Wills only thought about park home living after Shirley had helped one of her friends, Donna, to buy a home on this park, as she explained, ‘Donna was very keen to buy a park home and I even went up with her to the Tingdene factory, so that we could see homes being built.

‘We only really considered moving to a park home after we had seen her move into her home, and saw how nice the lifestyle was. We were originally looking for a traditional brick-built bungalow, but these were hard to find and also quite expensive, so a park home seemed like a good alternative. When we first looked there were no homes available on this site, but Donna later told us about a sale that had fallen through on the park, so we were able to buy our home here, which was a

parks

park profile

Right A selection of homes of varying ages, makes and models add to the colourful character at Brookfield... the residents are an equally diverse mix!



Quick chat over a cuppa



SHIRLEY AND MICK WILLS have lived here for nine years, buying a pre-owned Homeseeker home when they moved here. They had previously helped a friend to buy a home at the park, so knew about the lifestyle.



SHEILA AND PETER TURNILL bought a new Tingdene when they moved here 15 years ago, having previously owned three brick-built bungalows in the area.



WENDY HOWELL is a relative newcomer to the park, having moved in just two years ago. She enjoys her life and was in the middle of having a party with other residents when we spoke to her!

six-year-old Tingdene twin-unit model.'

How has life on the park worked out for them? Shirley continued, 'It's a great place to live and we really like the location, close to local amenities such as supermarkets, and with a good local bus service. There's a village-like atmosphere on the park, with everyone looking out for each other and everyone of a similar age. We love kids, but it's great to live in a quieter retirement community where children only come to visit and don't live permanently.'

Sheila and Peter Turnill have had an interesting history when it comes to downsizing and retirement accommodation. They have always lived in this part of the world and first moved into a bungalow many years ago, with an eye to future retirement.

However, as Sheila explained, their life didn't work out as originally planned, 'Once we were settled in our bungalow, Peter got a promotion at work, so we decided to move to a bigger chalet bungalow.'

'However, a few years later we were not so well off financially, so decided to downsize back to a smaller bungalow.'

'Then, the husband of a friend of mine, Dorothy, died, and she began to think about buying a park home, now that she was alone. She got hold of some brochures and seriously considered buying a park

home, but eventually opted for sheltered housing instead, a move which she now regrets. However, my enthusiasm had been fired and I came to have a look at this park and liked it a lot. I then went back to speak to Peter and we both came down to look round. He was also very enthusiastic, so we ended up selling our third bungalow and buying a brand new Tingdene Dolben Lodge at this park. That was 15 years ago and we are still very happy that we made the move.'

What is daily life on the park like? Sheila concluded, 'I always say that it's like being on holiday all the while, with a supportive community of people and a relatively stress free lifestyle. I wouldn't move anywhere else!'

'I'm a relative newcomer!'

Wendy Howell has only lived at the park for two years and actually bought her home from a friend, as she explained, 'When a friend of mine decided to sell her park home here, so that she could move nearer to her relatives, I decided to buy it from her. I had visited her on the park many times before, so knew what a nice place it was to live. However, I was still a bit apprehensive at first, and the decision to sell my old brick-built home to buy a park home >>>



All you need to know

Brookfield Park info at your fingertips

LIVING COSTS



PITCH FEES

From £74 to £110 pcm, depending on the age and size of home

WATER AND SEWERAGE

Mains water and sewerage paid direct to the utility

ELECTRICITY

Individually metered to each home and paid direct to the utility

GAS

Mains gas, paid direct to the utility.

COUNCIL TAX

Homes fall into Council Tax Band A, currently £913 per annum

VISIT THE PARK

Brookfield Park,
Werrington,
Peterborough
Cambridgeshire PE4 6NU
Tel: 01733 571666
www.whiteleys.org.uk

All prices correct as of 06/02/13

FOR SALE



AVAILABILITY

At the time of visiting there was one new show home for sale, in the form of a 42ft x 16, two-bedroom Homeseeker Brecon, priced at £96,000. There are also a few empty bases, suitable for the new home of your choice. Sited homes on these bases will typically range from around £50,000 for a single-unit home to £120,000 for a double-unit home. Used homes often come up for sale and prices for these range from £40,000 to £70,000

OTHER

PARK RULES

The park is for residents over 50 years of age. No resident children are allowed (visiting children are fine). One pet per home is allowed, at the discretion of the park owner.

INSURANCE

Through Towergate Insurance, the premium is £598.20 for a twin unit and £469.30 for a single, insuring the home and contents for up to £250,000 and £50,000 respectively. Indicative quotations based upon the postal code and taking into account the risk of flooding, the size of the home – single or double, and assuming a pitch tile roof, an owner over 60 years of age and a ten per cent PH & HC discount. Premiums include insurance premium tax, 24 hour Homecare Emergency Assistance and Park Home Legal Expenses. Insurers normal underwriting criteria apply. Call 0844 892 1412 for your personal quotation quoting the 10% PH & HC discount offer. This discount is not available on line or in conjunction with any other offers.

wasn't an easy one. Now, though, I'm very glad I made the move!

Has she made many friends here? Wendy continued, 'After we have finished our chat I am going back over the road to a house party, for which I have cooked a lot of the food, so you can see that I've made some good friends here. Even my son has noticed a change in me and he says that he is happy that I have such a full life on the park and that I am living in a secure and safe community in my retirement. Funnily enough, I used to work as a doctor's receptionist locally (a nice one, not a nasty one!), before moving here, so I already knew some

“I have such a full life on the park and I am lucky to be living in a really safe and secure community in my retirement too.”

of the residents. Life on a park home site is good because everyone is a similar age and you've got peace and quiet and privacy when you need it, but can also enjoy a good social life when you want.'

Visit the park

If you want to have a look for yourself, Peter or Susan will be happy to show you round, just give them a call first. At the time of my visit there were several empty plots, for the home of your choice, and prices for a new home would typically range from £50,000 for a single to £120,000 for a double unit home. There was also a new Homeseeker Brecon show home, measuring 42ft x 16 and costing £96,000. Pre-owned homes come up for sale fairly often, since there are some 135 homes in total on the three parks combined, and prices for these typically range from £40,000 to £70,000.

My own conclusion, after looking round Brookfield and Dukesmead, was that they are very pleasant parks and very well located for local amenities, making them a good long-term retirement option. If you buy a home on Brookfield you've also got the advantage of mains gas, which should help to keep winter fuel bills relatively low. ❀



Another example of the style of home at Brookfield

