

Holiday Homes For Sale



New and second hand holiday homes for sale by award winning Hazelwood Holiday Park in Dawlish Warren, South Devon. Just a short walk from the beach and with all the facilities you need for you any your family for many years to come.

Transparent sales. No hidden extras.

Call **01626 866273**
www.hazelwood.co.uk/holiday-lodges-for-sale

1. Choose your plot

Standard Plot - £0

Premium Plot - add £2,000.00 (inc VAT)



We have beautiful locations available within our award winning parkland estate. Riverside positions, plots with lake views, and glorious lake side plots.

Available plots (as of April 2026):

Standard:

- Riverside Leisure Pitch 16
- Riverside Leisure Pitch 19
- Cedar Leisure Pitch 4
- Cedar Leisure Pitch 7
- Lakerise Leisure Pitch 3

Premium:

- Riverside Leisure Pitch 6
- Riverside Leisure Pitch 11
- Riverside Leisure Pitch 12
- Poplar Leisure Pitch 4
- Lakeview Leisure Pitch 2
- Lakeview Leisure Pitch 3*

* Large double plot

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Prices correct April 2026

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2. Choose your Holiday Home

There are many caravans to choose from and we offer these two as standard. If you want more options, we can help, just ask. Our holiday homes can be viewed either on site (if available) or by visiting the show ground of our partners EBCS Leisure near Exeter.

The Delta Saffron Deluxe



Scan for more details



The Saffron Deluxe offers modern, open plan design, ideal for spending quality time with family and friends. This thoughtfully designed holiday home provides exceptional value for money, guaranteed to exceed expectations. Free standing sofas and dining table and chairs along with a well-equipped kitchen, including integrated appliances, continue the modern styling.

36ft x 12ft Two Bedroom £57,995.00 (inVAT) or 36ft x 12ft Three Bedroom £59,995.00 (inVAT)

The Europa Willow Classic



Scan for more details



The Willow Classic is an attractive caravan with a many high-end features. With a freestanding dining table and upholstered chairs, the Willow Classic gives plenty of space for preparing family meals or entertaining friends. The sofa-style seating in the lounge provides superb level of comfort. Well-designed bedrooms and a spacious shower room complete the specification.

38ft x 12ft Two Bedroom £67,995.00 (inVAT) or 38ft x 12ft Three Bedroom £69,995.00 (inVAT)

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3. Choose your decking

After your holiday home arrives we can site it to your specifications. Each holiday home comes with a designated adjacent parking space. You can decide whether you would like an enclosed balcony with steps up to the door or a wrap around balcony which connects the front door to the balcony space and patio doors.

Enclosed balcony plus steps to front door - add £4,850.00

Wrap around balcony linking balcony and front door - add £6,890.00

4. Add an extra

Hot Tub



Choose a hot tub and soak in the atmosphere from a hot tub. We offer a standard grade for for personal use by friends and family and a commercial standard which can be used for holiday homes in our Buy to Let scheme.

Standard hot tub with lid - add £6,950.00

Commercial hot tub with lid - add £7,450.00

Extra decking required - £1,100.00

Annual Fees & Length of Lease

Our annual fees are invoiced in May. They are reviewed every March and are increased in line with the January RPI (Retail Price Index). Utilities are billed quarterly. You can either pay your water as part of your Annual Fees (£660 per year inc VAT), or have a meter installed for a (one off charge of £589.20 inc VAT).

Annual Fees for a 12ft wide holiday home - £4,171.84 Length of Lease - 35 years

Buy to Let Scheme

Let your home pay for itself. Offer it to our buy to let scheme and let us take bookings for you. You choose the weeks its available to let. Scan the QR code for more details or give us a call.



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Holiday and Residential Park Association

Explanation of holiday home use at:



Hazelwood Holiday Park is a holiday park not a residential park and it is important for you to consider what that means. The following questions and answers explain the holiday usage requirement.

What can my holiday lodge be used for?

Holiday lodges at our park can only be used for holiday purposes. This means the holiday home may not be someone's main residence. That is why we ask you about the address of your main residence and will continue to do so while you own the holiday home.

What is a holiday?

A holiday is a period of recreation away from your main residence, during which no work is done.

How long can a holiday be?

There is no hard and fast rule because people's individual circumstances vary so much. The point is that someone who is on holiday has their main residence elsewhere where they pay their council tax and where they live for at least half the year.

How frequently can I have a holiday?

There is no limit to the number of holidays which can be taken in the holiday lodge provided that it is not used as someone's only or main place of residence.

Can I work locally and my children go to local schools?

No. As commuting to work or school from Hazelwood Holiday Park would be taken as strongly indicating the holiday home is being used as someone's main residence.

Can I register with the doctor locally?

Of course people get ill on holiday and may use the local doctor as a temporary patient. It should not be necessary for someone with a main residence elsewhere to register with the doctor for holiday periods unless they have particular health requirements.

I am retired and want to use the holiday lodge all the time?

Being retired does not mean you are on holiday. The test is whether you have a main residence elsewhere.

My main residence is overseas, does this count?

Yes, but all the facts are relevant when deciding whether the overseas property or the holiday lodge is your main residence. These would include whether you own the overseas property or, if it is rented, how long you have rented it for, how much time you spend at Hazelwood Holiday Park and how much you spend in the overseas property.

Can I run a business from the holiday home?

Definitely not. This would not be consistent with holiday use. However, if someone wanted to keep in touch with their work or business whilst they are on holiday for example, they could use a laptop, tablet or smartphone.

Can I have post delivered to the park?

We do not facilitate this. If post is delivered as a matter of course this would indicate the holiday home is being used as a sole or main place of residence. You may notify us if you are expecting a parcel which we can hold at Reception.

Can I register for Council Tax so I can obtain Housing Benefit?

No. Business rates, not Council Tax are charged for holiday lodges. Paying Council Tax or receiving Housing Benefit to pay the pitch fees would strongly indicate the holiday home is being used as a main residence.

What happens if I break the holiday restriction?

Your licence agreement with us contains your undertaking to comply with the holiday condition. If you broke that we would ask you to stop doing so. If you were to fail to comply, we would be entitled to terminate the agreement and to ask you to remove the holiday lodge from the Park. The planning authority might also take action against you for breach of the holiday condition by serving an Enforcement Notice.

If you have questions give us a call on 01626866273 or email sales@hazelwood.co.uk

Large Holiday Lodge FOR SALE

Riverside 34

This stylish three bedroomed holiday home is situated in a great location

- Near to Park amenities and a short walk to the beach.
- Open plan living, dining and kitchen area
- 3 bedrooms with a master ensuite, family bathroom
- Separate utility room
- Spacious balcony and parking.
- Long agreement of 45 years.
- Proven successful buy to let history with bookings in place for 2026

£105,000



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