

**Shortheath Road, Moira, Swadlincote,  
DE12 6AS**

**Offers In The Region Of £220,000**



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Design your own Park Home and have it placed at the desirable Whitney Park, in the idyllic setting of Moira Village in the heart of the National Forest.

This park is a certified Goldshield Registered Park. Park Registration Number: GSP/MBG/674

For over 50s only, the site is located in the picturesque rural village of Moira. The homes are all luxury models, in a serene setting, and there is no expense spared with the builds and surroundings, All options come fully furnished with all the added extras as standard.

There are multiple different sizes and choices of interior design on this luxurious site, situated in the sought after location of Moira. Only for the over 50s to ensure safety, peace and community, the park is near local amenities, including shops, cafes, and restaurants, as well as Conkers Tourist Attraction being right on the doorstep for any visiting children, the surrounding area is full of nature and greenery for countryside walks, and is only one and half miles from Ashby-de-la-Zouch town centre for more in-depth shopping.

The luxury park homes are accessed through secure electric double gates with access only gained by those with a key-fob, or let in by residents. CCTV cameras are placed throughout the site which is manned by the site owner who lives on site for extra security.

**NOT LEISURE, NOT HOLIDAY HOMES. 12 MONTH FULLY LICENSED RESIDENTIAL**



This park is a certified Goldshield Registered Park.

Park Registration Number: GSP/MBG/674

Date of Registration: 14th April 2025

As part of the Goldshield scheme, all Parks agree to the Goldshield Code of Practice that governs the requirements for manufacturing, transporting, siting, commissioning, and preparation of Park Home Bases.

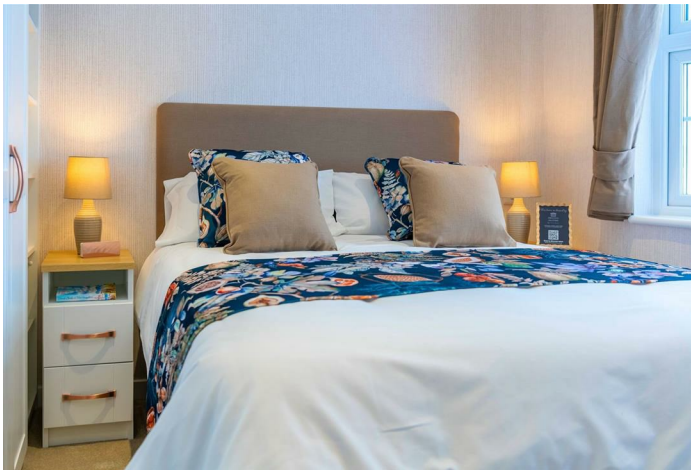
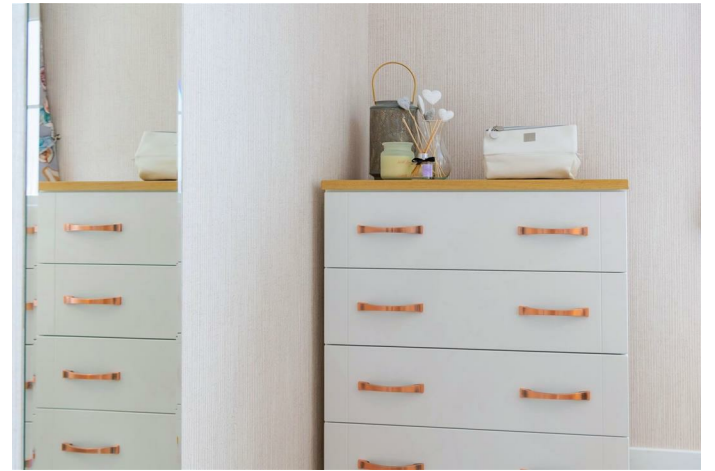
The vendor reports that the ground rent is at a cost of £170 per month with the first year free of charge.

The vendor reports that mains water, drainage and electricity are connected to the property but we advise purchasers to satisfy themselves as to their suitability.

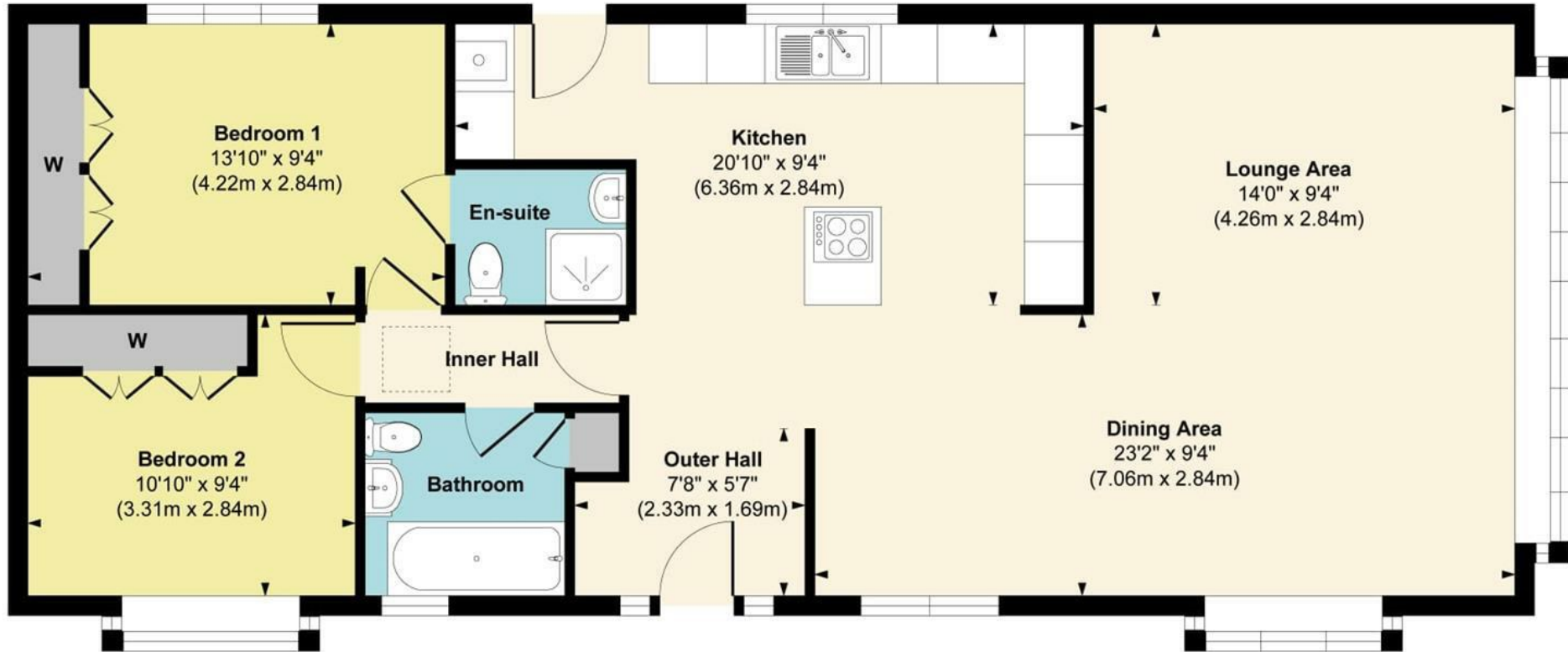








## Chatsworth Gold Stately Albion 50×20



Floor Plan


**Approx. Gross Internal Floor Area 967 sq. ft / 89.92 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### LOCAL AUTHORITY

### TENURE

Freehold

### COUNCIL TAX BAND

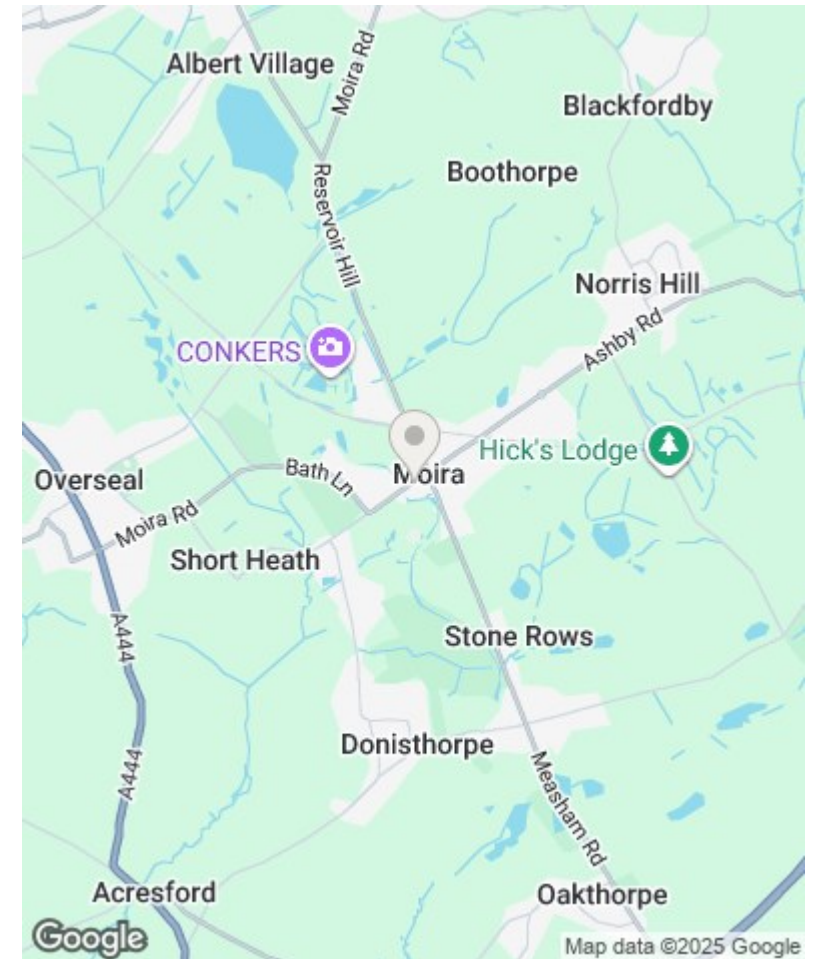
A

### VIEWINGS

By prior appointment only

## PROPERTY SUMMARY

- Fully residential luxury site, housing over 50's only
- Bay windows/integrated Appliances
- Semi-Rural location with lake and nature walks nearby
- Pet friendly site
- Electric security gates with key fob and CCTV cameras covering the site
- En-Suites, Utilities, Study's available
- Nearby amenities and close to Conkers Tourist Attraction
- 1st years ground rent included
- Bespoke park homes



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