

BAWTRY LODGE COUNTRY PARK

AUSTERFIELD · SOUTH YORKSHIRE

LUXURY LODGES · AUSTERFIELD, NEAR BAWTRY

A quieter kind of luxury.

A small, gated, family-run park on the edge of Austerfield, quiet under the pines, with every price on the table from the first hello.

Open all year · Pet friendly · Lodges from **£59,950**



THE INVITATION

The day we turned left.

For the best part of a year, my wife and I drove past this place on our way home. Every single time, one of us would say we really should turn in one day and have a nosey. It became a running joke between us, all talk and no turning.

Then one afternoon I just came out with it. Right, we are turning left today. So we did. We came through the gate, saw the park and the stunning lodges, and honestly, that was that. We fell for it on the spot. Not long after, I bought one of my own, plot 20, and I have never looked back.

That is why I do this now. So when you come down, there is no script and no hard sell. Just me, the kettle on, and as long as you like to walk round, look inside my own lodge and all the lodges we have available, and ask me anything at all. Nothing fills my heart more than helping someone find their perfect home from home.

The coffee is on me.

Ray

SALES DIRECTOR, AND LODGE OWNER ON PLOT 20

Call me any time on 07583 175040

HI NEIGHBOUR

“I would love the chance to show you around, so you can experience luxury lodge ownership, just like us.”

WHY BAWTRY

Luxury begins at Bawtry Lodge Country Park.

An exclusive, gated country park, run by the family who own it. We are not a chain and we never wanted to be, just a warmer, more personal way to own something rather special.



Gated and private

For real peace of mind. ANPR cameras and your own private key fob, so you let yourself in and out exactly as you please.



Pet friendly

Dogs and cats are every bit as welcome as you are, with plenty of lovely walks right on the doorstep.



Built like a home

Every luxury lodge is built to a residential specification, well insulated and easily kept warm in January, not just July.



Open all year

Come and go whenever the mood takes you. We are open 365 days a year, so your lodge is always here waiting for you.



Family run

You will be welcomed by the owners themselves. We would love to walk the park with you and show you around, no hassle and no pushy sales, just a proper warm hello.



Moments from Bawtry

The gorgeous, historic market town of Bawtry is a stone's throw away, with every amenity you could need close by, and Doncaster and the A1 just beyond.



THE PARK

Room to breathe.

Mature pines and wide Yorkshire skies. The park sits on the quiet edge of Austerfield, a few minutes from the beautiful, historic market town of Bawtry, with open countryside views right outside your door and plenty of walking trails on the doorstep.

WHAT'S ON YOUR DOORSTEP?

A gorgeous corner of Yorkshire, a gentle stroll from your door.

Here you get the best of both worlds. You are wrapped in quiet countryside and wide Yorkshire skies, yet the beautiful, historic market town of Bawtry sits just minutes from the gate. It is a handsome old coaching town of Georgian streets and independent shops, the kind of place where a morning coffee slips easily into a lazy afternoon, with everything you could want close at hand.

The market town of Bawtry

A handsome Georgian coaching town full of character, its high street lined with independent boutiques, delis and pavement cafes. The timeless English market town at its best, made for a slow Saturday wander.

Bawtry Golf Club

A mature eighteen hole parkland course set among established trees, right next door in Austerfield. A morning round is barely five minutes from your door.

Yorkshire Wildlife Park

One of the very best in the UK, with walkthrough reserves that bring you within touching distance of polar bears, tigers and so much more. A brilliant day out for the family.

Eat and drink

China Rose and The Crown Hotel are firm local favourites, joined by a good spread of restaurants, tea rooms and proper old pubs. You are never short of somewhere lovely for dinner.

Doncaster Racecourse

One of the country's most historic courses and home of the St Leger, the world's oldest classic horse race. A proper grand day out, only a short drive away.

Well connected

The A1 sits on the doorstep and Doncaster is about fifteen minutes away, with fast trains from there reaching London in around ninety minutes. Close to everything, yet a world away from the rush.

BUILT LIKE A LUXURY HOME, **NOT** A SUMMER CARAVAN

What does residential specification mean?

Every luxury lodge at Bawtry is built to a residential specification called BS 3632. It is the official British Standard for park homes and luxury lodges, and it is the line between a lodge built for summer and one built to be enjoyed and loved all year round.

In plain terms, that means thicker, better built walls, proper insulation from floor to roof, and domestic grade double glazing. The kind of build that holds its warmth through a Yorkshire winter, keeps the heating sensible, and feels like a house the moment you step inside. Because in every way that matters, it is one.



BS 3632

BUILT TO STANDARD

All winter

WARM AND DRY

House-like

INSIDE AND OUT

EVERY PRICE, UP FRONT

You will never have to ask what it really costs.

You know the game. A lovely lodge, a tempting headline price, and then the questions start. What are the site fees? What do they cover? What happens in year two? By the time you have the full picture, you have already fallen for the place.

We do it the other way round. Every lodge on this park shows its price, plainly, on the website and in person. Site fees start from £3,200 a year, and have not risen in over five years, and we tell you exactly what they cover. No pressure pricing, no mystery add ons, no let me just check with the manager.



LODGES FROM

£59,950

and every price above it is just as open.

OUR ALL INCLUSIVE PACKAGES

No hidden costs, nothing to trip you up.

Unlike a lot of parks, we do not believe in hidden costs or surprise bolt ons. From transport and siting to your safety certificates, gas bottles and a fitted TV bracket, the essentials are taken care of from the very start. All you choose is how much to put down, and the more you do, the more we fold in on top.

INCLUDED IN EVERY PACKAGE

- ✓ Transport, siting and connection
- ✓ Electrical and gas safety certificates
- ✓ Plumbed in and ready to use
- ✓ A two car driveway
- ✓ Two 47kg gas bottles
- ✓ A professionally fitted TV bracket



OUR ALL INCLUSIVE PACKAGES

Put a little more down, get a lot more back.

Every package comes with the all inclusive essentials. The bigger your deposit, the more we fold in on top.

	BRONZE 10% DEPOSIT	SILVER 15% DEPOSIT	GOLD 20% DEPOSIT	PLATINUM 25% DEPOSIT
Transport, siting and connection	✓	✓	✓	✓
Electrical and gas safety certificates	✓	✓	✓	✓
Plumbed in and ready to use	✓	✓	✓	✓
A two car driveway	✓	✓	✓	✓
Two 47kg gas bottles	✓	✓	✓	✓
A professionally fitted TV bracket	✓	✓	✓	✓
Towards your utility bills	£150	£500	£1,000	£1,000
Site fees included	.	.	To year end	Full year
Decking included	.	.	.	✓

Terms and conditions apply. Your deposit is a percentage of your chosen lodge's price. On a lodge at £59,950, for example, a 20% deposit is around £12,000. Site fees start from £3,200 a year, so anything shown as included applies for the period stated, then the standard fee applies. Deposits are arranged with us in person at the park.

YOURS TO OWN

No age limit. No forced upgrades.



Some parks work to a clock. Your lodge turns ten, fifteen or twenty, and the phone rings: time to trade up, or move it off. We think that is no way to treat someone who has found their own slice of paradise.

At Bawtry there is no age limit and no forced upgrade. You purchase your luxury lodge and you enjoy it. And if life ever changes, you are free to sell it on privately rather than only back to us.

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year age limit, ever

5 yrs

and our site fee has not risen

HOW IT WORKS

From first coffee to front door.

01

Come and look

Call Ray, come for a coffee, walk the park. No appointment pressure and no obligation.

02

Choose your lodge

Pick the one that feels right, and the deposit package that suits you best.

03

Make it yours

We handle the siting and the connections. You choose the finishing touches.

04

Move in

Collect the keys and settle in. We are only ever a few doors away.

No pushy sales, no hassle, and you only ever purchase when you are ready. It all starts with **a phone call.**

COME AND SAY HELLO

The kettle is always on.

Ray owns a lodge here himself, plot 20, right by the ones we sell. Call in, take a look at his own lodge, and get a proper feel for the park with no sales pitch attached.

CALL THE PARK

01302 315353

CALL RAY DIRECT

07583 175040

EMAIL

hello@bawtrylodgecountrypark.co.uk

ONLINE

bawtrylodgecountrypark.co.uk

FIND US

Thorne Road, Austerfield,
Doncaster, South Yorkshire, DN10 6RD

BAWTRY LODGE COUNTRY PARK

A leisure holiday park, open all year. Lodges are for holiday use and owners keep a main home elsewhere. Occupation is under a pitch agreement, a copy of which is available before you purchase.

Every price up front · Open all year · Lodges from **£59,950**