

...no site fees to pay until February*

The benefits of owning with us...

Luxury service

Offering an outstanding experience with the combination of fantastic leisure facilities in a seaside setting.

Go Active family fun

Go Active programme with a host of activities for all ages, where you can enjoy archery, fencing, snorkelling, sea scooters and much more.

Beautiful, safe and secure

Norfolk Woods is an exclusive holiday home resort set in the heart of the Norfolk countryside where you will feel excited to bring your family and friends.



*On selected models only. New customers only.
Offer not available in conjunction with any part exchanges.

We are on hand 7 days a week to offer expert help and advice on owning a holiday home

01760 751370

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NORFOLK WOODS
RESORT & SPA

resort fees and annual running costs

2025 resort fees

Lodge Description	Size	Site Fees
Single Holiday Home	14" Wide	£5,981
Twin Lodge	20" Wide*	£6,580

Norfolk Woods Owners' Season runs from 10th February until 10th January the following year.

insurance and utility costs

Description	Per year
Non domestic rates	£300
Metered gas & electric	£550 (may vary depending on usage)
Water (not metered - annual flat charge)	£200 approx (+VAT)
Lodge Insurance a "new for old" policy is required)	£200 - £350 (approx)

*Based on average usage. These costs may vary and are a guide only.

What do my resort fees include?

- The rent of the plot that your holiday home occupies
- Wi-fi to your holiday home
- Indoor-heated swimming pool
- The Spa
- Bistro & bar
- Outdoor splash zone
- Outdoor play areas
- Gym
- Activity programme
- Resort maintenance and gardening
- Roadways, pathways and waste management
- CCTV and barrier control