

NORFOLK WOODS

RESORT & SPA



your time for adventure

Find your next adventure, explore woodlands, discover beautiful villages and have the BEST family getaways.

There is so much waiting for you to discover in the Norfolk countryside, from lost legends and historic sites, to the breathtaking Sandringham Estate only a short distance away. There really is something for everyone.



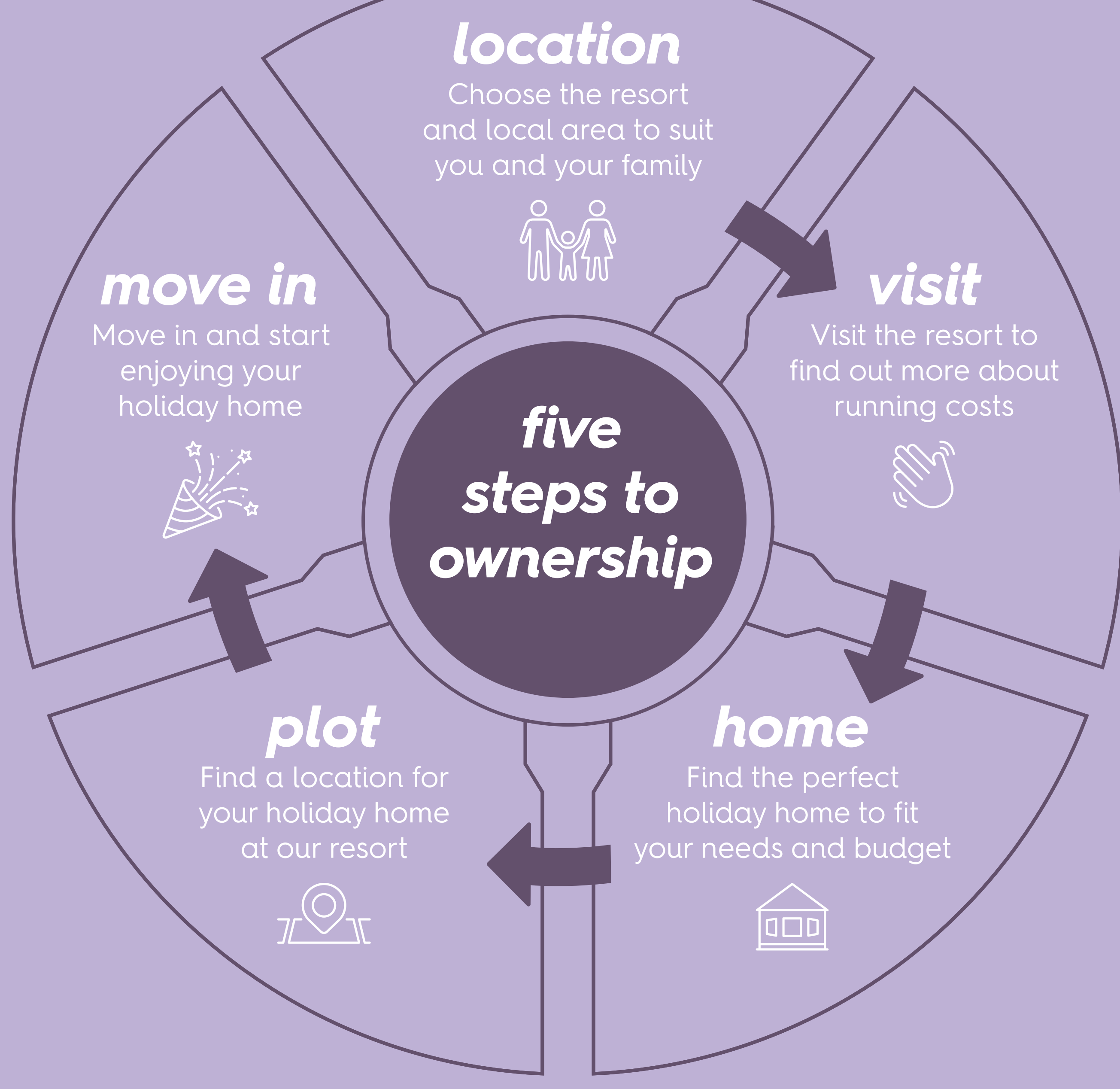
what to expect

- Indoor heated swimming pool
- Steam room
- Sauna
- Gym
- Go Active programme
- Spa
- Bistro
- Bar
- WiFi
- Entrance barrier

It's more than a holiday home, it's your own slice of Norfolk to escape to. Enjoy complete holiday freedom and get away to your holiday home whenever the mood strikes and enjoy a whole host of benefits that come with owning your dream holiday home in the countryside.



your journey to your dream holiday home



2025 resort fees and annual running costs

site fees from £5,981*

Owners' Season - 10th February until 10th January the following year

insurance and utility costs

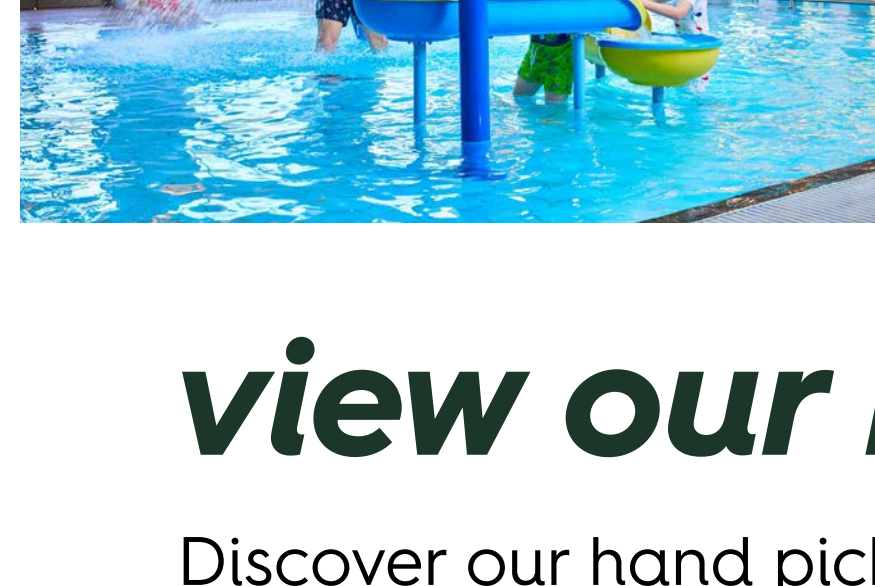
Description	Per year
Non domestic rates	£300*
Water rates	£200*
Metered gas & electric	£550* (may vary depending on usage)
Insurance a "new for old" policy is required)	£200 - £350* (approx)

*Depending on current site fee offer, holiday home size and location. 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
- WiFi
- 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 entrance barrier

holiday homes start from £64,495*



view our holiday homes online

Discover our hand picked selection of holiday homes, offering the ultimate in comfort and luxury. Click here for a full overview, including:

- The latest models
- Up to date prices
- Finance calculator
- Buyer guides
- Full range of images
- Video walkthroughs
- Resort information

visit www.darwinescapes.co.uk or call

01745 858 010 to speak to our team

*All stock is interchangeable between resorts. Please note prices and fees vary per resort.