

THE 2026 COLLECTION

A lodge
by the sea,
ten months of
the year.

GLAMORGAN COAST · CF36

Forty-five minutes from Cardiff.
Thirty-five from Swansea.
The rest of the world,
a little further out.

A small holiday park of eighty pitches just outside Porthcawl.
Held privately. Built considerately.

THE BOOK

Everything you would ask, were we sitting on the deck.

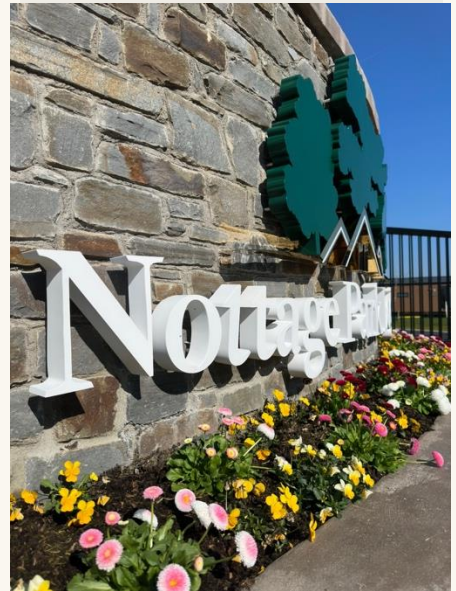
01	A welcome from the park Why people come back, and why we built it this way.	004
02	The Glamorgan coast Rest Bay, the lighthouse, Royal Porthcawl. The setting in a few short minutes.	006
03	The park Eighty pitches, ten months a year, one family-run team.	008
04	The Collection — nine models Swift, Pemberton, ABI, Willerby. Two new for 2026.	010
05	Ownership at Nottage What's included, what it costs, what the licence allows.	030
06	Coming to visit How to book a viewing. What to bring. What to expect.	034
07	Beyond the gate Where you actually spend your time when you're here.	037

SECTION ONE

We are a small park, held privately, on the Glamorgan coast.

Nottage Park Lodges is a small new park on the Glamorgan coast. Twenty-five lodges, eighty pitches, set in countryside between Royal Porthcawl, Pyle & Kenfig and Grove courses. Built considerately, kept quiet, and uncomplicated to own.

What we do is uncomplicated. We sell holiday lodges to people who want somewhere quiet on the coast for a decent share of the year. The season runs ten months. The first of March to the second of January -which leaves the cold weeks of January and February for maintenance and new lodge arrivals. The rest of the time, the park is yours.



FROM THE PROPRIETOR

"We don't try to be everything. We try to be a quiet park, well looked after, in a setting that does most of the work."

DEAN DEAKIN · PARK OWNER



SECTION TWO

02

Porthcawl isn't a town that announces itself.

A working town with a lighthouse, a
championship links, and a chain of beaches the
locals would prefer you didn't mention.



THREE MINUTES, FOUR MINUTES,
SIX MINUTES

Most of what people come for is within a short walk of the gate.

Rest Bay is three minutes by car or twenty on foot. Royal Porthcawl is three minutes by car. Trecco Bay sits to the east, Pink Bay between them. The town centre and harbour are two miles south, with the working pubs, the weekend artisan markets and the lifeboat house.

The motorway puts Cardiff at forty-five minutes and Swansea at thirty-five. None of which matters much once you are here.



BY CAR · CARDIFF

45 min

BY CAR · SWANSEA

35 min

ON FOOT · REST BAY

20 min

3 MIN · BY CAR

Royal
Porthcawl

SECTION THREE

Eighty pitches. One family. A ten-month season.

The park has the size of a quiet residential cul-de-sac. Eighty plots, served by a single loop of tarmac, surrounded by two championship golf courses and rolling farmland.

We don't run a clubhouse, a swimming pool, an arcade or an entertainments programme. We do run the road, the cleaning team, the maintenance schedule, and a beautiful reception that is open every day from ten until five. If you need something, you call the number or pop in. Someone you have met will be available.

Each plot has its own pitch fee, its own utilities meter, and its own decked outdoor space. Pets are welcome. Friends and family can use the lodge in your absence without charge. The licence is holiday-only, never a permanent residence. Beyond those two rules, the lodge is yours.



SEASON

1 March → 2 January

Closed the cold weeks of January and February for maintenance and deep-cleans.



Spend a relaxed morning or afternoon,
sit on the settees, stand on the decking.
Don't picture yourself here. Be here

SECTION FOUR

04

Nine models. Four makers. Two new for 2026.

Swift, Pemberton, ABI and Willerby. From the townhouse style Margaux at £95,000 to the opulent Glendale at £240,000. Each lodge is built to residential specification and rated for ten-month occupancy.

INDEX · TWELVE LODGES, NINE MODELS

The current park, in one page. Sorted by price, low to high.

REF	MODEL	YEAR	BEDS	SLEEPS	SIZE	PRICE
N11	Swift Margaux <small>2026</small>	2026	2	6	38 × 12 ft	£95,000
N12	Willerby Salisbury <small>2026</small>	2026	2	6	35 × 12 ft	£95,000
N07	ABI Langdale	2023	2	6	40 × 13 ft	£119,950
N08	ABI Ingleton	2023	2	6	40 × 13 ft	£119,950
N04	Swift Moselle, 2-bed (42×14)	2022	2	4	42 × 14 ft	£119,950
N10	Swift Moselle, 3-bed (42×14)	2024	3	6	42 × 14 ft	£119,950
N09	Swift Vendee	2024	2	6	42 × 13 ft	£129,950
N01	Swift Edmonton, 2-bed	2022	2	6	40 × 20 ft	£149,950
N03	Swift Edmonton, 3-bed	2022	3	6	40 × 20 ft	£149,950
N06	Swift Toronto, 2-bed	2022	2	6	40 × 20 ft	£159,950
N02	Swift Toronto, 3-bed	2022	3	7	42 × 20 ft	£159,950
N05	Pemberton Glendale <small>Flagship</small>	2022	2	6	44 × 22 ft	£240,000

DEPOSIT TO RESERVE:

£10,000

2026 PITCH FEE:

Included

STRUCTURAL WARRANTY:

10 years

AS OF:

May 2026

FLAGSHIP · BY PEMBERTON LEISURE HOMES

Pemberton Glendale.

The flagship. Forty-four by twenty-two.

The largest lodge on the park, and the one we send people to when they ask to be wowed. Forty-four feet by twenty-two, with a vaulted ceiling that runs the full length, an island kitchen with a range cooker, and two sets of bi-fold doors to the front aspect.

Inside: deep-buttoned sofas, an electric log fire in the lounge, a master suite with dressing room, walk in wardrobes and luxurious en-suite. Integrated appliances throughout, and A-rated condensing boiler heating with thermostatic valves on every radiator.

PRICE

£240,000

SIZE

44 × 22 ft

BEDROOMS / SLEEPS

2 bedroom / sleeps 6

YEAR · BUILD

2022 · Pemberton



HIGHLIGHTS · PEMBERTON GLENDALE

- Vaulted ceiling, 2.4 m minimum height
- Two sets of bi-fold doors, front aspect
- Range cooker, kitchen island, pop-up socket
- Designer fire, deep-buttoned sofas
- Integrated washer / dryer, dishwasher, microwave
- 5 ft divans, main and second bedroom
- A-rated condensing boiler
- CanExel cladding, pitched pan-tile roof
- Kitchen skylight

BY SWIFT HOLIDAY HOMES

Swift Toronto.

Your home away from home.

The Toronto is built for family living. A fresh interior, a wraparound dining seating area, an airy living room, and a U-shaped kitchen with a roof VELUX, breakfast bar, shaker-style doors and a 1½-bowl premium black-granite-effect sink.

Offered as both a two-bedroom (sleeps six) and a three-bedroom (sleeps seven), the three-bed variant adds a unique bunk room with three single crossover beds. Both versions feature a king-size lift-up bed in the main suite with a Duvalay Alba-Ortho orthopaedic mattress.

U-shaped shaker kitchen with breakfast bar
Roof VELUX over kitchen and bathroom
30 kW gas combi boiler, BS3632 residential
Thermaglas double-glazed windows & doors
'Aspect' French doors, lounge
2 kW Optiflame® feature fire
Glass-fronted oven, 5-burner hob, wok burner
Integrated wine cooler, dishwasher, microwave
USB sockets throughout, TV in every bedroom
King-size Duvalay Alba-Ortho mattress

PRICE

£159,950

SIZE

40 × 20 ft / 42 × 20 ft

BEDROOMS / SLEEPS

2 bed / 6 · 3 bed / 7

YEAR · BUILD

2022 · Swift



BY SWIFT HOLIDAY HOMES

Swift Edmonton.

Your haven to relax and unwind.

Inspired by the coastal palette of the Hamptons. A relaxed beach-cottage atmosphere of blues, whites, greys and natural hues, set against a fresh, airy palette. An open-plan living, dining and kitchen space with shaker doors and a domestic-style island.

Suitable for the ten-month season thanks to BS3632:2015 residential specification, an enhanced roof pitch, and 30 kW combi-boiler central heating. Both variants sleep six. The two-bed gives the additional space to bigger living areas; the three-bed adds a third bedroom in its place.

Hamptons-inspired Wedgewood scheme

Enhanced roof pitch, BS3632:2015 spec

Island unit with breakfast bar, two stools

2 kW Reo Stove fireplace, feature wall panels

Domestic bath + thermostatic shower over

Walk-through dressing area, large wardrobes

Glazed hallway door, utility room

King-size Duvalay Alba-Ortho mattress

Two TV points, high and low

Bella Twin freestanding dining table, six chairs

PRICE

£149,950

SIZE

40 × 20 ft

BEDROOMS / SLEEPS

2 bed / 6 · 3 bed / 6

YEAR · BUILD

2022 · Swift



BY SWIFT HOLIDAY HOMES · 2026

Swift Margaux.

Your stylish retreat by the coast.

A brand-new 2026 model that blends townhouse chic with everyday practicality. The full-height front-aspect window fills the lounge with light, and the U-shaped marble-effect kitchen flows into the dining area for family gatherings.

Pendant lighting, upholstered headboards, Duvalay™ mattresses in every bedroom, a 2 kW Voltino flame-effect fire with remote, and Thermaglas double glazing. The entry point to the 2026 collection.

Full-height front-aspect fixed window
 U-shaped kitchen, Levanto 40 mm marble worktops
 Town House soft-furnishing scheme
 Indigo feature panels, Halifax oak woodgrain
 Voltino 2 kW fire with remote
 Integrated microwave, fridge/freezer, slim dishwasher
 Pendant lighting above central worktop
 Provenza vinyl flooring (kitchen/dining/baths)
 King-size lift-up bed, Duvalay Aurora mattress
 Fusion galvanised chassis, 10-yr warranty

PRICE

£95,000

SIZE

38 × 12 ft

BEDROOMS / SLEEPS

2 bedroom / sleeps 6

YEAR · BUILD

2026 · Swift

NEW FOR 2026



BY WILLERBY HOLIDAY HOMES · 2026

Willerby Salisbury.

Classic comfort, beautifully reimagined.

An open-plan lounge with freestanding sofas, a feature media wall, and shaker-style panelling at the centre of the home.

Built to Willerby's GreEN Standard with excellent thermal efficiency. The master bedroom features a king-size lift-up bed, upholstered headboard, mirrored dressing table and en-suite WC. Anthracite-framed windows and brushed-chrome sockets throughout.

Shaker-style kitchen, feature media wall
 U-shape units with soft-close doors
 Integrated microwave, fridge/freezer, dishwasher
 Gas oven/grill, 4-burner hob, glass splashback
 Under-cabinet & plinth lighting
 Anthracite uPVC windows, double sliding patio doors
 King-size lift-up bed, upholstered headboard
 Mirrored dressing table, cube stool
 En-suite WC to main bedroom
 Willerby GreEN Standard construction

PRICE

£95,000

SIZE

35 × 12 ft

BEDROOMS / SLEEPS

2 bedroom / sleeps 6

YEAR · BUILD

2026 · Willerby

NEW FOR 2026



BY SWIFT HOLIDAY HOMES

Swift Vendee.

Live beautifully in every season.

A residential-spec lodge built for the ten-month season. Blending rural character with modern looks: a fully galvanised chassis, condensing combi boiler, high-grade insulation, and an Acanthium soft-furnishing scheme.

Country-classic kitchen with Dakar cupboards and copper details, a Belling stainless oven, integrated wine rack, and a stove-style Optiflame fire in the lounge. French doors open onto the deck.

French doors to lounge
Acanthium soft-furnishing scheme
Dakar cupboards with copper cup handles
Belling stainless oven, 5-burner hob
2 kW Optiflame® stove with mirror over
Bench seat entrance, coat hooks, shoe storage
Florence dining table in Nebraska Oak
Window seat with credenza in main bedroom
Duvalay Alba-Ortho king + S-Line Auroras
BS3632:2015 residential build

PRICE

£129,950

SIZE

42 × 13 ft

BEDROOMS / SLEEPS

2 bedroom / sleeps 6

YEAR · BUILD

2024 · Swift



BY SWIFT HOLIDAY HOMES

Swift Moselle.

A configurable lounge, in two layouts.

Moselle's biggest appeal is the customisable front lounge — a freestanding sofa, armchair and TV cabinet, with TV points at both sides of the room — letting you choose the best layout for the view from your pitch.

Two- and three-bed variants. The 42×14 two-bed sleeps four; an alternative 40×13 two-bed sleeps six. The 42×14 three-bed sleeps six (no sofa beds). All share residential specification enhanced to BS3632:2015, a Protech galvanised chassis with a ten-year warranted finish, and a coated steel pan-tile roof with folded steel bargeboards.

Configurable lounge, dual TV points
 Thetford Cocina glass-fronted oven
 Full-height integrated fridge/freezer
 LED atmospheric pelmet lighting
 Tournai Stone vinyl in kitchen/bath
 Modern Nebraska Oak woodgrain
 3-bed adds dishwasher, washer, dinette VELUX
 Bluetooth® audio to lounge ceiling speakers (3-bed)
 Duvalay Alba-Ortho main + Auroras throughout
 Cloakroom with upholstered seat / shoe rack

PRICE

£119,950

SIZE

42 × 14 ft

BEDROOMS / SLEEPS

2 bed / 6 · 3 bed / 6

YEAR · BUILD

2022, 2024 · Swift



BY ABI HOLIDAY HOMES

ABI Langdale.

Lose yourself in Scandi style.

A subtle, cosy cabin feel. Soft, simple colour mix, barely-there cupboard handles and a statement wood-burner-style fire - the perfect Scandi hideaway. Slatted feature wall and nature-inspired decor inside; matt Champagne aluminium cladding outside.

The light-filled lounge has a large sliding front door connecting the inside to the deck. Graphite kitchen cabinetry, integrated appliances and 40 mm laminate worktops finish the open-plan space.

Wood-burner-style luxury feature fire
Slatted feature wall, voiles throughout
Front sliding doors to lounge
Champagne aluminium cladding
Pre-galvanised twin-axle chassis
Graphite cabinetry, 40 mm worktops
5-burner gas hob, externally vented hood
Integrated fridge / freezer, oven, microwave
King-size lift-up bed, en-suite shower
Composite sink, soft-close hinges

PRICE

£119,950

SIZE

40 × 13 ft

BEDROOMS / SLEEPS

2 bedroom / sleeps 6

YEAR · BUILD

2023 · ABI



BY ABI HOLIDAY HOMES

ABI Ingleton.

Step inside and relax.

A fabulous, fresh layout with designer detailing. An inviting entrance opens onto a breakfast bar, while touches of floral fabric add cosy charm. The 13 ft width gives noticeably more room across the lounge.

Residential BS3632 build, pre-galvanised chassis, energy-efficient Low E Thermaglas double glazing. The master suite has a separate shower room and a separate WC.

13 ft-wide footprint
BS3632 residential build
Low E Thermaglas double glazing
Breakfast bar + freestanding dining table
Premium composite sink
Integrated fridge/freezer, microwave
40 mm laminate worktops, soft-close drawers
King-size lift-up bed with hidden storage
Separate shower room + separate WC, en-suite
Bench seat entrance, coat hooks, storage cubbies

PRICE

£119,950

SIZE

40 × 13 ft

BEDROOMS / SLEEPS

2 bedroom / sleeps 6

YEAR · BUILD

2023 · ABI



SECTION FIVE

05

You own the lodge.
You can sell it. You
don't pay stamp duty.

A holiday lodge is not a house. The licence is different, the costs are different, and so are the rules. Three pages on what that means, written by us, not by a solicitor.

FROM £95,000 · £10,000 RESERVES A LODGE

What the headline price covers.

The price on each lodge is the price you pay. There are no extras for connection, no charge for the deck, and no first-year pitch fee on top. We hand over a fully connected lodge with the warranties registered in your name that start the morning you take the keys.

INCLUDED IN EVERY PURCHASE

The lodge itself, sited and fully connected on your chosen pitch.
 2026 pitch fee - included.
 Insurance to the 31st Oct - included.
 10-year structural warranty (transferable on resale).
 Gas certificate issued in your name on handover.
 Full wrap around composite decking, sized to the lodge footprint.
 All connections: water, gas, electric, drainage.

NOT INCLUDED - AND WHY

Furniture upgrades, soft-furnishings beyond manufacturer's pack.
 Hot tubs, exterior storage sheds (we can advise on approved suppliers).
 Metered utilities from year one: gas, water, electric (see Annual Costs).
 Pitch fee from year two onwards (from £5,000).
 Stamp Duty Land Tax -not applicable to holiday lodges.
 Council tax -not applicable. Pitch fee covers business rates contribution.

YEAR TWO ONWARDS

What it costs to keep a lodge here, each year.

Three components: a pitch fee, three standing charges, and your metered usage. Pet-free or pet-friendly the figures don't move. Utilities are billed annually against your meter readings.

PITCH FEE · FROM

£5,000

Per annum, 2027 season onwards.
Reviewed annually

GAS STANDING

£35

Per year, plus metered usage.

ELECTRICITY STANDING

£35

Per year, plus metered usage.

WATER STANDING

£10

Per year, plus metered usage.

PLAIN ENGLISH

What the licence allows, and what it doesn't.

ALLOWED

Use the lodge as a holiday home, any number of nights inside the season (1 March to 2 January).
Lend it to friends and family in your absence, free of charge.
Keep pets. Two per lodge, on a lead in the grounds.

NOT ALLOWED

Use as a permanent residence. The licence is holiday-only.
Use as your main address for council tax, voter registration, NHS, banking, etc.
Structural alterations to the lodge, deck or pitch boundaries without written approval.
Occupy during the closed weeks of January and February.

PITCH DURATION

For the life of the lodge

Your lodge keeps its pitch until you sell, gift or move it. There is no fixed-term renewal cycle and no incremental site-replacement fee. We do not require lodges to be replaced after a set number of years.

OPEN EVERY DAY · TEN UNTIL FIVE

Come and walk through one. No photograph gets this right.

Book a private visit and someone from the team will walk you round properly. We set aside an hour and a quarter -enough time to see the lodges, ask whatever you need to ask, and have a freshly brewed coffee.

No follow-up call. No high-pressure pitch.
No sales board to ring.

Call the park direct and tell us roughly when suits you, and which lodges caught your eye. We'll have them open and warm.

Or just come. We're here every day until five. No appointment needed.

BY TELEPHONE

07498 500 941

BY EMAIL

info@nottageparklodges.co.uk

IN PERSON

Moor Lane, Nottage, Porthcawl, CF36 3EJ.
Office open daily 10—5.

BOOK A VIEWING —

THE QUESTIONS WE GET MOST

Ten months, eighty pitches, no decision pressure. The rest, in short.

CAN I LIVE HERE FULL-TIME?

No. The licence is holiday-only and the season is ten months. You cannot use the lodge as your main residence or registered address.

CAN I RENT IT OUT ON AIRBNB?

Commercial letting is permitted, but it needs to be agreed at the point of signing. Speak to the team before you commit and we will set it out clearly in your agreement. Friends and family may use the lodge in your absence, free of charge.

CAN I BRING MY PETS?

Yes. Two pets per lodge, on a lead in the grounds. There's a dog-walk loop on the south boundary.

DO I PAY STAMP DUTY?

No. Holiday lodges are not subject to Stamp Duty Land Tax. There is no council tax either.

HOW LONG IS THE PITCH?

For the life of the lodge. We don't operate a fixed renewal cycle or a forced replacement after a set number of years.

WHAT IF I'M NOT SURE WHICH MODEL?

Book a viewing. We'll open whichever lodges interest you and walk through them with you. Most people come back two or three times before deciding.

WHAT'S THE DEPOSIT?

£10,000 reserves a specific lodge and pitch. Fully refundable for 14 days. Balance on completion, usually within four weeks.



Take your time on the deck.
The light changes everything.

DEAN DEAKIN · PARK OWNER

A SHORT LIST, HONESTLY COMPILED

Where you will actually spend your time.

THE BEACHES

Rest Bay — 40 min on foot, surfing, Blue Flag, lifeguarded in summer.

Trecco Bay — 10 min by car, the long flat one.

Pink Bay — 15 min on foot, the quiet one between the other two.

Sker Beach — 12 min by car, dunes, dog-friendly, no facilities.

GOLF

Royal Porthcawl — three minutes by car. Visitor tee times by arrangement.

Pyle & Kenfig — 3 min by car. Less formal, equally well-kept.

The Grove — 3 min by car. Runs right around the park.

EATING & DRINKING

The Pier 24 — Porthcawl harbour. Seafood.

Coffi Co — Rest Bay. Coffee on the path.

The Atlantic — promenade pub, sea-facing.

Frolics — Newton, a short drive. Welsh-led menu.

The Royal Oak — Nottage village, walking distance.

DAY TRIPS

Gower Peninsula — 35 min, AONB, Three Cliffs, Rhossili.

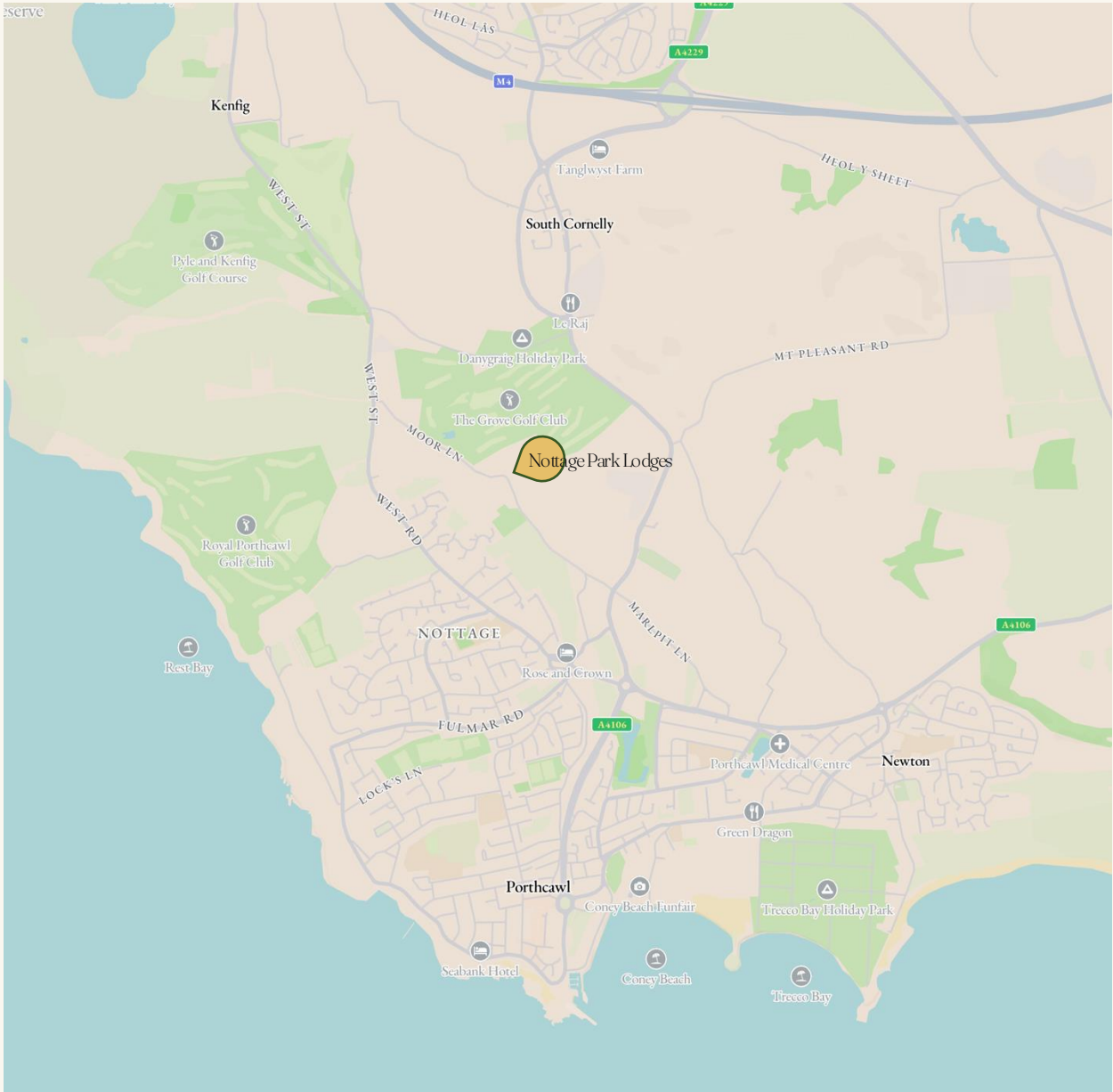
Brecon Beacons — 50 min, hill walking, waterfalls.

Cardiff Bay — 45 min, Wales Millennium Centre, the barrage.

Bristol — 55 min over the Severn Bridge.

M4 JUNCTION 37, THEN A SINGLE RIGHT

Moor Lane, Nottage, Porthcawl, CF36 3EJ.



FROM M4 J37
under 5 min

FROM CARDIFF
45 minutes

FROM SWANSEA
35 minutes

FROM BRISTOL
55 minutes

OPEN EVERY DAY · TEN UNTIL FIVE

Come and walk through one.

TELEPHONE

07498 500 941

EMAIL

info@nottageparklodges.co.uk

IN PERSON

Moor Lane, Nottage,
Porthcawl, CF36 3EJ.

ONLINE

nottageparklodges.co.uk
[@nottageparklodges](https://www.instagram.com/nottageparklodges)

Everything else is just
pictures on a screen.

07498 500 941

INFO@NOTTAGEPARKLODGES.CO.UK

MOOR LANE, NOTTAGE, PORTHCAWL, CF36 3EJ

NOTTAGE · PARK · LODGES

Nottage

PARK · LODGES

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