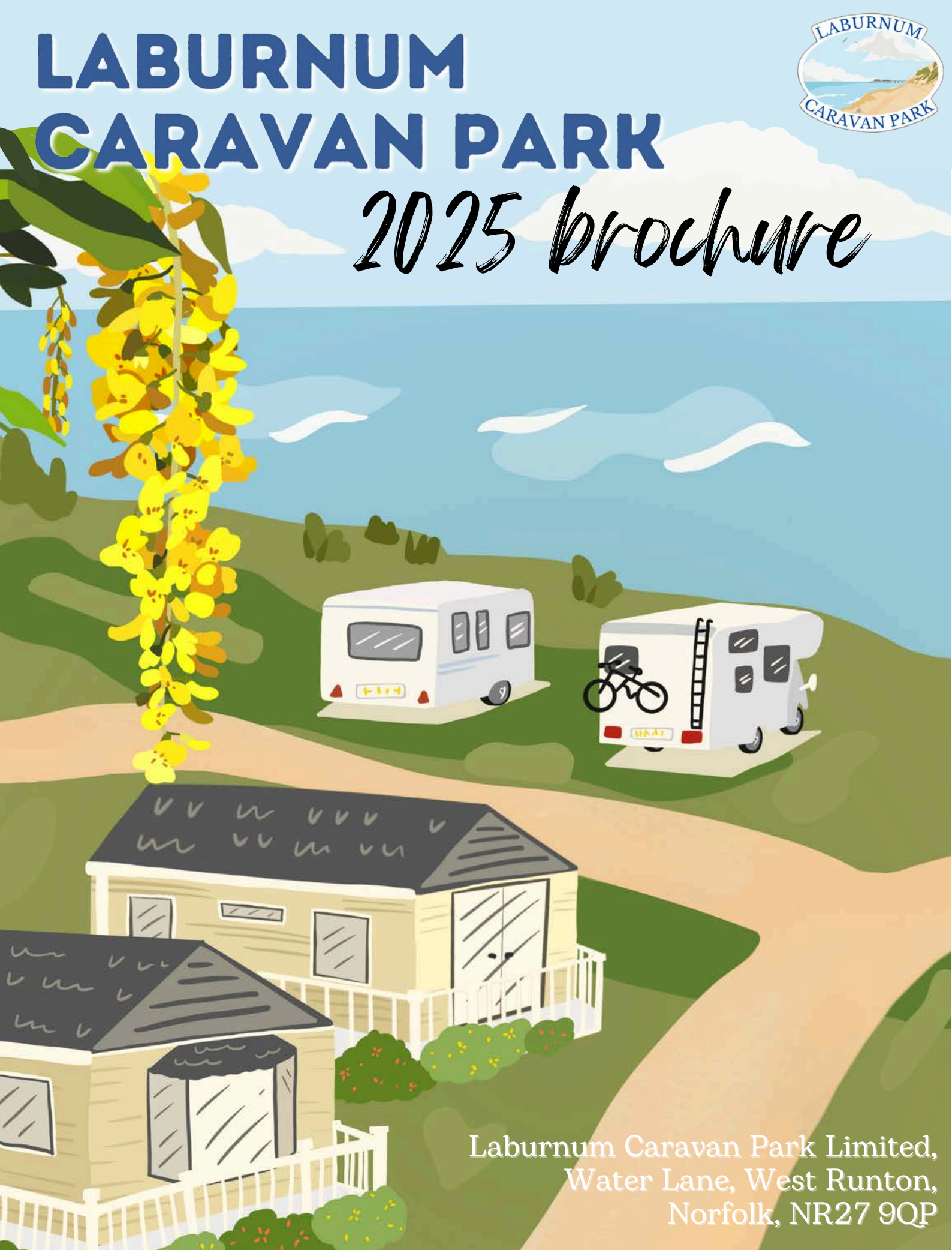


# LABURNUM CARAVAN PARK



## 2025 brochure

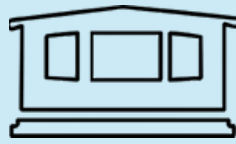


Laburnum Caravan Park Limited,  
Water Lane, West Runton,  
Norfolk, NR27 9QP

# what we do



Touring pitches  
with new facilities



Caravans for  
Hire



North  
Norfolk



On the Deep  
History  
Coast

Laburnum Caravan Park is situated on the scenic North Norfolk coast between Sheringham and Cromer, at the village of West Runton.



The park itself is situated on the cliff top, which gives us some spectacular panoramic views of the coastline.

We are just off Water Lane, which leads down to our beach – well known for being one of the best beaches for fossil collecting. An ideal location for those who want to get away from it all and have a holiday they won't forget!





# HOLIDAY CARAVANS

We have 6 caravans for hire.

These caravans are all 2024 models or newer and contain 1 x double bedroom, 1 x twin room, bathroom (with shower and WC), kitchen and dining space (including cooker, microwave, fridge/freezer, toaster, kettle and plenty of cupboard space) and lounge. All of our caravans are **double glazed, centrally heated and maintained to a great standard.**

Each caravan is equipped to sleep 4 persons. For an additional charge, person, caravans can accommodate up to a maximum of 6 (infants in travel cots are not included).

Although pets are welcome on the park, we regret that we do not allow them into our hire caravans. Our caravans are also non-smoking.



## TOURING PITCHES

We also cater for touring caravans and motorhomes, we have a small number of pitches all with **hard standings and electric hook-ups.** There are private designated **shower and toilet facilities** along with our **Laundry Room** which contains a washer, dryer and washing-up facilities. Including access to a disabled toilet with baby changing facilities, upon request. We don't cater for RV's, 5th wheelers or Tent Boxes on our pitches.



# More About Us

Laburnum caravan park is ideal for those who enjoy a walk as there is easy access to the coastal path and the cliff top walk to both Sheringham and Cromer.

There are also several other local circuit walks which are also easily accessible from the caravan park.

We are only a 10 minute walk from West Runton train station and a 5 minute walk away from catching a bus, so there's plenty of opportunity to explore the rest of North Norfolk during your visit.

Laburnum Caravan Park itself is a family run site and this is reflected in the friendly and relaxed atmosphere of the park.



**WE HAVE A SMALL SHOP ON SITE WHICH SELLS A SELECTION OF GROCERIES, MILK, SWEETS, TOYS AND ICE-CREAMS. WE CAN ALSO ORDER YOUR MORNING PAPERS FOR YOU!**

**WE HAVE A NEWLY REVAMPED PLAYGROUND WITH SWINGS, ETC, A LARGE RECREATION FIELD AND HARD TENNIS COURT - SO THERE'S PLENTY TO DO WITH THE KIDS!**

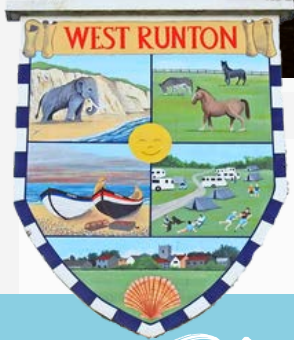


These facilities are on site but do not encroach on the caravans, so if you're here for peace and quiet you can just sit back and relax...without having to dodge footballs and frisbees!





**DUE TO OUR PICTURESQUE LOCATION, WE HAVE SOME MAGNIFICENT SUNSETS - SIMPLY TAKE A SEAT ON ONE OF OUR CLIFFTOP BENCHES AND SOAK UP THE VIEWS.**



**WEST RUNTON VILLAGE ALSO HAS A LOT TO OFFER, IT HAS SEVERAL SHOPS INCLUDING A POST OFFICE AND GENERAL STORES.**

## *Places To Eat & Drink*

- ★ **THE CORNER HOUSE TEAROOMS**
  - Freshly made cakes & light lunches
- ★ **ROCKY BOTTOMS**
  - Fresh local seafood restaurant
- ★ **THE LINKS HOTEL**
  - IN2BLU Restaurant / The Hole in One bar
- ★ **KRUA THAI RESTAURANT & TAKEAWAY**
  - Family run, delicious food
- ★ **THE VILLAGE INN**
  - Local pub
- ★ **DORMY HOUSE**
  - Restaurant & bar
- ★ **SEAVIEW BEACH CAFE**
  - Tasty bacon sandwiches & toasties

Don't hesitate to pop-in and ask for local recommendations. We have leaflets, walking routes and other resources so you can make the most out of your visit!

We hope you will find everything you need in this brochure, but should you have any other questions, feel free to contact us on

**01263 837473.**

# HOLIDAY CARAVANS

## Price List

We ask for £100 deposit per caravan, per week to secure all bookings. To book now call **01263 837473**



5 <sup>th</sup> – 12 <sup>th</sup> April	£ 445.00
12 <sup>th</sup> – 19 <sup>th</sup> April	£ 445.00
19 <sup>th</sup> – 26 <sup>th</sup> April	£ 445.00
26 <sup>th</sup> April – 3 <sup>rd</sup> May	£ 445.00
3 <sup>rd</sup> – 12 <sup>th</sup> May	£ 460.00
12 <sup>th</sup> – 17 <sup>th</sup> May	£ 480.00
17 <sup>th</sup> – 24 <sup>th</sup> May	£ 550.00
24 <sup>th</sup> – 31 <sup>st</sup> May	£ 615.00
31 <sup>st</sup> May – 7 <sup>th</sup> June	£ 600.00
7 <sup>th</sup> – 14 <sup>th</sup> June	£ 605.00
14 <sup>th</sup> – 21 <sup>st</sup> June	£ 635.00
21 <sup>st</sup> – 28 <sup>th</sup> June	£ 650.00
28 <sup>th</sup> June – 5 <sup>th</sup> July	£ 665.00
5 <sup>th</sup> – 12 <sup>th</sup> July	£ 680.00
12 <sup>th</sup> – 19 <sup>th</sup> July	£ 690.00
19 <sup>th</sup> – 26 <sup>th</sup> July	£ 760.00
26 <sup>th</sup> July – 2 <sup>nd</sup> August	£ 780.00
2 <sup>nd</sup> – 9 <sup>th</sup> August	£ 780.00
9 <sup>th</sup> – 16 <sup>th</sup> August	£ 780.00
16 <sup>th</sup> – 23 <sup>rd</sup> August	£ 780.00
23 <sup>rd</sup> – 30 <sup>th</sup> August	£ 690.00
30 <sup>th</sup> August – 6 <sup>th</sup> September	£ 520.00
6 <sup>th</sup> – 13 <sup>th</sup> September	£ 490.00
13 <sup>th</sup> – 20 <sup>th</sup> September	£ 490.00
20 <sup>th</sup> – 27 <sup>th</sup> September	£ 490.00
27 <sup>th</sup> September – 4 <sup>th</sup> October	£ 490.00
4 <sup>th</sup> – 11 <sup>th</sup> October	£ 490.00
11 <sup>th</sup> – 18 <sup>th</sup> October	£ 490.00
18 <sup>th</sup> – 25 <sup>th</sup> October	£ 490.00
25 <sup>th</sup> October – 1 <sup>st</sup> November	£ 490.00

Prices shown are for an occupancy of up to 4 people,  
a surcharge of £20 applies for up to an additional 2 occupants.



# TOURING PITCHES

## *Price List*

### PRICE PER NIGHT (INCLUDING ELECTRIC HOOK-UP):

#### LOW SEASON

(March, April, May, June,  
September, October)

**£31.00**

#### HIGH SEASON

(July, August & May half term)

**£42.00**

All bookings require a £100.00 deposit per week, or payment in full if less than £100.00. There are no additional charges per person/pet or awning.

On arrival you will be allocated a pitch and given instructions on siting your caravan. You will also be provided with a key for the shower and toilet blocks. If you arrive when the reception is closed, **please look at the noticeboard outside our main building to find your pitch location.**

### **Siting your caravan:**

Your caravan should be positioned, in accordance with your siting instructions, on the concrete pad **facing the sea, with its door opening to the left.**

### **Electric Hook-ups:**

Pitches have 16 amp electric hook-ups, electricity is included within pitch prices. Further info provided in T&C's.

### **Park facilities:**

- You will have access to our new private toilet & shower blocks (separate disabled/baby changing facilities also available upon request).
- All water taps provide drinking water.
- A Chemical Disposal Unit is situated at the rear of the reception building.
- 'Grey water' can be disposed of down the drain on the car park nearest the main building.
- The Laundry Room is situated on the south end of the reception building & includes washing-up.

# Make a **BOOKING**



YOU CAN CHECK AVAILABILITY ON  
**LABURNUMCARAVANPARK.CO.UK**



## **CALL**

01263 837473

You'll find us on  
social media too -  
follow this link for  
all our details



## **EMAIL**

laburnum.caravan@btconnect.com



First **telephone or email to confirm availability**,  
we will then make a provisional booking on your  
behalf pending receipt of your deposit.

Once you've paid your deposit we will confirm your booking  
in writing. This confirmation will include the final cost of  
your holiday and also provide you with details about things  
like **how to find us**, out of hours **contact numbers** in case  
you get held up, **cancellations** and our  
complaints procedure.







# Laburnum Caravan Park Booking Form

Name \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Telephone Number \_\_\_\_\_

Mobile Number \_\_\_\_\_

Email Address \_\_\_\_\_

Date of Stay From    /    /    To    /    /

Number of Adults \_\_\_\_\_

Number of Children & Children's ages \_\_\_\_\_

\_\_\_\_\_

Awning (Touring Only) Tick one    Yes ☐    No ☐

I enclose my deposit of £100.00 (per caravan per week, for hire caravan customers), or payment in full, and agree to pay any balance on arrival.

I have read and understood the booking conditions and agree to abide by these conditions.

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

# MORE INFORMATION FOR HIRE CUSTOMERS

All our hire caravans have **one double and one twin room**. All vans are equipped with a double air divan bed, **if you require extra bedding please ask at the office in advance**. The lounge has a large seating area with Freeview TV and a gas fire. Each caravan has one bathroom with shower, toilet and sink. In your caravan you will find fully sanitised boxes of tableware, pans, washing up liquid, toilet roll etc.

**For a full inventory list please scan below...**



**WE HAVE FREE WIFI FOR ALL CUSTOMERS, LOGINS ARE GIVEN AT CHECK-IN.**

**PARKING IS AVAILABLE ON THE DOOR SIDE OF YOUR CARAVAN.**

**ANY EXTRA CARS CAN BE PARKED IN OUR CAR PARK.**



## ADDITIONAL FOGGING SERVICE:

Fogging is a very effective method of sanitising soft furnishings but requires a period of 45 minutes for particles in the atmosphere to dissipate.

If you would like this service, let us know prior to your arrival so that it has time to settle

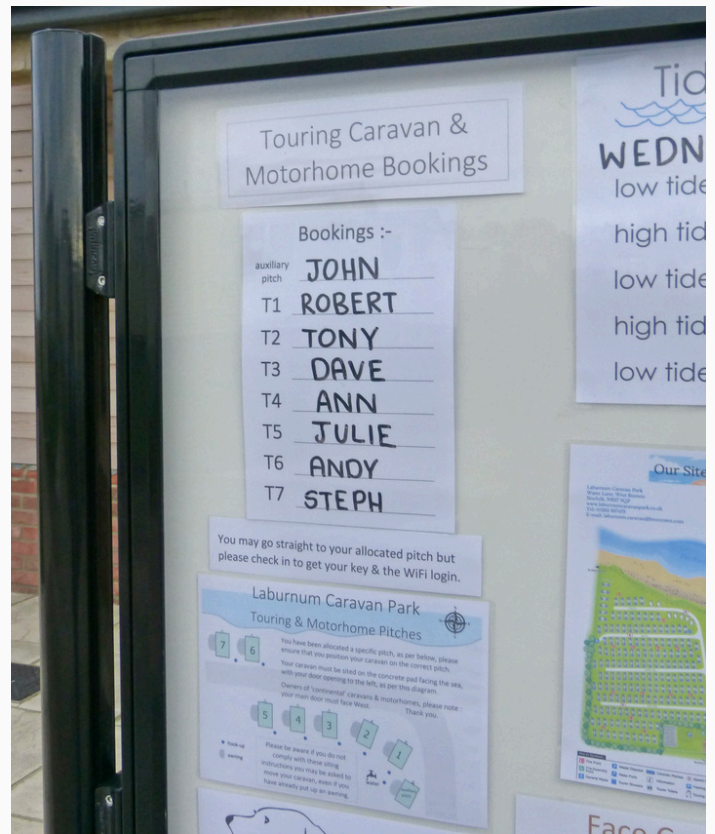
**this service is free of charge but will add 45 minutes to your check in time.**

Before your stay, **upon request**, we can use a fogging machine to disinfect all soft furnishings and touch surfaces, using a specialist clinically approved, antiviral disinfectant.



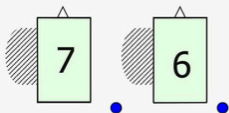
# MORE INFORMATION FOR TOURING CUSTOMERS

If you arrive while the reception is closed, please look at the noticeboard outside our main building to find your pitch location.



*tourer map*

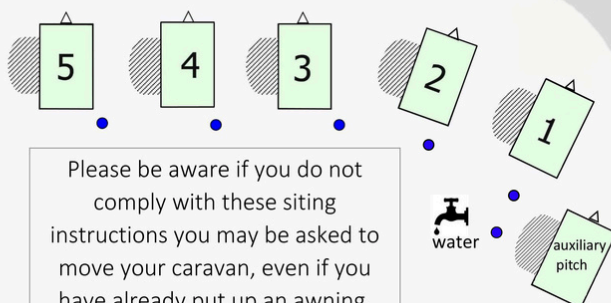
## Laburnum Caravan Park Touring & Motorhome Pitches



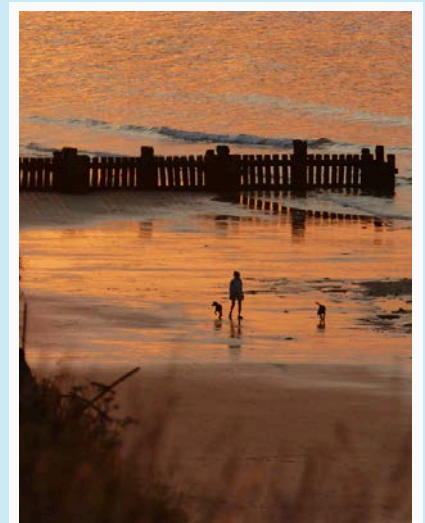
You have been allocated a specific pitch, as per below, please ensure that you position your caravan on the correct pitch.

Your caravan must be sited on the concrete pad facing the sea, with your door opening to the left, as per this diagram.

Owners of 'continental' caravans & motorhomes, please note : your main door must face West. Thank you.



Please be aware if you do not comply with these siting instructions you may be asked to move your caravan, even if you have already put up an awning.





# Booking Terms & Conditions For Hire Caravan Customers



1. **No booking will be accepted unless accompanied by a deposit of £100.00 per week**, per caravan. THE BALANCE OF THE HIRE CHARGE MUST BE PAID ON DAY OF ARRIVAL.
2. Bookings will not be accepted from single sex parties.
3. **In the event of the cancellation of a booking the deposit is forfeit.** Where a holiday is cancelled within 1 week of its commencement the Hirer will be liable for the total cost.
4. ALL BOOKINGS ARE FROM **3PM** ON THE DAY OF ARRIVAL UNTIL **10AM** ON THE DAY OF DEPARTURE. If you would like your caravan fogged (see page 10) then check-in is from 3:45pm
5. **Caravans must be kept in a clean and tidy condition and the Hirer is responsible for making good any breakages or other damage caused during the Hirer's occupation of the caravan.** Laburnum Caravan Park accepts no responsibility for loss or damage of the property belonging to the Hirer or others using the caravan and cannot accept liability for any loss or injury caused to the Hirer or other users of the caravan occasioned by the negligence of the Hirer or such other users of the site. **We reserve the right to make an additional charge if your caravan requires deep cleaning at the end of your stay.**
6. **All rubbish must be placed in the caravan park refuse bins before departure.**
7. The Hirer undertakes to observe the Park Rules for the duration of their stay (see page 15)
8. The Hirer is responsible for providing towels and bedlinen for use in the caravan. (Pillows, 1 x king-size duvet, 2 x single duvets and pillows are provided, additional bedding is available on request and will be supplied for pre-booked additional guests).
9. All prices quoted by Laburnum Caravan Park are inclusive of VAT where applicable at the rate in force at the time of publication. The right is reserved to vary the inclusive cost should the tax rate alter.
10. If you, or any member of your party, are displaying any symptoms of COVID (a high temperature, a new persistent cough or a loss or change to your sense of smell or taste) leading up to your stay we would ask you not to travel to Laburnum Caravan Park.

11. If you, or any member of your party, require medical attention, feel unwell or develop COVID or Flu like symptoms during your stay please contact the NHS 111 helpline for advice and inform the caravan park office on 01263 837473. For the safety of other guests, we would expect you to return home immediately.

12. On arrival you will find a sealed plastic box in the kitchen area. This box contains your crockery, cutlery, pots and pans, etc, for the duration of your stay. The contents of the box have been deep cleaned for your safety. At the end of your stay please put everything back in the box the best you can, we will then swap it for a new box for the next guests (the contents of your box will then be deep cleaned for future use).

13. Due to changes in legislation we regret to advise that from January 2018 we will **no longer be accepting payments by credit card**. Deposits can still be paid over the telephone by debit card, bank transfer, and we continue to accept cheques. The same will apply for balance payments.

14. WE DO NOT ALLOW DOGS / PETS IN OUR CARAVANS.

15. OUR CARAVANS ARE ALL NON-SMOKING/VAPING.

16. Our caravans are set up to accommodate 4 people, an additional 2 people can be accommodated for an additional fee of £20.00. No more than 6 people are permitted to stay in one caravan.

## Booking Terms & Conditions For Touring Customers



1. On arrival you will be allocated a pitch and given instructions on siting your caravan. You will also be provided with **a key for the shower and toilet blocks which you must return when you check-out.**

2. Pitches have 16 amp electric hook-ups, electricity is included within pitch prices. If this is exceeded, the trip will be automatically activated. There is provision for you to re-set this trip yourself however if we are called out as a result of the system being overloaded, we reserve the right to charge for our services.

3. **Arrival time is 12pm, checkout is 10am.**

4. Awnings are permitted, however **we do not cater for any tents** or any other free-standing structure.
5. **To secure any booking we require a deposit of £100.00 or payment in full, whichever is the lesser amount. All deposits are non-refundable.**
6. Deposits may be paid by debit card over the phone, bank transfer and we still accept payment by cheque (made payable to Laburnum Caravan Park Ltd).
7. Your statutory rights are not affected by anything contained within these terms and conditions.
8. **Your caravan should be positioned, in accordance with your siting instructions, on the concrete pad facing the sea, with it's door opening to the left.**
9. While at Laburnum Caravan Park you must adhere to our Park Rules (page 15)
10. If you, or any member of your party, are displaying any symptoms of COVID (a high temperature, a new persistent cough or a loss or change to your sense of smell or taste) or Flu leading up to your stay we would ask you not to travel to Laburnum Caravan Park.
11. If you, or any member of your party, require medical attention, feel unwell or develop COVID or Flu like symptoms during your stay please contact the NHS 111 helpline for advice and inform the caravan park office on 01263 837473. For the safety of other guests, we would expect you to return home immediately.
12. Due to changes in legislation we regret to advise that from January 2018 we will no longer be accepting payments by credit card. Deposits can still be paid over the telephone by debit card and we continue to accept cheques. The same will apply for balance payments.
13. **We cannot accommodate RV's, 5th wheelers or Tent Boxes** on our touring pitches.
14. You are unable to book a specific pitch, however we do try to take personal preferences into consideration when allocating pitches and where possible we will try to allocate you with your preferred pitch – please be mindful that this is not always possible.



The header features a stylized illustration of a park scene. On the left, a small sailboat with a red sail is on the water. In the center, the title 'Park Rules' is written in a large, black, cursive font. To the right, there's a depiction of a wooden pier or bridge extending into the water, with a small building on the shore in the background. The sky is light blue with a few birds, and the water is a darker blue.

# Park Rules

- You must not engage in any activity which endangers the safety of any other persons using Laburnum Caravan Park.
- **No tents** are permitted on the Caravan Park.
- Car Parking is on the door side of your caravan, with a maximum of **one car per caravan**. Any additional cars should be parked in the car park at the Park entrance.
- Commercial vehicles, vans and high sided vehicles are not permitted to park between the caravans, all such vehicles must be parked in the car park.
- **No ball games, kite flying or frizbees** are permitted between the caravans.
- **No hard ball games** are to be played on the recreation field.
- Motor vehicles are restricted to **5 mph** whilst on the Park.
- Consideration should be given to your neighbours by keeping noise to a minimum.
- Pets must not be left unattended in vehicles or caravans.
- Windbreaks must be removed at night or when your caravan is unoccupied.
- **Dogs must be kept on a lead** at all times, on the whole park. It is the responsibility of dog owners to clean up after their dogs.
- **Pets are not permitted in the childrens playground**
- All occupiers of caravans are, in their own interest, required to enter their names in the Visitors Book in the office/shop. (This information is vital for tracing relatives in the event of a sudden emergency at home).

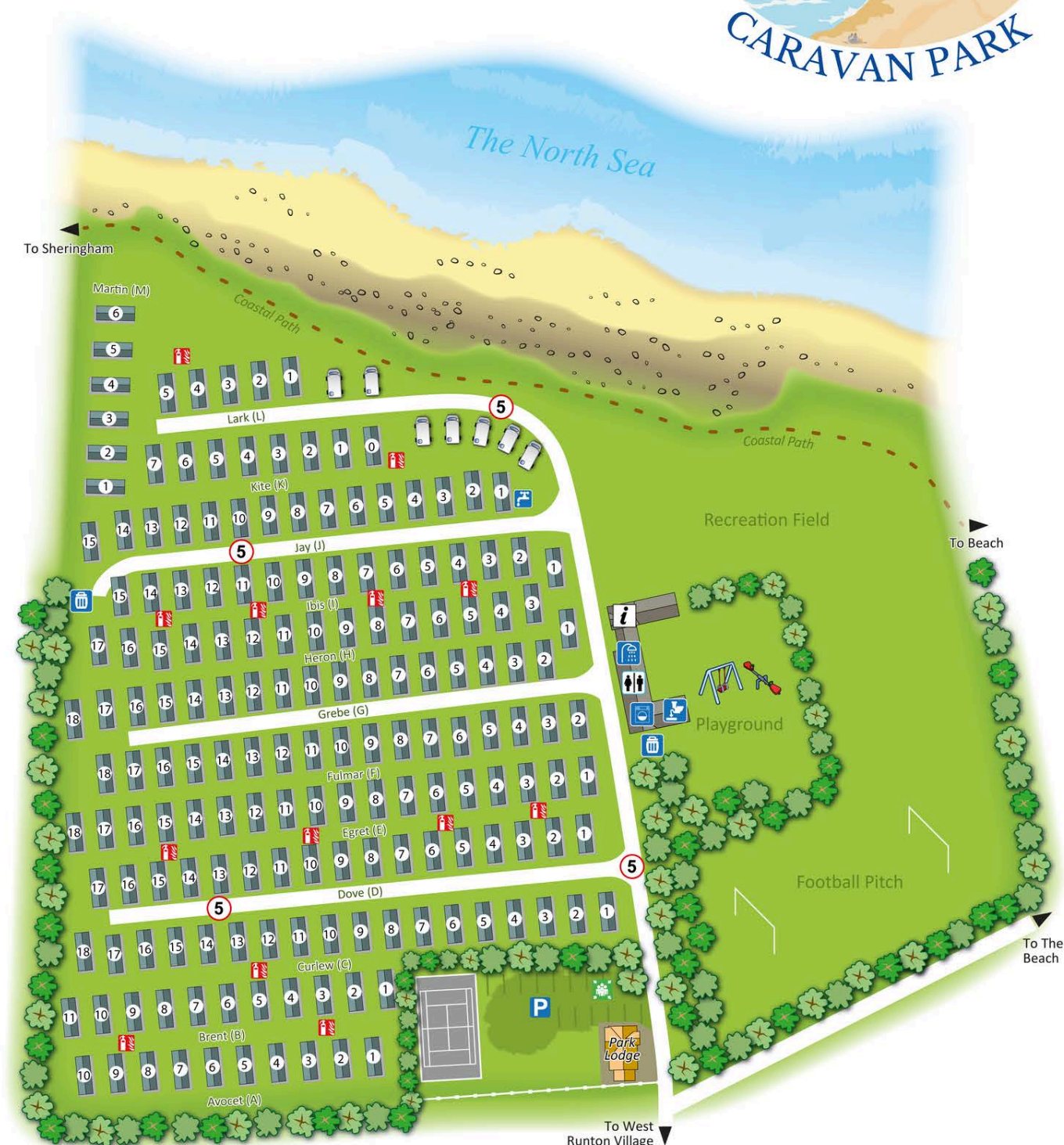
## For Hire Customers

- **No pets** are permitted in our hire caravans.
- Do not lean anything against the caravans, (this can cause panel damage the repair of which you will be liable for).
- The maximum occupancy of our hire caravans is **six persons**, this cannot be exceeded.

## For Touring Customers

- **Chemical toilets/closets must be emptied into the Chemical Disposal Unit.**
- All young children must be accompanied by an adult when using the shower/toilet block.
- No washing, tipping or rinsing under the drinking water tap.
- Keys are provided for the shower/toilet blocks on arrival. **These keys must be returned on your departure.**

Laburnum Caravan Park  
 Water Lane, West Runton  
 Norfolk, NR27 9QP  
[www.laburnumcaravanpark.co.uk](http://www.laburnumcaravanpark.co.uk)  
 Tel: 01263 837473  
 E-mail: [laburnum.caravan@btconnect.com](mailto:laburnum.caravan@btconnect.com)



#### Key to Symbols

Fire Point	Waste Disposal	Caravan Pitches	Speed Limit	Laundry Room
Fire Assembly Point	Water Point	Information	Parking	Shop
General Waste	Tourer Showers	Tourer Toilets	Touring Pitches	



**WE HOPE YOU WILL FIND EVERYTHING YOU NEED IN THIS BROCHURE, BUT SHOULD YOU HAVE ANY OTHER QUESTIONS, FEEL FREE TO CONTACT US ON 01263 837473.**