

Park Vista – Seller Terms & Conditions

Effective Date: June 2025

1. Eligibility to Sell

- You must be legally authorised to sell the holiday home or lodge listed on the Platform.
- You must be at least 18 years old and able to form legally binding contracts under UK law.
- By listing, you confirm that you are either the legal owner or acting with full legal authority on behalf of the owner.

2. Listing Your Property

- Listings must be accurate, complete, and not misleading. You must include all material details about the holiday home, including at least:
 - An accurate description of the condition of the unit
 - What is included and excluded in the sale
 - Make and Model
 - Length and Width
 - Year of manufacture
 - Recent photos (no older than 3 months from the date of auction/sale)
 - Any problems or defects
 - Location and any conditions or restrictions relating to collection
- You may choose to list your property via:
 - Auction (with optional reserve price)
 - Buy It Now fixed price option
 - A package deal
- All listings are subject to moderation and may be rejected or removed at our sole discretion.

3. Fees and Charges

- You agree to pay any listing or success fees as set out in our fees page or communicated to you prior to listing.
- You will be invoiced for all applicable fees on a monthly basis or more frequently if accumulated fees exceed £5000.
- Any discrepancy or dispute over fees must be raised within a month of receipt of invoice.
- All fees are non-refundable unless explicitly stated otherwise.

4. Sale Process

- Once a listing receives a winning bid or Buy It Now purchase, you are legally bound to complete the sale unless:
 - The buyer fails to meet their obligations
 - The transaction is cancelled in line with Platform rules
- You are responsible for engaging with the buyer to finalise the sale, including any legal paperwork or transfer of ownership.
- We are not a party to the transaction between seller and buyer. We facilitate introductions only.

5. Seller Obligations

- You must not:
 - List properties you do not own or have authority to sell
 - Misrepresent any information
 - Circumvent the platform to avoid fees
 - Cancel bids or offers without valid reason
- You agree to respond to buyer enquiries promptly and professionally.
- You must comply with all applicable laws, including advertising and consumer protection laws.

6. Liability and Indemnity

- Whilst we do our best to moderate site content, we do not verify the accuracy of listings or guarantee the success of any sale.
- You agree to indemnify and hold us harmless from any claims, losses, or liabilities arising from your use of the Platform or your breach of these Terms.

7. Termination

- We may suspend or terminate your access to the Platform at any time for any breach of these Terms.
- You may remove your listing at any time unless a sale is pending or agreed.

8. General

- These Terms are governed by the laws of England and Wales.
- We may update these Terms at any time. Continued use of the Platform constitutes acceptance of the updated Terms.
- For questions or complaints, contact us at contact@park-vista.co.uk