



OWNERS
premier.

YOUR GUIDE TO
LUXURY LODGE OWNERSHIP

 BREAN
COUNTRY CLUB

WELCOME

We are a multi-award winning family business, now operating for over 70 years, with members of the House family still actively involved in all day-to-day operations across the resort. You will certainly notice the difference between us and a resort that just has corporate managers in place – we have a personal interest in making sure everyone on our resort is well looked after, and happy.

There is continuous investment across the resort year-on-year, ensuring that you are met with the highest of standards in all of our facilities. We have a large dedicated team of staff to ensure no corners are cut, be that in terms of service or maintenance.

You will be pleased to discover that we also offer an exceptional range of both facilities and ownership benefits.



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YOUR STEPS TO OWNERSHIP

Deciding to buy your own holiday lodge is one that only you can make. There are four steps to owning your own holiday lodge, and we have detailed these below, along with all the essential questions regarding holiday lodge ownership.

During your visit we will take you on a tour of the resort and answer these questions for you step by step. By the end of the tour, you will be fully informed of all the commitments and benefits of becoming a lodge owner here at Brean Country Club.

So, you're thinking about buying? Here are the questions we can answer for you as we discuss the simple steps of ownership today:

1 WHAT TO CONSIDER WHEN CHOOSING THE RIGHT LOCATION FOR YOU AND YOUR FAMILY

- Is the journey time reasonable from home?
- Do we offer the right facilities that will suit the whole family?
- What is on offer in the local area for days out and things to do?
- What benefits would you get as a holiday lodge owner?
- How many months of the year can I use my holiday lodge?

2 WHAT HOLIDAY LODGE IS RIGHT FOR YOU?

- What are you looking for in your home from home?
- How much would a holiday lodge that meets your requirements cost to buy?
- Can you choose your pitch?
- How long can I keep my holiday home for?

3 IS IT AFFORDABLE?

- What are the annual site fees and when are they payable?
- What additional running costs are there on top of your site fees?
- Can you sub-let your holiday lodge to cover the costs?
- Are finance packages available?

4 HOW LONG WILL THE BUYING PROCESS TAKE?

- How long will it take to site your holiday lodge?
- How long will it take to arrange and obtain finance?
- When will I be able to collect my keys?
- Once I own my holiday lodge, where do I get help if I need anything?



WHO OWNS A LODGE?

People and families just like you. It's a place to relax, explore and spend time away from stresses and strains of everyday life.

"We bought a Country Club Lodge as a lifestyle investment."

- Malcom

"The best thing about having a lodge here is no check-in or check-out times, meaning we can come and go as we please."

- Kevin

"Having a lodge is a safe, secure, low-maintenance alternative to purchasing a holiday cottage or apartment."

- Grace

"It's a holiday home that family and friends also benefit from enjoying."

- Sophie



CLIFTON SUSPENSION BRIDGE



BREAN & BERROW BEACH



CHEDDAR GORGE



WESTON-SUPER-MARE

EXPLORE THE LOCAL AREA

As well as the exceptional facilities we offer on-site, Brean Country Club is an ideal base for exploring the West Country.

Across the road is a seven mile stretch of sandy beach, suitable for all ages as well as dogs and horses.

Close by are the seaside resorts of Burnham-on-Sea to the south and Weston-super-Mare to the north, as well as the National Trust site of Brean Down and England Coast Path (linking to the South West Coast Path at Minehead).

Cheddar, Wells and Glastonbury are all popular days out, as well as Bristol, Bath and The Mall at Cribbs Causeway.



BREAN SPLASH WATERPARK



BREAN GOLF



THE VIEW AT BREAN COUNTRY CLUB



OWNER BENEFITS

As a lodge owner you not only get to enjoy the golf and facilities offered in our new multi-million pound Country Club, but you also benefit from having access to all of fantastic activities and facilities at Holiday Resort Unity.



BREAN COUNTRY CLUB

Brean Country Club is home to Brean Golf Club and the Pro Shop, as well as function facilities, a lounge, bar and restaurant, as well as events throughout the year.



BREAN GOLF CLUB

FREE GREEN FEES FOR THE FIRST YEAR*
An 18 hole course covering 5663yds from the back tees with a par of 69 and superb views of the Somerset countryside.



BREAN SPLASH GYM

FREE MEMBERSHIP OR PAY AS YOU GO ENTRY FOR THE FIRST YEAR**
The gym offers state of the art equipment as well as personal trainers and regular fitness classes.



OWNERS LOUNGE

FREE ENTRY
Exclusive, free entry to our Owners Lounge, serving complimentary hot drinks throughout the day.



EXCLUSIVE OWNERS EVENTS

These include party nights, barbecues, casino nights and much more, and are open to owners only.



BREAN SPLASH WATERPARK

FREE ENTRY
Brean Splash offers an outdoor waterpark, as well as a 25m indoor heated pool with lanes, bespoke toddler pool, indoor splash pool and water slides.



BREAN PLAY

50% OFF ADMISSION
Brean Play is a purpose-built indoor play facility suitable for children aged 0 to 11. Play has a cafe serving hot and cold drinks and snacks, and has a viewing area for the indoor splash pool.



RJ'S ENTERTAINMENT VENUE

FREE ENTRY
RJ's is exclusively for owners and guests staying on site at Holiday Resort Unity. It offers nightly entertainment including a kid's club for little ones with games, dancing and competitions, cash bingo and live entertainment. It also has a licenced bar and serves food and hot drinks.



BREAN THEME PARK

ANNUAL PASS OFFERING HUGE SAVINGS
The largest free entry theme park in the South West, Brean Theme Park offers a whole host of rides for all ages to enjoy.



OWNERS PRIVILEGE CARD

10% uplift on food and beverage outlets across the resort which gives you increased spending power.

*50% off of green fees after the first year **50% off membership or pay as you go entry after the first year

YOUR HOME FROM HOME

Your chosen plot comes with the benefit of:

- Large private driveways directly outside your lodge
- Low maintenance glass fronted uPVC decking (with optional extended pet area)
- Outside storage bunker
- Bike rack included
- Individual high-speed Wi-Fi connection and service directly to your lodge

SAFETY AND SECURITY

Every holiday home is fitted with an alarm system, which is automatically linked up to our security team.

In addition, the resort is a 24/7 operation, and there are always security staff at all times as well as constant surveillance.

The lodge development is accessed via barrier entry with number plate recognition so only cars registered will be allowed access to the lodge development. The same applies at Holiday Resort Unity, where your registered number plate will allow you access to their barrier system.

ACCESSIBILITY

Should you or a member of your family have any accessibility requirements, we are able to offer you a bespoke built lodge designed especially to your personal needs. We can also assist with completing your lodge with bespoke designed ramp access on to your decking.

All venues across our resorts are wheelchair friendly and Brean Splash has accessible swimming sessions.

35 YEAR LICENCE FROM NEW

Should you buy a brand new holiday lodge, it can be kept on the resort for the maximum period of 35 years. Should you buy a used holiday lodge, you will be entitled to keep it on the resort for the remaining period.





OUR LUXURIOUS LODGES

All our lodge holiday homes are high quality modular type homes. The building is made in two modular parts off site in factory conditions and are all constructed to surpass British Building Regulation BS3632. They are then transported to the park, manouvered into position and connected to the relevant utilities.

The construction includes residential uPVC energy efficient windows, internal stud walls offer superb sound and heat insulation and external low maintenance "Canaxel" cladding is used. Canaxel is an eco-friendly wooden product which is made from wood pulp, wood fibre and sealed. The cladding is 'ultra-low' maintenance, and designed to last for decades.

All our lodges are sold fully furnished throughout. They are built in the UK and have been constructed in order to ensure 'ultra-low' maintenance and durability without compromising the longevity of the lodges aesthetic appearance and performance.

Subject to simple maintenance such as keeping rainwater guttering clear of debris, these buildings are capable well outlasting their 35 year licence.



RENTING OUT YOUR LODGE

Can I let out my holiday lodge to cover the annual costs?

The simple answer, yes. You are welcome to hire out your holiday lodge for as little or as many weeks of the season as you wish.

For maximum financial benefit, you can manage the advertising, maintenance (including housekeeping) and letting of this yourself, that way, you get to keep 100% of the rental costs, and we can advise you on rates based on the specification of your holiday home and the weeks you wish to let.

However, if you would rather someone else look after this for you, then on site we have Newmans Holiday Lettings who will manage the whole process for you.

If you are going to let it out through Newmans, we advise checking with them before purchasing anything for your holiday lodge, as they have an inventory they will go through with you.



TYPICAL ANNUAL FEES

TYPICAL ANNUAL FEES Based on a lodge located on a “Meadows” plot – 2024

Pitch Fees	£6,715
Estimated Rates & Services Water, Sewage, Refuse Disposal, Local Authority Rates.	£770
Holiday Lodge Insurance Approximate cost based on value of lodge.	£492
Security System & Support	£255
Annual Gas Safety Test	£60
Gas - Dependent on usage Metered and invoiced quarterly. Annual £100 surcharge applicable.	
Electricity – Dependent on usage Metered and invoiced quarterly.	

Costs shown are approximate, depending on pitch type and lodge, and include VAT at 20% (subject to change should the standard rate of VAT do so).

If you purchase after November in any year, plot fees are calculated pro rata on remaining months.

FEES INVOICED ANNUALLY ON 1ST NOVEMBER AND DUE BY 30TH NOVEMBER

We do offer a direct debit payment scheme.

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WHAT IF YOU SAY YES?

RESERVING YOUR PLOT & LODGE

Payment of a £5,000 deposit will reserve your chosen lodge and plot.

On raising your deposit to 35% we will commence readying your Lodge for handover.

The balance payment is then due prior to the agreed handover date.

PAPERWORK

At the time of paying your deposit everything we have discussed with you will be put in writing, and we will go through it with you step by step to make sure you are completely happy.

HANDOVER

In most circumstances we can ready your chosen lodge within 14 days from the date of you raising your deposit to 35%.

On the mutually agreed handover date we will invite you back to the development to greet you with your keys, fully demonstrate how everything works throughout your holiday home, and take meter readings.



SOMERSET'S MOST EXCLUSIVE
LUXURY LODGE DEVELOPMENT



RESORT AMENITIES

- 1 Golf Pro Shop
- 2 The View Bar & Kitchen
- 3 Defibrillator/First Aid
- 4 Car Park

LODGES

- F The Fairways F1 - F38
- L The Lake L1 - L22
- M The Meadow M1 - M16

OWNERS
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 **BREAN**
COUNTRY CLUB

CALL THE TEAM ON 01278 752 129

BREAN COUNTRY CLUB, RED ROAD, BERROW, TA8 2FG | WWW.BREANCOUNTRYCLUB.CO.UK