

OWNERS  
**premier.**

YOUR GUIDE TO  
**HOLIDAY HOME  
OWNERSHIP**

AT HOLIDAY RESORT UNITY



# WELCOME TO HOLIDAY RESORT UNITY

We are a multi-award-winning family business, celebrating over 70 years of welcoming people to the Somerset Coast. Members of the House family are still actively involved in all day-to-day operations across the resort, so 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 you are met with the highest of standards in all of our facilities. We have a dedicated team of staff to ensure no corners are cut, whether in service or maintenance.

We also offer an exceptional range of both facilities and ownership benefits.



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# THE FOUR STEPS TO OWNERSHIP

## 1 THE RIGHT PARK

- Is the journey time from home reasonable?
- Does the park have facilities to suit the whole family?
- What is on offer in the local area for days out and things to do?
- What benefits do I get as a holiday home owner?
- How many months of the year can I use my holiday home?

## 2 THE RUNNING COSTS

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

## 3 THE HOLIDAY HOME

- What am I looking for in my 'home from home'?
- How much would a holiday home that meets my requirements, cost to buy?
- Can I choose my pitch?
- How long can I keep my holiday home for?

## 4 THE PLOT

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





# THE RESORT

An outstanding countryside park, only footsteps away from the sandy beaches of Brean and Berrow; Brean Leisure Resort is so much more than a one-time holiday destination.

We understand how finding the right location for a holiday home is a challenge; trying to find the perfect location and lifestyle that suits all the family can seem an impossible task. We can help.

When you buy a holiday home here, you have access to seven miles of glorious golden sands, the new stretch of the England Coast Path, and the National Trust site of Brean Down.

Holiday Resort Unity has won many awards over the years, including 'Holiday Park of the Year', as well as multiple awards for our facilities, customer care and our commitment to sustainability and the environment. We have also received the gold standard 'David Bellamy Special Recognition Award' for our continuing work around the resort to protect and encourage wildlife.

# BENEFITS OF OWNERSHIP

## WHAT FACILITIES ARE ON OFFER AND WHAT BENEFITS DO I GET AS AN OWNER?

- Brean Splash Waterpark – Free entry
- Brean Play indoor soft play area – 50% off admission
- Brean Splash Gym – 50% off membership or pay as you go entry
- Brean Theme Park – Annual Pass offering huge savings
- Brean Golf Club – Discounted rate
- Brean Country Club
- Owners' Lounge – Free entry
- RJ's Entertainment Venue – Free entry
- Exclusive Owners' Events
- Owners' Privilege Card – 10% uplift giving you more spending power

## FACILITIES NEARBY

- Annual programme of daytime and evening entertainment at one of our three entertainment venues (seasonal opening times)
- Bars, restaurants, shops and takeaways
- Amusement arcade
- Supermarket
- Dog walks
- Hire Centre
- Pond fishing (licence required)
- Sky Sports & big screen TV
- Outdoor play area
- Unity Bowl: Ten Pin Bowling



FISHING LAKE



BREAN SPLASH



BREAN PLAY



RJ'S



# LOCAL ATTRACTIONS

OWNING A HOLIDAY HOME AT HOLIDAY RESORT UNITY IS THE PERFECT BASE FROM WHICH TO EXPLORE THE WEST COUNTRY.

## PLACES TO VISIT

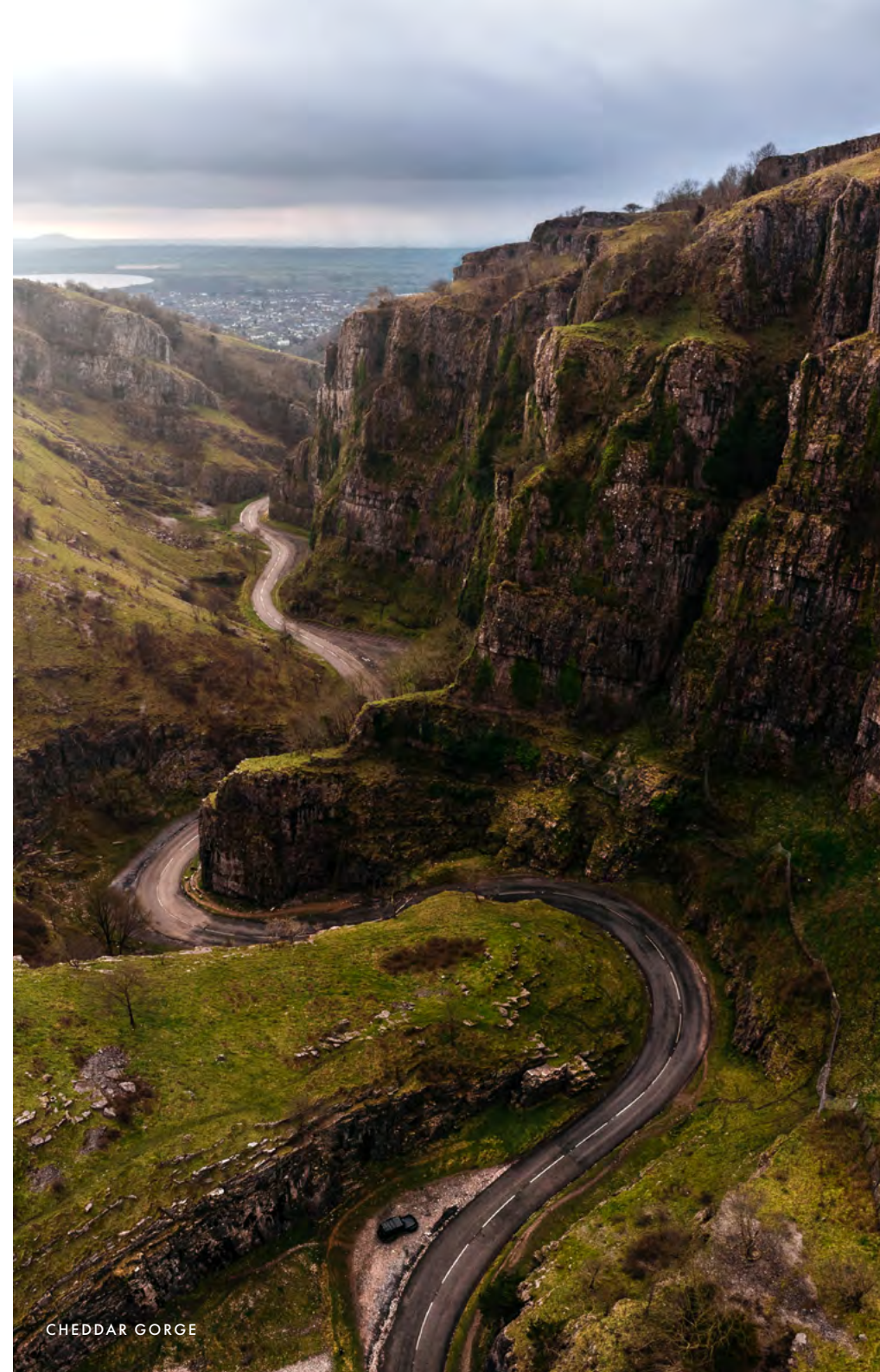
- The historic maritime city of Bristol, with vibrant waterfront, bars, restaurants and attractions
- Wells, famous for The Bishop's Palace and Gardens, and Wells Cathedral
- Cheddar Gorge, caves and village
- Glastonbury; visit the Tor and Chalice Well
- Burnham-on-Sea
- Weston-super-Mare; The Grand Pier
- Wookey Hole Caves
- Dunster and the West Somerset Coast
- The National Trust site of Brean Down
- England Coast Path which links to the South West
- Coastal Path at Minehead

## ACTIVITIES AVAILABLE NEARBY

- Sailing
- Fishing
- Mountain biking
- Walking
- Horse riding
- Rock climbing
- Dry skiing
- Caving and potholing

## SHOPPING

- Bristol and Cabot Circus
- Bath
- The Mall at Cribbs Causeway
- Clarks Village in Street
- Exeter



CHEDDAR GORGE



WESTON-SUPER-MARE



CLIFTON SUSPENSION BRIDGE





BREAN & BERROW BEACH



BURNHAM LIGHTHOUSE

# THE LOCAL AREA

Whether you enjoy sandy beaches, idyllic countryside walks or traditional seaside towns; with a holiday home at Brean, you'll be spoilt for choice.

Just 10 minutes away on foot, you will find seven miles of golden sands, access to national cycle routes, and the newest stretch of the England Coast Path at the National Trust site of Brean Down.

Brean Down is a natural pier with a Victorian fort, which on clear days offers unrivalled views of the Somerset Coast and the South Wales coastline. Cattle and wild ponies can be found grazing, and there's an abundance of flora and fauna, changing with the seasons.

The location is favoured by walkers, cyclists, wildlife enthusiasts and photographers. Brean Beach featured in The Telegraph as one of the top 10 dog-friendly beaches, and The Guardian hailed Brean Down as one of the top 10 walks in the UK.



# BUYING YOUR PERFECT HOLIDAY HOME

Buying your own home from home is more affordable than you think. With one upfront deposit, followed by affordable monthly payments, you could be the happy owner of a holiday home here at Holiday Resort Unity.

We want to make buying a holiday home as easy and affordable as it can be. All you need is a 20% deposit of the caravan's value. Once this is in place, we can help you choose the most sensible finance package. We offer a range of fixed-rate finance options for you to choose from.

You can, of course, pay for your holiday home outright without using one of our funding packages. Whatever works best for you and your family.

## ANNUAL FEES

TYPICAL ANNUAL FEES = £5185  
(based on a Super Pitch – 2023/2024)

As with all holiday parks, there are other costs that are payable when you own your own holiday home such as insurance, gas, electric and rates. One of our friendly sales advisors will happily talk you through all relevant costs. We can also arrange for you to spread the cost through the year!





# LETTING OUT YOUR NEW HOLIDAY HOME

## CAN I LET OUT MY HOLIDAY HOME TO COVER THE ANNUAL COSTS?

The simple answer – yes! You are welcome to hire out your holiday home 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 Newman's, we advise checking with them before purchasing anything for your holiday home, as they have an inventory they will go through with you.

### NEWMAN'S HOLIDAY HOMES

A third party sublet agent that are based here at Holiday Resort Unity, Newmans Holiday Homes, with their extensive experience, have produced a subletting package which allows you peace of mind and freedom of use, combined with a professional but friendly service.

## EXAMPLES OF THE SUBLET OFFERING\*

Mr & Mrs Smith make their holiday home available for the 10 school holiday weeks and use the remaining 29 weeks themselves. They generate an income in the region of £6679 to help to offset their running costs for the season.

Mr & Mrs Johnson make their holiday home available for sublet for 20 weeks of the season and then use the other 19 weeks for themselves and their family, an income in the region of £8371 would be generated to cover their annual running costs.

Mr James uses his holiday home for 4 weeks per season and then makes the holiday home available for the 35 weeks of the season, an income in the region of £10,894 would be achieved to cover his running costs.

\*The above examples are based on a mid-range holiday home being managed by Newman's Holidays, owners that have purchased the annual unlimited passes Net of the management commission taken by Newman's Holidays.







# WAYS TO PAY

## CASH PURCHASE

A card payment in person handled by one of our friendly sales team or a BACS transfer directly into our company account will be the fastest way to complete your purchase. A maximum amount of £8000 can be accepted in physical cash towards the payment of your holiday home purchase.

## HOLIDAY HOME FINANCE\*

Blackhorse Finance offer an option to allow you to spread the cost over a period of up to 120 months with manageable monthly payments to suit your budget, A 20% deposit of the holiday home purchase price will be required with any finance package – our sales team can provide more information on this option at your request.

## 3RD PARTY LOAN

The option to raise the funds yourself through your bank or high street lender is another option that may best suit you and your family.

\*Finance is available on selected holiday homes based on the age of the unit. Subject to status. Terms and conditions apply.

## WHAT HAPPENS NEXT?

Once you have chosen your dream holiday home, paid 20% deposit and completed the paperwork we can then begin the process of locating your chosen holiday home on the destination pitch.

We will aim for your holiday home to be ready for you to enjoy within 3 weeks of the payment date.

This includes the movement and connection onto your chosen pitch, plumbing, gas safety test, electrical check, full valet and any snagging items agreed.

Once all the above is completed the keys will be ready for you and you can start to enjoy your family holidays here at Brean Leisure Resort.



# FAQS

## CAN I CHOOSE MY PLOT?

Some of our pre-loved holiday homes may already be located on a plot, but in most cases there will be a choice of plots available to you.

## WHAT FINANCIAL BENEFITS WILL I GET AS A MEMBER?

There are extensive benefits to owning a holiday home in Brean that will save you money. These include FREE entry to Brean Splash Waterpark, 50% off of admission to Brean Play, Gym Membership and green fees at Brean Golf Club. You can buy an annual pass to Brean Theme Park for just £72 per person (normally around £25 per person, per day!). You can also use an Owner's Card which you pre-load, offering you discounts on food and drink across our venues. Our Owners' Lounge is open every day and serves complimentary hot drinks.

## HOW LONG CAN I KEEP MY HOLIDAY HOME FOR?

We offer a 15-year life on your holiday home. Therefore, if you buy a brand new holiday home, you can keep it on-site for 15 years, if you buy a holiday home that is 5 years old, you will have 10 years remaining.

## CAN FRIENDS & FAMILY VISIT?

As an owner you will be given 12 Owners' Passes, so you can allocate these to whoever you wish. In addition, you receive six car passes. If you have any visitors to whom you have not allocated a pass, they can buy passes from our Reception if accompanied by a privilege pass holder. Please speak to one of our friendly advisors for more details on this.

## CAN I BRING MY DOG/DOGS?

Yes, of course, they're part of the family! We are a pet-friendly park, and our pitches have secure, enclosed gardens. There is a dog walk on-site, as well as extensive walks right on the doorstep! We also have a dog-friendly cafe at Brean Leisure Park which has a menu exclusively for dogs!

## CAN I RENT OUT MY HOLIDAY HOME?

Yes! You may wish to keep your holiday home for exclusive use, but renting it out is a great way to cover the costs of the annual site fees. You can manage and advertise this yourself, or use Newman's letting services, who are based on-site and take care of everything for you (commission payable). You can either purchase additional passes for guests, or they can purchase these themselves from Reception. If this is something you would like to know more about, please feel free to contact us with any questions.

## HOW MUCH RETURN AM I LIKELY TO GET FROM RENTAL?

As an example, based on using Newman's, who do manage the whole letting process for you, including the cleaning of the holiday home between guests, letting a mid-range 2/3 bed holiday home for the 10 weeks of the school holidays could potentially return around £6679. This would potentially be more should you choose to manage the lettings yourself and not have the commission charges. However, there are so many different grades and models of caravan, the best thing to do is have a chat with us when you are looking at the potential holiday homes so we can give a more accurate guide. Obviously, the more you spend on the holiday home, the higher the letting revenue potential.

## IS THERE A LIMIT TO HOW LONG I CAN STAY?

Yes. We are open from Mid February to Mid November and your holiday home is for recreational use only, you are welcome to use it as little or as much as you like but you cannot stay for more than 28 consecutive days. We are non-residential park and you are required to provide proof of an alternative address.

## WE WANT A PEACEFUL TIME AWAY.... WITH ALL THE ACTIVITIES FOR CHILDREN, IS THE PARK SUITABLE FOR ADULTS?

Yes! We have many owners where the children have flown the nest or do not have children. There are many quiet areas on site, including our fishing lake and wildflower walk. The hustle and bustle is there if you want it, but also easy to escape from. Whether you enjoy reading on your decking, pottering in your garden, wildlife spotting or walking, ownership in Brean has lots to offer for an adult-only break. Staff across all departments have also received their Dementia friends training so we are proud to say we are a Dementia Aware Holiday Park.

## MYSELF OR ONE OF MY PARTY HAVE A DISABILITY - IS THE PARK ACCESSIBLE?

Yes. Holiday Resort Unity has won awards for its commitment to accessibility, and the park is located on the flat with disabled access to all our venues, all also having disabled toilets. Brean Play and Brean Splash are fully accessible and offer disabled-friendly changing, accessible swimming slots, sensory play and much more. We also have wheelchair friendly holiday homes which can be fitted with a ramp for easy access. If you have any specific needs, then please do pick up the phone and have a chat with us.

## HOW SECURE IS THE PARK?

Every holiday home is alarmed, and this is managed and supported through you by the site. There is a charge of £220 a year which includes servicing and testing. We have a team of security staff on site 24 hours a day, and there is barrier access to the park which has number plate recognition, so only registered vehicles can gain access.

## DO I HAVE TO OPEN AND CLOSE UP MYSELF?

This is included in the annual running costs and will include a drain down service at the end of the season and reconnection for the following season. We are also available to offer advice on the best practices for the winterisation of your holiday home.

## WHO DO I GO TO IF I HAVE A PROBLEM?

The Ownership Team are here seven days a week between 9am-5pm to help you with any enquiries or issues you may have. Outside of these times, should there be an emergency, our resort is a 24-hour operation, so there will always be someone on hand to help.

## WHAT IF I WANT TO SELL?

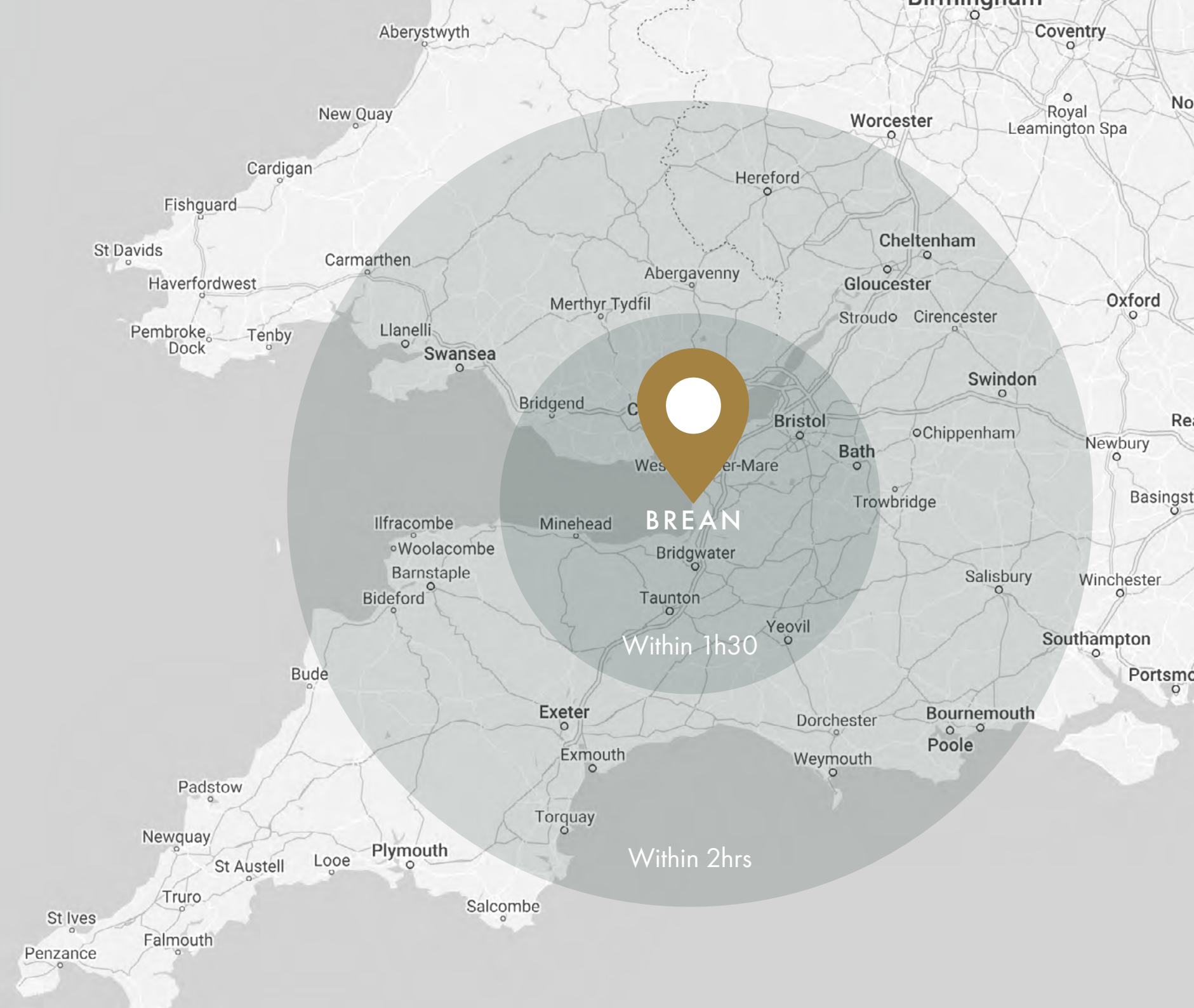
We hope you stay with us for many happy years, but from time to time your life changes and you might come to the difficult decision to sell your holiday home. If you decide you want to sell, please come and speak to us first, and we will offer you the best price we can. You can sell your holiday home privately, but as on most parks, there is a commission payable to us of 15% for all private sales.

## DO I NEED TO INSURE MY HOLIDAY HOME?

All holiday homes must be insured. You can do this through us, at a cost of around £300 per year, depending on the value of your caravan, or you are welcome to find your own insurance as long as it covers everything we require, and we receive a copy of the certificate. There will be an admin fee added to your account of £35 +VAT if you choose not to insure through our block policy.



WE ARE EASY  
TO FIND









*Holiday Resort*  
**UNITY**  
BREAN SANDS • SOMERSET

OWNERS  
**premier.**

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