

# **A NEW ADVENTURE AWAITS** OWNING A HOLIDAY LODGE

*Holmans Wood Holiday Park*





# Contents

|                                  |           |
|----------------------------------|-----------|
| <b>Introduction to Haulfryn</b>  | <b>4</b>  |
| <b>Holmans Wood Holiday Park</b> | <b>6</b>  |
| <b>Owner benefits</b>            | <b>10</b> |
| <b>Our holiday homes</b>         | <b>12</b> |
| <b>Get in touch</b>              | <b>14</b> |



# Introduction to Haulfryn

## Experience the joy of Haulfryn

Haulfryn is a family-owned business and has been since we started more than 85 years ago. We are known for our 13 beautiful park locations, our fantastic team members and our experience and knowledge in delivering excellent holidays and holiday homes. Our luxury lodges set us apart as well, with a range of accommodation options available. But it is not just the landscapes and lodges that people fall in love with. Owning a home with Haulfryn gives you access to some incredible on-park facilities for all the family to enjoy. Whether that is a splash in the pool, a relax in the spa or a dining experience in one of our premium restaurants and bars – we've got it covered.

## Over 85 Years of Joy

Generation after generation, we have created luxury lodges and premium holiday parks for owners and holiday makers, set in breath-taking natural spaces.

Experience a holiday community that lives and breathes family values, where every detail has been lovingly crafted to create a sense of joy – for stays that stay with you.





## What kind of properties are available?

The great thing about buying a holiday home from Haulfryn is that we work with you to ensure that your holiday home is a perfect fit. We offer a range of luxurious two, three and four bedroom holiday homes and lodges.

Each home comes in a variety of sizes, colours schemes and layouts. And we work with the very best UK suppliers who personally design and build your dream home. All come fully furnished and complete with private sun decking, many with their own private hot tub.

## What happens during the buying process?

When you first enquire, one of our experienced sales team will establish what they believe to be the right home for you, taking into consideration size, location, and budget.

We will then invite you visit the park for a personal guided tour of our resort and facilities, answer any questions you might have and show you around a selection holiday homes we have to offer.

Purchasing a holiday home is simple and stress-free and with Haulfryn there are no legal fees, stamp duty or Council Tax payable.

Once you have found your dream holiday home you can secure the property with a deposit on the day and we could be welcoming you back in as little as 14 working days.



# Holmans Wood Holiday Park

## The best of both worlds

Situated in 12 acres of green rolling hills and just one mile away from the ancient wool town of Chudleigh, Holmans Wood is a beautiful park for those looking for a calm retreat. Our beautiful classic wooden lodges with private sun decks with hot tubs are the perfect place to relax and unwind. For families looking for a mix of high energy activities and that all-important down-time Holmans Wood is the perfect holiday park.

- Open all year round
- Quiet, relaxing setting
- On park reception team
- Pet-friendly
- Holiday subletting scheme available







### **Escape to your very own luxury holiday home in Devon**

Situated in 12 acres of green rolling hills and just one mile away from the ancient wool town of Chudleigh and just a few miles from the coastal towns of Dawlish, Teignmouth, and the English Riviera. At Holmans Wood you really are spoiled for choice when it comes to exploring.

The surrounding countryside is full of beautiful walks and nature trails including Ideford Common, Coombe Valley Nature Reserve, and Scadson Woods. The park is only a short drive away from a wealth of historic landmarks like the Powderham Castle, St Catherine's Chapel, and Kents Cavern Prehistoric Caves. There is also a huge amount of outdoor activities to add to your to-do list including Go Ape, Dartmoor Activity Centre, and Splashdown Water Park all close by.



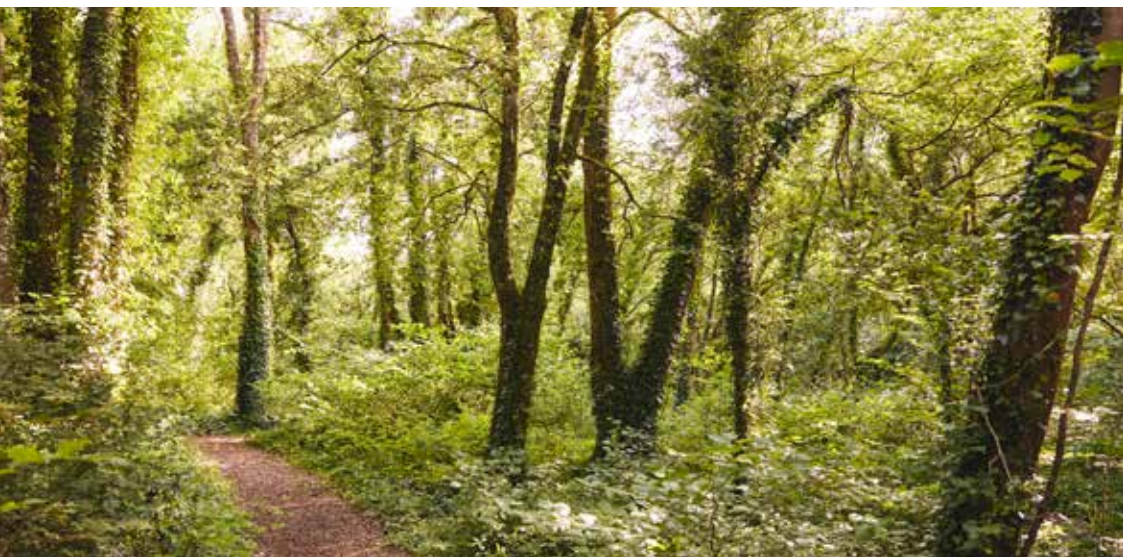
## What Holmans Wood Holiday Park has to offer

Keep every generation happy, entertained and occupied. Indulge in the luxury of knowing you have time to enjoy relaxation, adventure, and family days out.

What makes Holmans Wood such a great getaway is not only the surrounding landscape but also how close you are to the coast with Teignmouth beach, Ness Cove, and White Sands Beach around 20 mins away.

For families looking for a mix of high energy activities and that all-important down-time, Holmans Wood is a great base from which to visit our sister park Finlake Holiday Resort with its waterpark, outdoor pool, various activities, bar, restaurant, and spa, which are all available to those staying at Holmans Wood\*. After the excitement you know you can come back to the luxury and peace of your private lodge in the wood and enjoy the beautiful views from the comfort of your very own hot tub on your private sun deck.

Keep every generation happy, entertained and occupied. Indulge in the luxury of knowing you have time to enjoy relaxation, adventure, and family days out.







## Something for everyone

Holmans Wood Holiday Park offers you more than just the beauty of its surrounding and state of the art luxury lodges. You'll find first class facilities and a huge choice of activities.

Children's Play Area,  
Woodland Walks  
Launderette\*

### The following facilities are available at our sister park:

Beauty Treatments\*  
Go Active Juniors Activities\* Age 7+yrs  
Go Active Juniors Activities\* Age 3-6yrs  
Restaurant & Bar\*  
Indoor Waterpark  
Outdoor Swimming Pool

Toddler Pool  
Sirona Spa & Wellbeing Centre\*  
Gym  
Tennis Courts  
Fishing Lakes  
Woodland Walks  
Picnic areas  
Playground  
HUB Café and Shop\*  
Launderette\*  
Sun Terrace

\*Additional charges apply



# Owner Benefits

## What services can I expect as an owner?

- Reception
- Owner events
- Fibre broadband
- 24hr emergency call out
- Fully-managed subletting service
- Quarterly newsletter



## Awards and accolades

- ✓ Visit England "Rose Award"
- ✓ David Bellamy Blooming Marvellous Pledge for Nature
- ✓ NCC Approved Holiday Home Ownership scheme member
- ✓ British Holiday & Holiday Park Association (BH & HPA) Member



## What facilities are on offer and what benefits do I get as an owner?

- Up to 20 passes giving you and family/friends use of the facilities at our sister park, Finlake Resort & Spa.





# Our Holiday Homes

All our holiday homes are high quality modular homes, built in the UK and constructed to ensure 'ultra-low' maintenance and durability without compromising longevity, aesthetic appearance, and performance. The building is made in one or two modular parts off-site by the UK's leading park home manufacturers. They are then transported to the park, moved into position, and connected to the relevant utilities.

Holiday homes include residential uPVC energy efficient windows, gas central heating and internal stud walls that deliver superb sound and heat insulation. External natural timber cladding is used.

All our holiday homes are sold fully furnished throughout and come complete with external sun decking and allocated parking.



## Sustainability

We have proactively introduced processes and procedures to reduce Holmans Wood Holiday Park's environmental impact (or 'footprint') by using less energy, water and other resources, producing less waste and buying products and services that are less environmentally destructive.





In addition to any manufacturer's warranty, all holiday homes and lodges come with:

- 1 year manufacturer warranty on new holiday homes
- 3 month warranty on all pre-owned holiday home

**Included in the price of your home:**

- Fully furnished
- Fully double glazed
- Gas central heating
- Allocated parking (most with parking outside the home)
- Individual Wi-Fi connection and service to your holiday home



# Renting out your lodge

We also offer a fully managed **5 Star Sublet Scheme** if you choose to let out your holiday home.

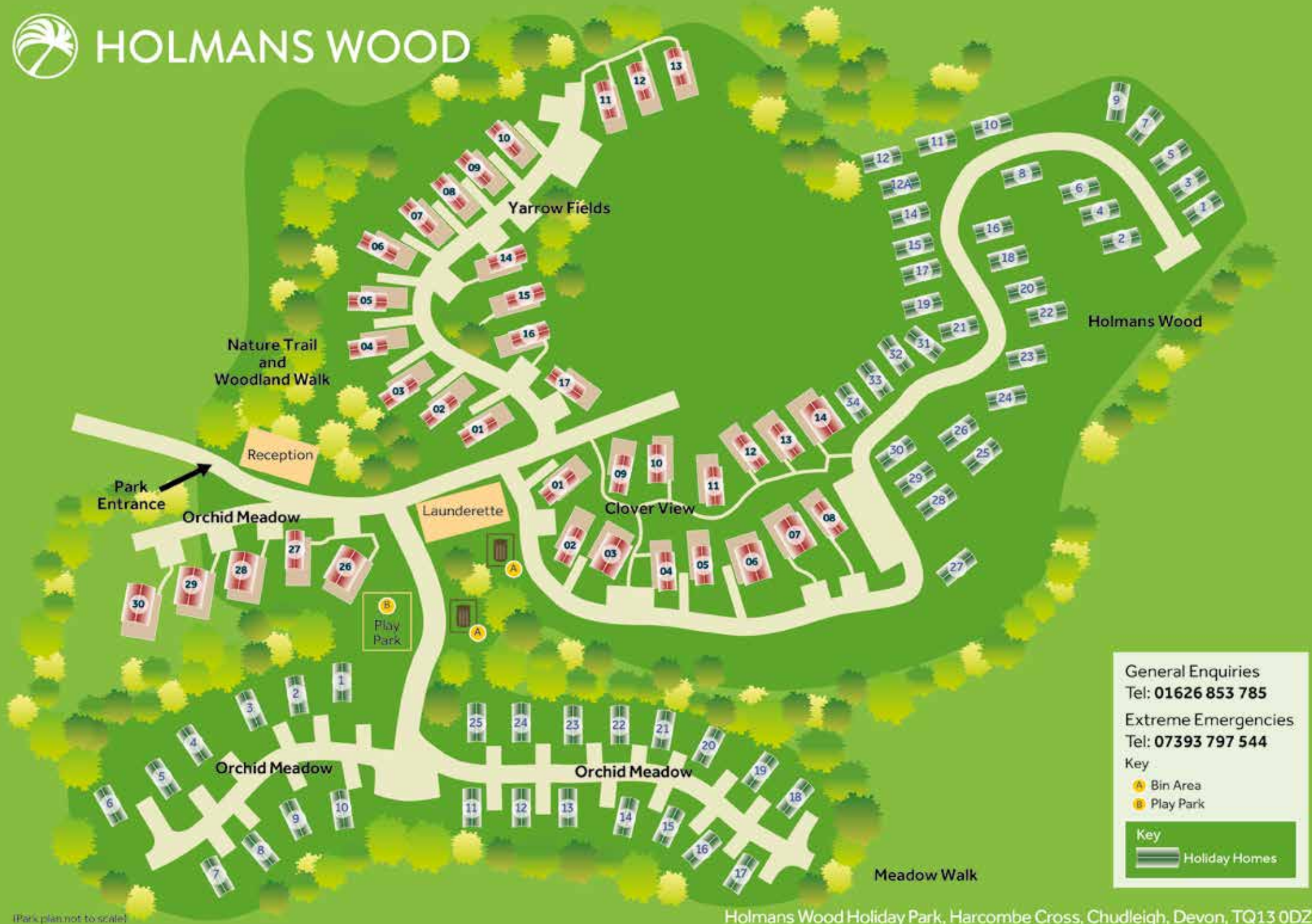
Our sublet scheme provides a complete comprehensive service for putting your holiday lodge to work, allowing you the opportunity to generate an income that could help offset running costs. We take care of everything.

- Advertising and marketing
- Administration, booking and customer service
- Cash collection and transfer
- Key handling
- Bed linen hire and housekeeping
- 24 hour on-park service including maintenance, security and customer care
- Pre-arrival maintenance and free maintenance call out, repairs and replacements under £30 (when occupied by a holidaymaker)
- Replacements to standard inventory pack during the rental period
- Fire extinguisher certification
- Annual landlord's gas safety certificate
- PAT testing
- Your holiday lodge must be of a certain age/type to be included within our subletting scheme

## ***Points to note:***

- 1** Income from renting is paid out annually.
- 2** When choosing to rent your holiday lodge you can defer payment of your annual ownership related invoices until the end of the rental year.
- 3** Tax benefits from implementing the "Furnished Lettings Act" can be beneficial.
- 4** Dedicated on park subletting team available.
- 5** It is a fully flexible service. You pick the weeks you want your holiday lodge to be made available for rental.





General Enquiries  
Tel: **01626 853 785**

Extreme Emergencies  
Tel: **07393 797 544**

Key

 Bin Area

 Play Park

Key

 Holiday Homes



## Get in touch

To arrange a viewing or for further information,  
please call 01626 853785, visit [holmanswood.co.uk](http://holmanswood.co.uk)  
or email [info@holmanswood.co.uk](mailto:info@holmanswood.co.uk)

## How to find us

Holmans Wood is located just minutes from the A38. From Exeter turn off the A38 at the Chudleigh Knighton exit.

From Plymouth turn off the A38 at the Chudleigh/Teign exit.

**Holmans Wood Holiday Park, Harcombe Cross,  
Chudleigh, Devon, TQ13 0DZ**

### Distances to Holmans Wood:

Exeter 13 miles 10min

Plymouth 30 miles 30min

Bristol 90 miles 1hr 30min

Southampton 110 miles 2hrs 10min

Birmingham 160 miles 2hrs 30min

London 200 miles 3hrs 30min

Manchester 240 miles 4hrs





# **HOLIDAY HOME OWNERSHIP**

## RUNNING COSTS 2023/24

*Holmans Wood Holiday Park*





# Holmans Wood Holiday Park Running costs 2023/24

As an owner with Haulfryn Holidays, the following is a guide to the likely running costs you can expect to see.

## Annual pitch fees

This is the main bill that an Owner pays each year and is not just for the rent of the land on which an Owners Holiday Home is located. It also contributes towards; roadways, street lighting, grounds & gardening, security, wifi, facilities, etc.

12ft to 15ft wide holiday home (*single width home*):  
**£4,780**

16ft to 22ft wide holiday home (*twin width home*):  
**£5,500**

## Utilities

Local non-domestic rates:  
**£139.36 per year**

Water and sewerage:  
**£155.51 per year**

Refuse, environmental and administration :  
**£193.51 per year**

## Electric and gas are metered

Electric and gas are metered.  
Meters are read annually.

## Holiday home insurance

Approx. £250 - £500 depending on the value of your holiday home.

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

- Pitch fees are payable in advance with the billing year running from 1st March through to and including the last day in February
- Non-domestic authority rates year runs from 1st April up to and including the last day in March
- Gas & Electric meters are read in October and invoiced in November each year

On completion, an owner pays a pro-rata payment for pitch fees, water, sewerage, refuse disposal and non-domestic authority, to cover the period from the date of completion though to the regular billable date.

