



HOLIDAY HOME BUYERS GUIDE





Welcome to Holiday Resort Unity

Holiday Resort Unity has been owned and run by the House family for over 60 years, the family are actively involved in the operation of the park which offers more facilities than most other parks in Britain with stunning views over open countryside.

Our hands on approach really does mean that we listen to our customers.

THIS IS YOUR FIRST STEP TOWARD HOLIDAY HOME OWNERSHIP AT HOLIDAY RESORT UNITY, ONE OF THE UK'S LEADING HOLIDAY PARKS. WE WANT YOU TO FEEL AT HOME EVERY TIME YOU VISIT.

The resort incorporates the facilities of Unity Farm and Brean Leisure Park where you, your family and friends can enjoy a luxurious holiday home. Whether you choose to have a

quiet relaxing day in the garden of your Holiday Home, a day at the fabulous local sandy beach or a busy day using the Pool and Fun Park you can reward yourself with a great meal in one of the many restaurants and a night of live entertainment offered in the resorts venues.

There is a selection of entertainment venues depending on the time of year with something to suit most ages. Leave it to us it is our job to ensure you are entertained. We have a great line up of visiting cabaret acts throughout the year including many star names.

We have a large variety of activities for the children including kids clubs, a fantastic adventure play area and amusement arcades with ten pin bowling. You will also meet our resort characters, Huey, Sally and Buster – Three very energetic piglets who are always pleased to welcome our guests.

As an owner you can get discount at Fun City Brean Leisure Park



which boasts over 30 rides and attractions, 1/2 price green fees on our 18 hole golf course as well as free fishing in our onsite lake. We also hold several owners exclusive events just for our owners where there is usually a great atmosphere and discounted drinks!

We are just 10 minutes from the M5 motorway giving you great access to your holiday home.

We are able to source holiday homes from all manufacturers and our team in the caravan sales department will be more than happy to spend some time with you answering your questions, showing and recommending a holiday home to suit you and of course your budget. We will also be pleased to give you a tour of the park and its facilities. There is usually a selection of pitches for you to choose from and unlike most other parks we allow you to have a fenced garden area and decking for use outside of your caravan so you really do have your own space.

You will be able to use your holiday home right from early February all the way through to mid November which means you do really get true value for money.

- ✓ SWIMMING POOL
- ✓ ENTERTAINMENT VENUES
- ✓ FUN PARK
- ✓ GOLF CLUB
- ✓ ADVENTURE PLAY AREA
- ✓ AMUSEMENT ARCADES
- ✓ FISHING LAKE
- ✓ TEN PIN BOWLING
- ✓ KID'S CLUBS



Please come and meet the team we will only be too pleased to help you, don't worry if you are not ready to purchase right away come in and we will answer your questions.

HOLIDAY RESORT UNITY, BREAN SANDS

HOLIDAY RESORT UNITY
Coast Road
Brean Sands,
Somerset
TA8 2RB

01278 751602
www.hru.co.uk



BENEFITS OF HOLIDAY HOME OWNERSHIP AT HOLIDAY RESORT UNITY

Up to 12 Individual Owners Privilege Passes - more than most parks!

Available to Holiday Resort Unity Owners and Visitors – individual Privilege Passes which give you

- Free Swimming*
- Entry to RJ's Entertainment Venue
- Discounted Rides to the Southwest's Largest Fun Park
- Half Price Golf Green Fees on our 18-Hole Golf Course
- Fishing
- Free Children's Outside Play Area
- Childrens Piglet Club

Up to 3 Car Passes

Holiday Resort Unity's access is through Barrier Controlled Gates.

Pitch Development

Owners are allowed to develop their pitch to include:

- Fenced Garden
- Decking
- Patio Area
- Garden Storage
- Parking areas

(Subject to Park Planning Application)

Owners Premier Events

Throughout the season there are events organised for Owners Premier Members which have included:

- Party Nights
- Day at the Races
- Casino Nights



Recreation

Holiday Resort Unity's location means as well as having all the facilities on your Holiday Home Doorstep, you are also not far** away to enjoy days out with attractions such as:

- CHEDDAR SHOW CAVES
- WOOKEY HOLE CAVES
- LONGLEAT SAFARI PARK
- CRICKET ST THOMAS WILDLIFE PARK
- WESTON-SUPER-MARE
- CLARKS VILLAGE SHOPPING CENTRE

With so much available to keep you entertained and relaxed, Holiday Resort Unity is the best choice when considering your Holiday Home Purchase.



** One Free Swimming Session Per Person Per Day. **Attractions generally within 1 hours drive of Holiday Resort Unity.*

OWNERS PREMIER MEMBERSHIP

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HOLIDAY HOME INSURANCE

We operate a block policy which we ask all of our owners to join when they purchase a holiday home this way we know that all holiday homes on the park are covered and also that the cover is consistent and appropriate. We have negotiated a good policy with one of the leading insurance brokers in the caravan holiday home sector who we know will look after your and our requirements. The policy is priced competitively and where a security alarm is fitted to the Holiday Home a 15% discount will be included in the premium. Holiday Resort Unity's own security staff will respond to alarm activations.

GAS

Some pitches are serviced with piped LPG gas supplies, where available this is a compulsory service. All new owners of Holiday Homes that are already sited on these pitches will be connected to a piped gas supply where the gas consumption is metered and will be charged quarterly.

OUR PITCHES

Most pitches have a fenced garden and patio/decking areas making them ideal for you to relax and make the most of your holiday home. If you want to do any development to your pitch we request that you obtain permission through Park Planning before commencing any changes.

Standard Pitches:

Generally located in the middle of the park near RJs. These are smaller and pay less pitch fees by approx £300.

Super Pitches:

Most pitches on the park are 'Super' pitches, taking larger holiday homes and with parking for 2 cars.

Extended Season Licence:

Available from 3rd Sunday in November until the 3rd Sunday in December, additional pitch fee of approximately £475.00.

Please Note: This option is only applicable to owners of Holiday Homes with Double Glazing and Central Heating.



SEASON

Our season is from the 2nd Friday in February until the 3rd Sunday in November. The Holiday Home is for Holiday Use Only and is not a Residential Licence and cannot be used as your sole address or main residence. At point of sale you are required to supply your Council Tax Invoice and Copy of a Utility Bill for your main address.

EARNING INCOME

Your Holiday Home may have the potential to earn some income for you. We have two schemes available to owners

- **Sub Letting** : Owner handles all bookings, cleaning and advertising
- **Agency**: Holiday Resort Unity Reservations Office handles all bookings, cleaning and advertising (commission fee and cleaning charges applicable).

If you wish to apply for either scheme there will be a Sub-Letting/ Agency Inspection Fee £25.00 inc. VAT.

EXTRAS:

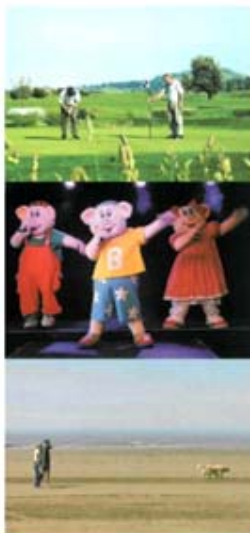
Unlimited Privilege Passes for Seasonal Use £1045 +VAT

Electrical Items (PAT) Test - £3.00 incl. VAT per item.

Electrical Installation Test (every 3 years if sub-letting or agency) £50.00 incl.VAT

METHODS OF PAYMENT

- **Option 1 – Payment In Full:** £50.00 can be deducted from estimated fees if full payment is made in November.
- **Option 2 – Direct Debit:** Application to be completed for Premium Credit by December 1st. Payments are taken over a 9 month period from December (6.5% finance charge applies).



HOLIDAY HOME DETAILS

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|--|---------------------------------------|--------------|--------------|
| 1 Reception, see the Booking & Activity | 19 Pubs & Sports Family Centre | 24 Telephone | 29 Parking |
| 2 D.D. Services | 20 Children's Play Area | 25 Dog Walk | 30 Toilets |
| 3 House Stables | 21 Brean's Beach Life Shop | 26 Toilets | 31 First Aid |
| 4 Fitness Swimming | 22 Biscuits, Spas & Sully Sea Bar | 27 Toilets | |
| 5 Hair Centre | 23 Cinema Salon | 28 Toilets | |
| 6 Beach Entrance | 24 Brean Golf Club & Pro Shop | | |
| 7 South Beach, Beach Solutions & Concessions | 25 Swimming Pool / Sun Cream Pavilion | | |
| 8 Family Football | 26 Fishing Lake | | |
| | 27 Sun Room | | |
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M5 J22

1/2 Mile

UNITY
Brean Sands Somerset
More than just a holiday!

BREAN Leisure Park

Brean Golf Club

GOLDEN SANDS

Activity

Coast Road

Beal Road

Coast Road



TYPICAL ANNUAL FEES BASED ON A SUPER PITCH IN 2009 / 2010

Pitch Fees	£2640.00
Estimated Rates & Services Local Authority Rates, Water Supply, Sewerage & Rubbish Disposal	£ 365.00
Holiday Home Insurance (Approx - based on value of caravan)	£ 285.00
Security System & Support	£ 210.00
Annual Maintenance Winter Drain Down & Re-connection, Gas Test	£ 95.00
Electricity is metered and invoiced quarterly	
Annual Piped Gas Connection If facility is available to pitch, actual gas usage is metered.	£ 60.00

Costs shown are approximate pending pitch type and holiday home & include VAT at 17.5% (subject to change).

If you purchase after November in any year, we will calculate fees due for you based on the remaining months.

FEES ARE DUE BY 1ST NOVEMBER ANNUALLY

Direct Debit payment scheme available.

15 YEAR LICENCE FROM FIRST PURCHASE

HOLIDAY USE ONLY

PARK SEASON

2nd Friday in February until 3rd Sunday in November.

EXAMPLE OF HOLIDAY HOME PITCH FEES

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CARAVAN HOLIDAY HOME SALES



**Your very own holiday home from
only £197.79* a month!!**

Fenced Gardens - Large Pitches - Free Swimming

Free Fishing - Free Entertainment/Kids Clubs - Discounted Golf Green Fees

Discounted Fun Park Rides - Owners Premier Membership/Exclusive

Events - Ten Pin Bowling/Arcades - Bars & Restaurants -

Plus many more facilities....The most extensive in the area

Use of Holiday Home from February to November

Pets Welcome

**Showground Open Daily - we'd love to show you
around our fantastic resort! Tel: 01278 751602**

**COMPARE OUR
PITCH FEES TO
SIMILAR PARKS,
YOU'LL BE SUPRISED
HOW MUCH WE
COULD SAVE YOU!**

Full listing of Holiday Homes for Sale available
on our website www.hru.co.uk



*Finance Example based on a caravan for sale at: £14,995.
Deposit: £2,999. Flat rate of interest: 5.5% fixed 84 Monthly payments.
£197.79/mth Total amount: £16,864.36, APR: 10.8% Admin fee: £250.
Please note stock changes and subject to availability.

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SOMERSET, TA8 2RB**