



**Newmans Holiday Homes**

A partnership created by Owners for Owners

# The Sublet Specialists at Ladram Bay



**GUARANTEED  
INCOME  
AVAILABLE\***



\*See page 4 - T's & C's apply

[www.ladrambaycaravans.com](http://www.ladrambaycaravans.com)





## Welcome to Newmans

Newmans Holidays Homes have been successfully letting privately owned caravans and lodges for well over 25 years.



From the very start, back in 1996, we have delivered a professional and friendly service to both owners and guests. Our unique tailor-made and flexible subletting options ensures you are always in control of your much loved holiday home.

If you are thinking of purchasing or already own a holiday home (caravan or lodge) of any age and would like free specialist advice on how to help maximise your letting income, then we are here to help.

### Here's a quick look at some of the benefits we offer:

- ✓ **Guaranteed Income** - offering owners added peace of mind.
- ✓ **Owners online access** - check, update and amend your own online calendar. Request, save and print regular income statements.
- ✓ **Cleaning** - all in hand! We arrange a full clean of your holiday home after each let.
- ✓ **Free Carpet and upholstery cleans** - completed throughout the letting when required.
- ✓ **Free maintenance service** - our engineers are on hand to take of any maintenance issues.
- ✓ **Online Advertising** - our marketing specialists have created a national online presence across the biggest search and social platforms.
- ✓ **Holding deposit** - we take a refundable deposit and check all guest booking details.
- ✓ **Dedicated team** - we handle all customer enquiries before, during and after the holiday lets.
- ✓ **Linen Service** - we manage a full linen service including delivery and pick up of laundry for all lets.
- ✓ **Key Handling** - guests will check in at the caravan using a fitted key safe.

*Newmans also offer a monthly payment option to all our owners*





## CONTENTS

Owners sign-up offers for 2024	4
Booking made easy	5
Looking after your holiday home	6
The Subletting Specialists	7
Ongoing support	8
Some frequently asked Q's & A's	9
Testimonials	10
What to do next	11





We  
operate on  
multiple Parks  
across the  
South West



## Owners sign-up offers for 2024

### **NEW** 'Guaranteed Income'\*

We are able to provide a minimum guaranteed income for your rental period, offering owners added peace of mind when planning for site fees. Furthermore, if the income exceeds this minimum during that period, owners will enjoy additional earnings.

### **PLUS** Free 'Income Protection Plan'\*

Newmans also provide an optional Owners 'Income Protection Plan' to protect your valuable booking income, enabling you to receive full payment from us should a booking be cancelled by the guest.

### **AND** Free 'Maintenance Cover'\*

This cover gives you unlimited general maintenance call outs for the period your holiday home is sublet by us in 2024.

*For further details on subletting options and to request an application/agreement form, contact us via email;*

**[owners@newmansholidayhomes.com](mailto:owners@newmansholidayhomes.com)**

*or call us on:*

**01395 22 40 66**

GUARANTEED  
INCOME

INCOME  
PROTECTION

REPAIR  
PLAN

PEACE  
OF MIND





## Click & Book - it's so simple for guests to book and pay online - on almost any device

Your much valued holiday home will be listed on our extremely popular Ladram Bay website; [ladrambaycaravans.com](http://ladrambaycaravans.com)

It will also be featured on our main website; [newmansholidayhomes.com](http://newmansholidayhomes.com) from there we have links to our 'Park Specific' websites - so your holiday home is accessible from ALL our resorts websites:

[newhols.com](http://newhols.com)

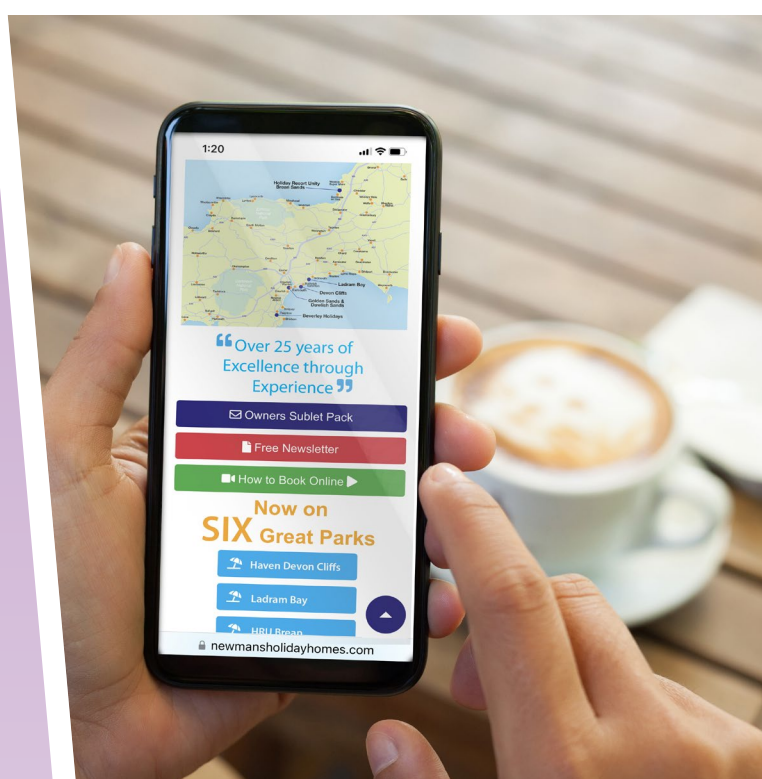
[breansandscaravans.com](http://breansandscaravans.com)

[goldensandscaravans.com](http://goldensandscaravans.com)

[dawlshsandscaravans.com](http://dawlshsandscaravans.com)

[paigntonholidaycaravans.com](http://paigntonholidaycaravans.com)

*Park specific websites with real-time bookings & updates*





## Looking after your holiday home

We understand your holiday home is your pride and joy. In light of that, we openly encourage bookings that are family and couple-orientated. Our system ensures that we only accept bookings that meet our family-based criteria.

Our accommodation and maintenance teams are focused on providing the best service possible with attention to detail and high standards.

Departure cleans will be carried out for Guests booked by both Newmans and Owners. Carpet and upholstery cleaning, along with standard inventory replacement, will be completed as and when needed.

Your holiday home

will feature on the **ladrambaycaravans.com** website and marketed via online advertising and social media. We will monitor and adapt pricing and bookings to maximise the potential of your Holiday Home.

We manage all aspects of subletting, from the booking and departure of guests to providing owner services such as statements and fund transfers.

*There are no age limits on caravans sublet by us*





## The Subletting Specialists

Subletting your holiday home with Newmans really is simple. Our friendly specialist team are on hand to take care of all aspects of the subletting process, leaving you to sit back and relax. What's more, we've been doing this since 1996, so you can be guaranteed that your holiday home is going to be well and truly looked after.



Guests will be able to view photos (taken by Newmans) of your holiday home, read all about the benefits and also be able to see, via a park map, the exact location on the park.

Click & Book is a 24/7 safe and secure booking system developed by Newmans ensuring guests can view, book & pay for their holidays, anytime, anywhere on any device!

## Reserve your own holidays

Of course, we make Owner bookings simple too. You will have 24/7 access to your own online calendar, so you can make your own bookings with no notice period, as well as getting up to date income statements.

Fast & Safe Check-In - when guests arrive, they check-in directly at your Holiday Home using our secure key safe system (key codes are changed after every guest visit).

You don't have to worry about a thing, Newmans have it covered, including; bedding, cleaning and maintenance.

Need more information?... Just call **01395 22 40 66**





## Ongoing support

It's only natural that you would want your home to stay pristine throughout the year.

We offer a low-cost 'Maintenance Cover' package (Free for New Owners in 2024), providing unlimited general maintenance call outs for Guests, and this extends to Owners for free.

Additional services are also available for the winter months to keep your property clean, safe and secure. Our winter shutdown packages include options on draining-down, anti-freeze checks, soft furnishing mould prevention and a fortnightly exterior and interior inspection.

Then, in advance of the new season, we can carry out an in-depth spring clean, carpet and upholstery shampoo, and jet washing of the veranda and exterior if required.

Please contact us for further details.





## Some frequently asked Q's & A's

**Q** *Does it matter what type or age of holiday home I own for Newmans to sublet?*

**A** Newmans can let any type of holiday home regardless of its age or model, subject to an inspection and the rectification of any repairs or improvements needed.

**Q** *Can I use my Holiday Home for my own or family and friends' holidays and how often?*

**A** You can use your Holiday Home as little or as often as you wish, the more weeks it is available to Newmans the greater the income it will generate for you.

**Q** *Is it possible to find out how many bookings my Holiday Home has taken for the season?*

**A** You will have full access to your Newmans Holiday Home Account on-line, there you can check bookings, current availability, reserve it for you, your friends/family or paying guests and check your financial statement. All the important information in one place.

**Q** *I sometimes take my own paying bookings, can I still do this if I sublet with Newmans?*

**A** Yes you most certainly can, all you will need to do is login to your Newmans online account check you have the availability and then update your Newmans booking calendar to ensure you don't get double booked. We will even arrange the cleaning for you.

**Q** *Do I have to worry about organising cleaners or arranging any maintenance that may be needed?*

**A** No, Newmans have on-site cleaners and maintenance staff ready for almost any problem that may occur.

**Q** *When and how do I receive payment for bookings?*

**A** You can either be paid monthly or at the end of the season, you will receive a detailed, easy to understand statement covering all income and expenditure. We can transfer monies directly to your bank or into your Park Account.

**Q** *Can I really just sit back and relax, whilst Newmans takes care of my entire Holiday Home letting needs?*

**A** Yes! - With over 25 years' experience in looking after owners just like you, we have the back-up services for almost any eventuality, so you never need to get involved - just sit back and wait for your additional income to roll in...

**Sublet  
your holiday  
home for just  
a week or the  
full season**





### **"Big credit to Newman's"**

*Just returned from a week at Beverley Holidays, Paignton in a privately owned caravan arranged through Newman's Holiday Homes. The communications, self service check in and end of holiday exit went like clockwork.*

*The very modern caravan was immaculately clean, superbly equipped, spacious, comfortable and exactly as described. We received the return of our security deposit without problems in 6 days.*

*Big credit to Newman's - would use again.*

20 May 2023

### **"Stayed at Devon Cliffs"**

*Stayed at Devon Cliffs, in caravan 205x Juniper Close. It was lovely, the caravan was so homely inside and very well equipped and a sea view.*

*The site is brilliant, there's something for all ages. It's so well kept, no rubbish etc. Beach is lovely. Newmans kept us well informed and not a hitch anywhere. I will definitely be going back.*

15 July 2023

## Testimonials

### **"Wonderful Holiday"**

*Just got home from Devon Cliffs where we spent a really lovely week in a Newmans Holiday Home, we had a front row caravan and the sea views were stunning (Cedars 9), it was immaculate and spotless.*

*Newmans customer service was great. A big shout out to the team for making our holiday so special, will definitely be booking again with Newmans.*

11 July 2022

### **"Brilliant"**

*Great holiday again this year with Newman's. Staff are brilliant. Really helpful especially Cilla. Can't wait to see you all next year.*

04 September 2023

### **"Fantastic Service As Always"**

*I have just returned from our Devon Cliffs holiday, I started holidaying with Newman's in 2003 and have returned to Devon Cliffs a good 8 - 10 times since, always booked with Newmans and find them so professional. The caravans or lodges I've had have always been faultless, I would never book with Haven as with Newman's you know exactly what caravan or lodge you are getting and you also choose the location on the park. I've been reading some reviews and I must say, that I'm very shocked at some, as I have always received a faultless service with everything.*

*Thank you Newman's I'm looking for the next holiday already.*

11 October 2021



## What to do next

Simply contact our experienced team, we will discuss your requirements and guide you through our registration process, you can phone us on: **01395 22 40 66** or...



*Newmans  
is a family run  
business,  
we also own  
and sublet -  
Join us!*

## Meet us in person...

Perhaps you would like to see us? Why not call and arrange a meeting with one of our specialist subletting advisors via an on-line call (Zoom or Teams) or, if you are close by, just pop into the office and get all your questions answered personally.

***We look forward to  
seeing you soon***

72 Cranford Avenue, Littleham, Exmouth,  
Devon, EX8 2QF

t: 01395 22 40 66

e: [owners@newmansholidayhomes.com](mailto:owners@newmansholidayhomes.com)

w: [www.newmansholidayhomes.com](http://www.newmansholidayhomes.com)





# **Newmans Holiday Homes**

A partnership created by Owners for Owners

## **Our Mission Statement**

*"To provide family memories through a consistent high standard of service being delivered time and time again - by conducting our business in an honest and professional manner, whilst building and maintaining trust between both our owners and guests alike"*



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