



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

ladrambaycaravans.com

Welcome to Newmans

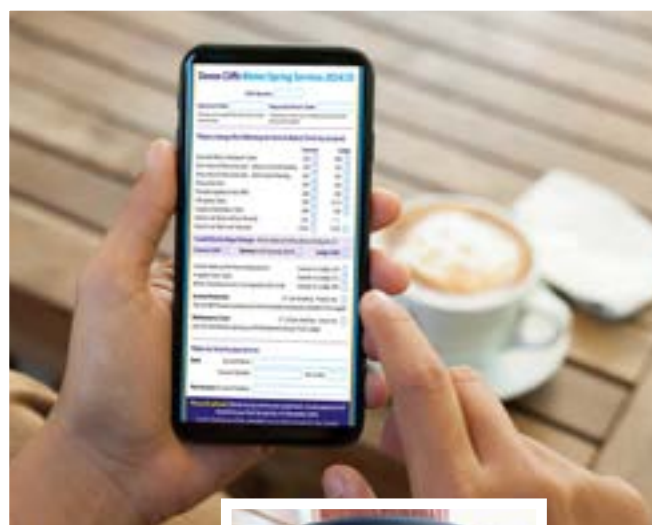
Newmans Holidays Homes have been successfully letting privately owned caravans and lodges for well over 25 years.

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.
- ✓ **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.



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We
operate on
multiple Parks
across the
South West



**GUARANTEED
INCOME**

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.

**INCOME
PROTECTION**

PLUS '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.

**REPAIR
PLAN**

AND 'Maintenance Cover'*

This cover gives you unlimited general maintenance call outs for the period your holiday home is sublet by us in 2025.

**PEACE
OF MIND**

*T's & C's apply



For further details on subletting options and to request an Application/Agreement, contact us via email at:

owners@newmansholidayhomes.com

or call on:

01395 22 40 66



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

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**

It will also be featured on our main website; **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 (Devon Cliffs) **breansandscaravans.com**

goldensandscaravans.com **dawlishsandscaravans.com**

paigntonholidaycaravans.com



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!

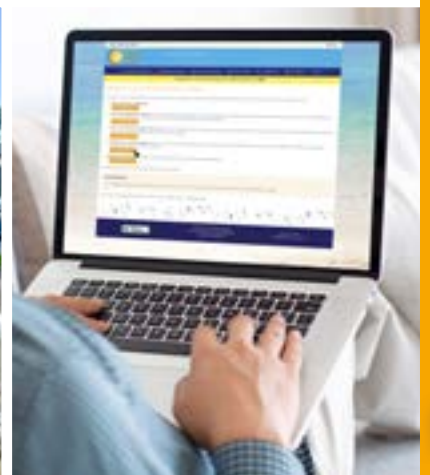
Reserve your own holidays

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 providing unlimited general maintenance call outs for Guests.

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**





Testimonials

“Newmans Holiday Homes at Ladram Bay” - 16 May 2024

For the past 2/3 years we have booked with Newmans based in Exmouth. We find their service and pricing strategy 2nd to none. I must say their after sales service is exceptional and excellent.

“Newman’s Spot On Again” - 13 April 2024

This is the 2nd time we have booked (SC4) a Newman’s Holiday Home at Beverley Holidays Paignton, and as on the previous occasion, communication was superb. The caravan was exactly as listed, spotlessly clean and ready on our arrival. Our club passes were ready for us at Beverley reception and the crew there were genuinely friendly and helpful.

Our security deposit was returned to us within a few days of our return home. Thanks again to Newman’s for ensuring a smooth and very enjoyable holiday.

“We had a lovely holiday at HRU - Brean Sands” - 18 May 2024

The caravan was beautiful and spacious. Had free passes to go to numerous places on site. They were happy to help with anything I needed at any time. Will always book with Newmans from now on.

“We stayed at Ladram Bay” - 27 July 2024

Absolutely fantastic experience. Saved us lots of money and it was so easy to book, Newmans kept us informed with all we needed to know. We will definitely be using Newmans again.

Thanks for a great holiday :)

“We recently stayed at Unity Holiday Park in Brean” - 27 July 2024

The caravan was brilliant, very clean and near to the beach. We had a dishwasher & coffee machine, cleaning products pegs clothes airer. Fantastic stay, all you need on site, Chinese, Indian, Pizza, Fish & Chips shop, Laundrette and Entertainment.

Really cannot fault, the staff were amazing and really helpful. Really friendly guests too. Highly recommend.

“Had a great holiday with Newmans...” - 18 May 2024

Had a great holiday with Newmans Holiday Homes in Holiday Resort Unity at Brean Sands. The caravan was beautiful and spacious. Had free passes to go to numerous places on site. They were happy to help with anything I needed at any time. Will always book with them from now on.

“This was our first time staying at Devon Cliffs” - 18 June 2024

Check in was quick and easy with Newman, we stayed at 37 The Terrace, upon arrival the van was spotlessly clean, modern and spacious. The view from this caravan is spectacular.

The van was close to the entertainment complex - but not too close!

We booked linen at the last minute and this was delivered very quickly, we very much enjoyed our time there and would go again.



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...

[illegible]

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 just pop into the office and get all your questions answered.

Newmans Holiday Homes

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

t: 01395 22 40 66

e: owners@newmansholidayhomes.com

W: 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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