

**GUARANTEED  
INCOME  
AVAILABLE\***



\*T's & C's apply



***Newmans Holiday Homes***

THE LUXURY LODGE  
SUBLETTING SPECIALISTS AT



HIGHER QUALITY, HIGHER VALUE...





## WELCOME

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If you are thinking of purchasing an exclusive luxury lodge at Brean Country Club and are interested in gaining extra income from it, or are not sure how to manage your holiday home, then Newmans Holiday Homes are here to help.

Established in 1996 our extensive knowledge of subletting enables us to produce bespoke flexible subletting packages to suit each and every owner - perfectly.

This enables us to give you peace of mind combined with a professional and friendly service.

Whatever your requirements we feel sure we can accommodate your every need.

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## WHY NEWMANS

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.

Your holiday home will be photographed and feature on all Newmans' websites plus it'll be marketed via online advertising and social media. We also monitor and adapt pricing/bookings to maximise the letting potential of your holiday home.

Holding deposits are taken prior to guests arriving. Check-in is made simple with the use of our key safe system.

You don't need to worry about cleaning, bedding or maintenance, we have all that covered too.





## 2025 SIGN-UP OFFERS

### **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.

## MARKETING

We generate high booking potential with national sales and marketing strategies and internet marketing including our interactive park-specific websites.

### *Simple booking websites*

Our websites allow hundreds of thousands of potential and returning guests to check availability in real-time and most importantly they can book their holiday 24/7, 365 days a year... via almost any internet accessible device.

### *Your lodge advertisement*

Your holiday home listing will have its own page on a park specific website which will feature interior and exterior photographs, detailed information on lodge features, its location on the park, distance from amenities and the ability for guests to book it instantly using a credit or debit card.



**BREAN**  
COUNTRY CLUB

Within a few minutes walk of all lodges, Brean Country Club is the perfect place to get away from it all, relax and enjoy excellent food whilst catching up with friends and family. They pride themselves on providing guests with the finest quality food, using locally sourced produce wherever they can and catering to almost any dietary need.







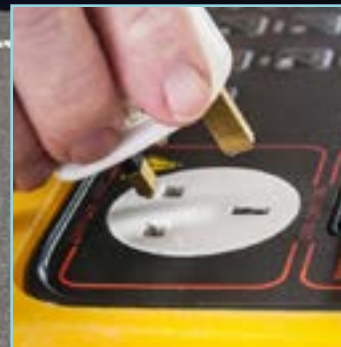
## ONGOING SUPPORT

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 calls outs for Guests. This also extends to Owners, free of charge, when you occupy the lodge.

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

Prior to the new season starting we can also carry out an in-depth spring clean, carpet and upholstery shampoo, jet washing of the veranda and lodge exterior. Please contact us for further details.



## OWNER PORTAL

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No need to give notice of your bookings! Your 'Owner Portal' allows you to view how your lodge is letting, your letting account, book your own, your family or indeed your friends holidays so dates don't coincide with our guest bookings - all this in real-time.

The beauty of this system allows both Owners and Newmans to know instantly when and who has booked your lodge. So even if we are in the process of taking a booking over the phone, we can instantly see available dates.



## WHAT TO DO NEXT

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If you are interested in subletting with Newmans, simply contact one of our subletting managers. They will guide you through the whole process: they will help you complete the Sublet Agreement, advise you on the best inventory to have, arrange for photos to be taken and help you log into your owners' account.

If you have any questions on subletting, we will be more than happy to answer them.

## PEACE OF MIND

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To set your mind at rest - ask us about our FREE Income Protection plan and Maintenance Cover, two great plans that'll ensure you have worry-free subletting.

Whatever your enquiry, our experienced team is here to help. Call us on 01395 22 40 66 or contact us for an information pack.



## MEET US IN PERSON

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By arranging a meeting with one of our specialist subletting managers either in-person or via an online call (Zoom or Teams) all your questions will be answered.

We'll discuss how we can adapt our subletting package to suite you - giving a tailor-made solution to your Holiday Home let.

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

## 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"*



***Newmans Holiday Homes***

Call **01395 22 40 66**

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