

# Cleethorpes *Pearl*



Own your own holiday home  
*in stunning Lincolnshire*







# Make yourself *at home*

There's no denying it, life's busy and sometimes you just need to get away. With your own holiday home at Cleethorpes Pearl Holiday Park you can do just that.

## *Why* Cleethorpes Pearl

**Cleethorpes Pearl Holiday Park** situated in the hugely popular resort of Cleethorpes, Lincolnshire is the perfect place to enjoy traditional seaside family fun, with lots of attractions on offer.

**It is everything a great British getaway should be. So, pack the buckets and spades and get ready to rediscover the kind of holiday whenever you fancy, that filled your own childhood with happy memories!**



### **Cleethorpes**

Cleethorpes is a traditional British seaside resort with a long promenade and stunning pier, glorious beaches, donkey rides, ice cream, hot-dogs and candy floss. There is also a boating lake, open top buses and a light railway. Also located nearby is magical castle, Cleethorpes Leisure Centre and Cleethorpes Golf Club among others.

### **Lincolnshire**

If you want to get up, out and about, you can't pick a better county to explore.

Lincolnshire has a wealth of diverse attractions to tickle the fancy of a wide range of visitors, whether young or old. There are festivals, stately homes, castles and cathedrals. You'll also find mile upon mile of great cycling routes, stunning coast, country walks and some of the best known seaside towns in the UK. You'll have a blast!



## Our facilities

- Outdoor heated pool
- Outdoor adventure playground
- Activities programme
- Family entertainment
- Bars & Restaurants
- On-site shop
- Dog friendly
- Wi-fi
- Tennis and football courts
- Fitness Lounge
- Launderette





**Choose *your*  
pitch today!**



# A home to *suit you*

We also have an excellent range of holiday homes designed to meet the needs of a wide range of families and their budget.

## The Perfect Holiday Home

Once you have decided which holiday home is right for you, our team will lovingly prepare it for you to use as your perfect getaway.

## A Team Just for You

To help all of these experiences, services and facilities run smoothly there is a dedicated and loyal team working just for you. From Grounds Maintenance to the General Manager, they are all working for you to have a great experience. If ever you have a query then simply start at Guest Services, they will organise things for you.

## The Perfect Pitch

We have a range of locations available where your holiday home can be placed. Some are right near the action and some are in quieter areas, it's up to you. All options and price differences will be explained when you visit.

By now you'll have realised that holiday homes come in all manner of types, styles and budgets. When you visit Cleethorpes Pearl Holiday Park you will soon learn that you and your needs are the most important part of the equation.

We will help you by discovering all the things you will need from your holiday home so don't be alarmed if we ask you lots of questions!



**Helping to take action,  
shouting loudly for our  
oceans!**



**For every holiday home  
we sell we plant a tree in  
the UK working with**



**Hug a Hero**

**Supporting national  
and local charities**

**and more...**

Find out more  
[awayresorts.co.uk/about/  
giving-back/](http://awayresorts.co.uk/about/giving-back/)





# Things to consider

## Budget

The most important piece to the jigsaw is finding something that suits your budget, so our well trained and friendly team will help show you the various options you have. We want you to enjoy ownership and that starts with not exceeding your budget! Fully sited holiday homes typically start at £19,995

## Finance

Once you've fallen in love with Cleethorpes Pearl, a pitch and holiday home of your choice, you need to think about how you will finance this fantastic leisure lifestyle. Some customers use their own savings or arrange a personal bank loan to pay for their new or pre-owned caravan holiday home or lodge. Away Resorts are also licenced Credit Brokers and, subject to your personal circumstances, we can put you in touch with specialist lenders in this field.

## Subletting

To help cover costs, a great way to earn income from your holiday home is to let it using our hassle free managed letting scheme. Letting through us enables you to earn some extra income whilst you are not using your holiday home! We'll take care of everything, and you'll have the reassurance and promise from us that your new holiday home will be fully looked after. We'll explain the income you can expect and how it works during your visit.

## Owners Privileges

As an owner you get invitations to complimentary owners brunches, evening soirees such as cheese and wine, champagne & strawberries and more.

## Annual Running Costs

Just like owning a house, a car or a boat, there are some additional running costs that need to be budgeted for.

*There is an annual pitch fee that is paid by all holiday home owners and covers the following:*

- Exclusive Owners parties and events throughout the season.
- Use of the park for 10 months of the year.

(Your holiday home cannot be used as a main residence.)

*We also carry out other duties that are covered by the pitch fee which include:*

- Park landscaping and gardening services
- Refuse disposal
- Road and drainage maintenance
- Park street lighting
- Park security systems

*Some of our holiday home owners offset this cost by using our hassle free Managed Letting Scheme.*

### **Pitch fee and loyalty discount based on 12.5% VAT**

**Standard Pitch Fee**  
*From £3,455.36 per year*

**Premium pitch fee**  
*From £3800.90*

*\*Additional annual pitch fee of £937.50 will be applied to all owners who don't purchase directly from Away Resorts Ltd.*

Pitch fees run from the 1st March to 28th/29th February and are charged on a pro-rata basis from the date of purchase and then annually. You are welcome to choose to pay via our monthly direct debit scheme and conveniently spread payment over 10 months.

**The following charges are also made to all holiday home owners and are reviewed annually.**

### **Annual Rates**

Includes local authority rates and water charges. These annual rates run from 1st April to 31st March charged on a pro-rata basis from the date of purchase and then annually. *£577 per year*

### **Electricity**

Electricity is charged as used for all holiday homes.

### **Gas**

Gas is charged as used for all holiday homes.

### **Other costs**

These include winterisation and insurance.



# Our holiday homes...

All our lovely holiday homes come in different shapes and sizes from affordable to luxury - all suitable for the whole family to enjoy, here are some examples, but we have plenty more to choose from. Please ask for further models.

## **Willerby Malton** 2/3 Bedrooms



## **Atlas Debonair** 3 Bedrooms



**ABI Ambleside**  
2 Bedrooms



**ABI Coworth Deluxe**  
2 Bedrooms



**ABI Windermere**  
2 Bedrooms



For more information, please call **01472 810 020** or email  
[Cleethorpes.holidayhomes@awayresorts.co.uk](mailto:Cleethorpes.holidayhomes@awayresorts.co.uk)  
**[awayresorts.co.uk/holiday-homes](http://awayresorts.co.uk/holiday-homes)**

# Come and take a look?

You really can't buy a holiday home from a brochure, you will need to come and have a look around to get a real feel for the park, to soak up the atmosphere and meet the neighbours.

## What happens when you visit?

We believe that purchasing a holiday home at our park should be an enjoyable experience, that's why we'll make it as easy as possible for you. These are the next steps to becoming a proud owner of a holiday home at Cleethorpes Pearl Holiday Park.

**1**

When you arrive on park you will be welcomed with a nice cup of tea or coffee, so you can relax after your journey and meet your personal Ownership Advisor.

**2**

We will help you discover all that you want from a holiday home, so don't be alarmed if we ask you lots of questions! We are simply trying to get a clear idea of what you want.

**3**

We'll have a chat about the general running costs and payment options in more detail to make sure you're completely comfortable.

**4**

We will then show you around the park's many facilities and en-route we'll point out some holiday homes and let you know the costs.

**5**

If you feel comfortable with the costs and you like what you see on the park we will move onto perhaps the most important bit; determining your holiday home budget. This will help you decide exactly how much you are happy to justify spending on your holiday home.

**6**

From what you tell us is important to you in your holiday home we will show you the holiday homes that meet your needs.

**7**

When you have chosen a holiday home we will show you a number of locations where it can be situated, again based on what you prefer. Then you can soon start enjoying it!



# FAQS

## **How quickly can I move in after I have purchased?**

We know that you will want to be in your new holiday home that same day, so rest assured we will do our best to get you in as quickly as possible. If the holiday home is on the park and you have paid in full, the longest wait will be 14 days, but generally it's quicker. If the holiday home is new from the manufacturer we can only prepare your new holiday home once it arrives, but we will keep you updated along the way.

## **How long is the park open?**

All owners can enjoy our park from 1st March to 6th January each year.

## **Will my holiday home be covered by a warranty?**

Purchasing a brand new, ex-demo or pre-loved holiday home with Away Resorts, allows you to enjoy peace of mind with our comprehensive bespoke and exclusive 3-year Warranty + package\*. To us, age doesn't matter, at Away Resorts, we've got you covered!

## **How long will the park tour take?**

This can take as long or as little time as you like, we like to show you everything but it's your day! Why not make it a fun family day out?

## **60 Day Money Back Guarantee\***

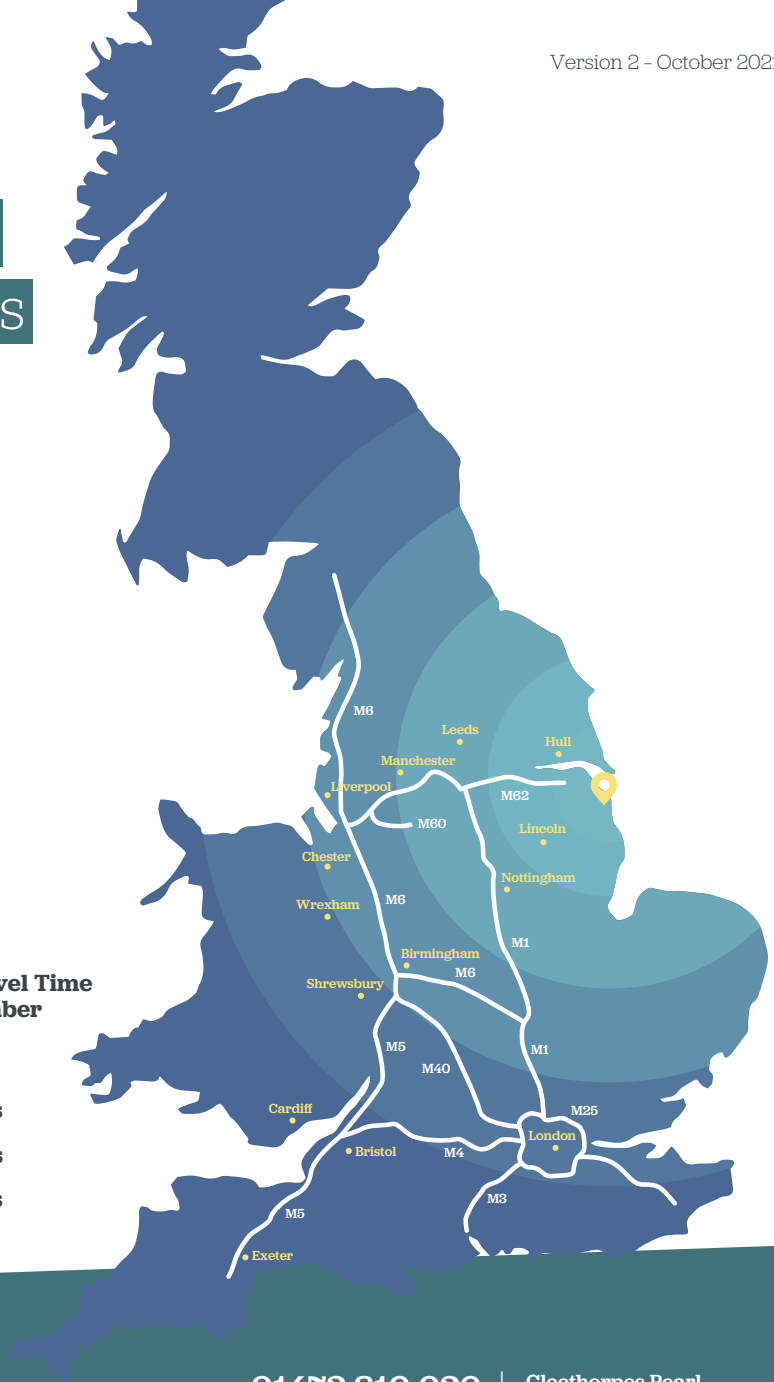
You'll love us because we love what we do. At Away Resorts, we are Amazing, Attentive, Lovers we'll give you a different and amazing experience, our attentive service offers you peace of mind in whatever you need, we absolutely love what we do and we know you'll fall head-over-heels in love with your new leisure lifestyle.

Details and terms and conditions of our 3 year Warranty + and 60 day money back can be found on our website [www.awayresorts.co.uk/holiday-homes/latest-offers/](http://www.awayresorts.co.uk/holiday-homes/latest-offers/) or by speaking to one of our team.

# How to find us

## Average Travel Time To Beachcomber

- 1-2 Hours
- 2-3 Hours
- 3-4 Hours
- 4-5 Hours
- 5+ Hours



01472 810 020

[awayresorts.co.uk](https://awayresorts.co.uk)

[Cleethorpes.holidayhomes@awayresorts.co.uk](mailto:Cleethorpes.holidayhomes@awayresorts.co.uk)

Cleethorpes Pearl  
Holiday Park, 208 North  
Sea Lane, Cleethorpes,  
Humberston, North East  
Lincolnshire DN36 4ET