



WATERSIDE

Your Holiday Home

Buyer's Guide





WATERSIDE

An introduction from us at Waterside

Here at Waterside, we want to make sure holiday home ownership is a potential for everyone; making it as simple and accessible as we can. We're here to act as a partner, to support you every step of the way and to ensure holiday home ownership is the right choice for you and your family.

We've created this Buyer's Guide to accompany you through your ownership journey. It includes key content from how to begin your search, how to approach your budget, questions to ask the Ownership Sales Team and a glossary of terms at your disposal.

Guide Contents

Your ownership journey begins today.

1. Deciding where to own **4**

Why Dorset?

Why Cornwall?

What park will you visit?

2. Book an Experience Day **6**

What might your Experience Day look like?

First – Meet our team

Next – Discover the perfect holiday home pitch

Then – View the park facilities

Lunch on us

3. Understand the finances and plan your budgets **8**

Cost of the holiday home

What are the annual running costs?

What are site fees, and what do they include?

Financing options

4. Start looking ahead **10**

Our subletting service

Opportunities to part exchange

5. So, why Waterside? **11**

Complimentary concierge service

Your Owners' Card

Become part of our community

Meet the Ownership Team

How long can you stay?

Your buyer's guide glossary **13**

Want to visit us? **14**

1. Deciding where to own

Are you debating hanging up your airplane socks and becoming a part of the staycation nation? As a holiday maker in the beautiful British Isles, you have a guaranteed getaway to your coastal haven.

You may want to ask yourself when picking a location for your holiday home:

1. How far am I willing to travel by car?
 2. Or if not by car, is the local transport accessible?
 3. What local events, attractions, shops, etc. would I like to have nearby?
 4. Do I have specific family and friends I'd like to be able to visit easily?
 5. Would I like to be by the seaside, in a woodland area, near a town centre, or all of the above?
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Why Dorset?

At Waterside, we have three 5 star parks across Dorset.

Our parks each have their own unique charm – but whichever park you choose to call home, you'll only be minutes away from the stunning Dorset coastline.

Wander around Durdle Door, then onto Lulworth Cove and Castle, or tour the Jurassic coast, by foot or kayak.

Why Cornwall?

In Cornwall, we have our 55 acre park surrounded by enchanted woodland where you can enjoy stunning views of the Cornish coastline.

Perhaps you want to plan a day out to explore the Eden Project, or lose yourself in the Lost Gardens of Heligan – Europe's largest garden restoration? Or, head five minutes down the road to Looe, a beautiful fishing town situated along the river.



What park will you visit?

Depending on if you visit Weymouth or Cornwall, you will have the opportunity to explore one of the four parks below.

If you're visiting Weymouth, it is likely that the Ownership Sales Team will advise on the best park for you based on your initial consultation. They'll also be able to show you more than just one of the parks on the day, so you can explore all your options.



Bowleaze Cove

HOLIDAY PARK & SPA

Relax or play

Our largest park surrounded by Dorset's Jurassic coastline and nestled on the beach at Bowleaze Cove.

BOWLEAZE COVE, WEYMOUTH, DORSET, DT3 6PP
01305 836 836



Chesil Beach

HOLIDAY PARK

Relax on the Jurassic Coast

Overlooking the panoramic 18 mile Chesil Beach and close to both Weymouth and Portland.

PORTLAND ROAD, WEYMOUTH, DORSET, DT4 9AG
01305 752 566



Osmington Mills

LODGE PARK

A secluded escape

A coastal woodland retreat with superior five-star holiday lodges and a Country Club.

OSMINGTON MILLS, WEYMOUTH, DORSET, DT3 6HB
01305 818 171



Tregoad

HOLIDAY PARK

Yours to discover

In the heart of the Cornish countryside, the perfect base to explore this popular holiday destination.

ST MARTIN, NR LOOE, CORNWALL, PL13 1PB
01503 390 004

2. Book an Experience Day

Your chance to experience the benefits of buying a holiday home with Waterside.

What better way to discover the luxury of holiday home ownership with Waterside than by spending the day exploring the park with our experienced Ownership Sales Team. We offer every prospective owner an exclusive Experience Day, so you can see for yourself the world of possibilities with ownership.

What might your Experience Day look like?



FIRST - MEET OUR TEAM

From when you arrive, our dedicated Ownership Sales Team will be on hand ready to meet and greet you. They'll then kickstart your day with a session in the Ownership Lounge, to talk through and understand your holiday home ownership goals.

This year we're celebrating 60 years as a family run business. And our Ownership Sales Team take pride in their honesty, experience and passion for all things holiday home ownership. Our team will be with you every step of the way, and will adapt your Experience Day as you need. Simply call to discuss your holiday home options and be assigned a Ownership Sales Team member today.



NEXT - DISCOVER THE PERFECT HOLIDAY HOME & PITCH

Before your Experience Day, you may want to take a look at what holiday homes we have available at the moment on our website. Explore different prices, features and consider what feels like the best fit for you.

Our team will talk you through all the available locations we have. Sea views or enchanted woodland, we will have the pitch that is right for you and your loved ones to enjoy for years to come.

Questions you may want to ask on your Experience Day:

1. How many bedrooms do you need for you and your loved ones?
2. What features do you consider the 'deal breakers'?
3. Are you considering a static caravan or a lodge? Or open to view both?
4. Do you want a pitch with a view, or nearby to a certain area in the park?
5. Have you got a starting or end budget in mind?



THEN - VIEW THE PARK FACILITIES

Each of our parks has a range of leisure facilities that you will have the opportunity to tour on your Experience Day. And as an owner at Waterside, no matter which park you choose you'll have access to all parks' facilities with your Owners' Card.

What facilities work best for you and your family?

1. Do you have little ones in your family that would enjoy the opportunity of easy playground access?
2. Would your family enjoy entertainment on site?
3. Would you and your loved ones like the chance to relax poolside?
4. Do you have a preference to have more indoor or outdoor activities on your doorstep?
5. Perhaps you want to continue your exercise routine with a gym on site?



Lunch on us

It wouldn't be the full experience without sampling the dining options we have at our parks. That's why we offer you a £20 voucher when you book an Experience Day.* Pick from any one of our many restaurants and enjoy.

*Customers must book an appointment, discover the park and facilities with one of the park team members and view a selection of holiday homes to receive the lunch deal up to the value of £20. Not in conjunction with any other offer.



3. Understand the finances and plan your budgets

Our holiday homes are designed for pleasure with exceptional value and maintenance built into our site fees and rate fees. However, we still ensure you make affordable choices that work for you.

Owning a holiday home involves three main costs to consider – the cost of the holiday home itself, annual running costs, and site fees.

Cost of the holiday home

The holiday home price you see on our website covers the cost of the holiday home itself and essential add-ons such as connection and safety & security essentials. This price excludes site fees and running costs.

Bowlaze Cove HOLIDAY PARK & SPA ***** FROM £59,995	Chesil Beach HOLIDAY PARK ***** FROM £59,995	Osmington Mills LODGE PARK ***** LODGES FROM £199,995	Tregoad HOLIDAY PARK ***** FROM £59,995
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What are the annual running costs?

As a holiday home owner, you will need to pay for your running costs at the time of purchase, and choose the best payment method to cover your site fees.

Annual running costs can include site fees, rates, water, gas, electricity and insurance. These change from year to year, but our experienced team can provide you with guidance on your Experience Day.

What are site fees, and what do they include?



YOUR PLOT

Covers the rental cost of the plot your holiday home is on.



MAINTENANCE

Of the park and the grounds around your holiday home.



FACILITIES

Full use of all leisure facilities and maintenance of these.



SECURITIES

CCTV, barrier entrance and 24 hour park security.



+ MUCH MORE!

Including discounts in on-site restaurants and bars, the spa at Bowleaze, activities, free super-fast Wi-Fi and owner events.

Financing options

At Waterside you can purchase your holiday home outright with a one-off payment or join the majority of our customers in taking our easy finance package.

Competitive rate

APR

Terms from

24 months to 120 months*

Early settlement available
(T&Cs on request)

Various Part Exchange opportunities

*Maximum age limit of holiday home applies.

Warranties at Waterside

5 year

New holiday home warranty

IN YOUR FIRST YEAR WE COVER:

- The entire structure of your holiday home.
- Every component, fixture and fitting.
- Defects to soft furnishings, floor coverings and internal decorations.

IN YOUR SECOND AND THIRD YEAR WE COVER:

- Manufacturer fitted furniture, shower cubicles and shower doors, all taps, all sanitary ware, radiators, baths, internal doors and internal door handles, gutters, downpipes, external cladding, electric sockets & switches, dining tables and chairs.

IN YOUR FOURTH AND FIFTH YEAR WE COVER:

- Chassis (structural warranty), roof, internal walls, ceilings, floors, external doors, windows and external walls.

2 year

Pre-loved holiday home warranty

IN YOUR FIRST YEAR WE COVER:

- Chassis (structural warranty), roof, internal walls, ceilings, floors and external walls.
- Central heating boiler, cooker, fridge/freezer, electrics, plumbing and gas fire.

IN YOUR SECOND AND THIRD YEAR WE COVER:

- Chassis (structural warranty), roof, internal walls, ceilings, floors and external walls.

T&Cs are available on request.

4. Start looking ahead

Are you wondering what your future holiday home ownership journey could entail?

Once you become an owner, there will be future financial opportunities for you to explore. You may want to consider subletting to other holidaymakers, look to have a second home at another park, or part exchange to a different holiday home.

Our subletting service

The demand for high quality coastal holiday homes is high, so why not take advantage of our fully managed letting service and let your home out to other holiday-makers? It's a great way to earn some extra income to offset the running costs and share the wonderful Waterside experience.

We offer fully flexible booking dates, as well as a fixed rate commission. We'll take care of everything – booking, cleaning, repairs, check in and check out.

*Recharges for cleaning, linen and leisure passes may also apply.

- ✓ Fully managed and marketed by the Waterside Holiday Group
- ✓ All bookings, payments, guest correspondence, key handling, check in/check out services included
- ✓ Flexible dates – let from as little as 1 week
- ✓ Let midweek, weekends or full weeks
- ✓ Complimentary minor inventory top ups & replacements
- ✓ Fixed rate commission available



Opportunities to part exchange

Your holiday home doesn't have to be forever, but your adventure can be.

Once you're an owner, you may fancy a change in surroundings. This is the perfect opportunity to part exchange your holiday home. Simply have your holiday home appraised by our team, then they will assist you in viewing our other lodges and holiday homes.

Following this, you will receive a tailored upgrade proposal.

5. So, why Waterside?

As an owner at Waterside Holiday Group, you'll receive a whole range of benefits exclusively for you.

To share a few, you will receive up to 20% off park purchases, access across all four park facilities and invites to exclusive owners' events. We'll even put your heating on in the winter months before you arrive!



£23 million
reinvestment
in the last 7 years



Over
700
owners across
all 4 parks



Complimentary concierge service

Our complimentary concierge service is offered to our owners only. With a range of services offered free of charge, you can take all the stress away and make the most of your precious holiday time with us. We can even put the heating on ready for your arrival!

- ✓ Restaurant bookings & recommendations
- ✓ Heating
- ✓ Transport arrangements
- ✓ Peace of mind checks
- ✓ Day itineraries
- ✓ Plant watering

Your Owners' Card

The Waterside owners way is the only way to enjoy holiday home ownership – full service. As an owner, you will be provided with an Owners' Card that will provide you with access to our concierge service, cross park facilities, complimentary bus services at Bowleaze and Tregoad and much more.

You'll also be able to spread the love, as we'll provide you with extra cards to share with family and friends.



Become a part of our community

Start creating holiday home owner memories with other owners this year. We have an abundance of owners' events on the horizon. From summer BBQs, to movie nights, to sporting premiers.

When holidaying at one of our parks, there's always a reason to celebrate together.



Meet the *Ownership Team*

Our Owner Reception Team is here to ensure that you are entirely happy with every aspect of your new holiday home.

They also help arrange all the events across the parks, and will be in touch with you regularly to get involved.



How long can you stay?

Asking yourself how long you can stay at one of our Waterside parks? If only everyone could be on park all year round. Find out below per park how long you can stay:

Bowleaze Cove
HOLIDAY PARK & SPA

1ST MARCH
TO THE
15TH JANUARY

Chesil Beach
HOLIDAY PARK

1ST MARCH
TO THE
15TH JANUARY

Osmington Mills
LODGE PARK

15TH MARCH
TO THE
15TH JANUARY

Tregoad
HOLIDAY PARK

1ST MARCH
TO THE
15TH JANUARY

Your buyer's guide glossary

Holiday park

A holiday park is what park (site) your holiday home will be situated in. Here at Waterside Holiday Group, we have four holiday parks located across Dorset and Cornwall.

Holiday home

A holiday home is yours to own. Owning a holiday home makes it easy for you and your family to escape from it all... time and time again. Your very own home away from home. We look forward to welcoming you on park.

Luxury lodge

We have five-star luxury holiday lodges, right next to the beach. These are furnished with high-end finishing touches, from wine coolers to hot tubs. They're designed to elevate the functional to works of art – so you can simply unwind and enjoy. Choose from a wide range of secluded luxury holiday lodges and pitch locations with unmatched views across the south coast.

Pitch

A pitch is often referred to as the location of where your holiday home will be situated. Holiday parks will have a selection of pitches on park that will suit the individual's needs. For example, some pitches may be more secluded, whereas others may be closer to the park's amenities etc.

Site fees

Site fees are an essential and expected cost that comes with holiday home ownership. These fees generally cover essential work and maintenance to the holiday park.

Rate fees

These are costs that are essential to the running of your holiday home and generally cover water, gas and electricity. Usually, these can cost between £700 – £1,000 depending on your holiday home. At Waterside Holiday Group, we bill these every 12 months.

Part exchange

Part exchange is the process in which you trade in or upgrade your holiday home. This transaction will be dependent on your current home, and the home you are planning to move to.

Appraised / appraisal

This is the name of the process our Ownership Sales Team conduct when reviewing your holiday home prior to actioning a part exchange quote. This is to enable us to understand the condition and features of your holiday home.

Subletting service

We offer a fully managed lettings package where you can rent out your holiday home and earn an income to help offset the running costs. Our letting service means that you can take advantage of this time to earn some extra income through letting out your holiday home. Don't worry, our fully managed lettings package takes care of everything including bookings, key exchanges and cleaning, so all you need to do is let us know when your holiday home is available and we'll sort out the rest.

Open season/seasonality

Bowleaze Cove Holiday Park & Spa (formerly known as Waterside Holiday Park), Chesil Beach Holiday Park (formerly known as Chesil Vista Holiday Park) and Tregoad Holiday Park are open from the 1st March to the 15th January every year giving you an amazing 46 week season. This means you can enjoy your holiday home over the Christmas and New Year period if you so wish. Most on-park facilities are open from mid March until the end of October. Osmington Mills Lodge Park (formerly known as Osmington Holiday Park) is open from 15th March to the 15th January.

Showground

Want to know what's new? Come for an Open Day or Experience Day and tour our showgrounds where you can view holiday home caravans and lodges prior to them arriving on pitch. It's like your very own holiday home shopping centre!

Complimentary owner concierge service

As an owner at Waterside, you have access to our complimentary owner concierge service. This service includes management of bookings on your behalf (on park & local), local recommendations & area information, support of booking tickets to local attractions, a taxi service, maintenance of your plants...the list goes on! We'll even put the heating on ready for your arrival.

[For further FAQ's visit our website →](#)

WANT TO VISIT US?

Don't forget to book an Experience Day today

Book an experience day and enjoy lunch on us at one of our restaurants.*

The south west region is brimming with fascinating history, award-winning golden sands and stunning natural beauty. Experience it all with holiday home ownership at our exquisite parks in Cornwall and Dorset.

- STEP 1** Book your free Experience Day by [visiting our website](#) or call us on **01305 836 836**
- STEP 2** Explore the park and our fantastic facilities
- STEP 3** Enjoy lunch on us with a £20 voucher*

For more information on holiday home ownership, call or email

01305 836 836 | INFO@WATERSIDESALES.CO.UK

*Customers must book an appointment, discover the park and facilities with one of the park team members and view a selection of holiday homes to receive the lunch deal up to the value of £20. Not in conjunction with any other offer.

