

A NEW ADVENTURE AWAITS

OWNING A HOLIDAY LODGE

Finlake Resort & Spa





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Introduction to Haulfryn

Experience the joy of Haulfryn

Haulfryn is a family-owned business and has been since we started more than 85 years ago. We are known for our 13 beautiful park locations, our fantastic team members and our experience and knowledge in delivering excellent holidays and holiday homes. Our luxury lodges set us apart as well, with a range of accommodation options available. But it is not just the landscapes and lodges that people fall in love with. Owning a home with Haulfryn gives you access to some incredible on-park facilities for all the family to enjoy. Whether that is a splash in the pool, a relax in the spa or a dining experience in one of our premium restaurants and bars – we've got it covered.

Over 85 Years of Joy

Generation after generation, we have created luxury lodges and premium holiday parks for owners and holiday makers, set in breath-taking natural spaces.

Experience a holiday community that lives and breathes family values, where every detail has been lovingly crafted to create a sense of joy – for stays that stay with you.



What kind of properties are available?

The great thing about buying a holiday home from Haulfryn is that we work with you to ensure that your holiday home is a perfect fit. We offer a large range of luxurious two, three and four bedroom holiday homes and lodges.

Each home comes in a variety of sizes, colours schemes and layouts. And we work with the very best UK suppliers who personally design and build your dream home. All come fully furnished and complete with private sun decking, many with their own private hot tub.

What happens during the buying process?

When you first enquire, one of our experienced sales team will establish what they believe to be the right home for you, taking into consideration size, location, and budget.

We will then invite you visit the park for a personal guided tour of our resort and facilities, answer any questions you might have and show you around a selection holiday homes we have to offer.

Purchasing a holiday home is simple and stress-free and with Haulfryn there are no legal fees, stamp duty or Council Tax payable.

Once you have found your dream holiday home you can secure the property with a deposit on the day and we could be welcoming you back in as little as 14 working days.

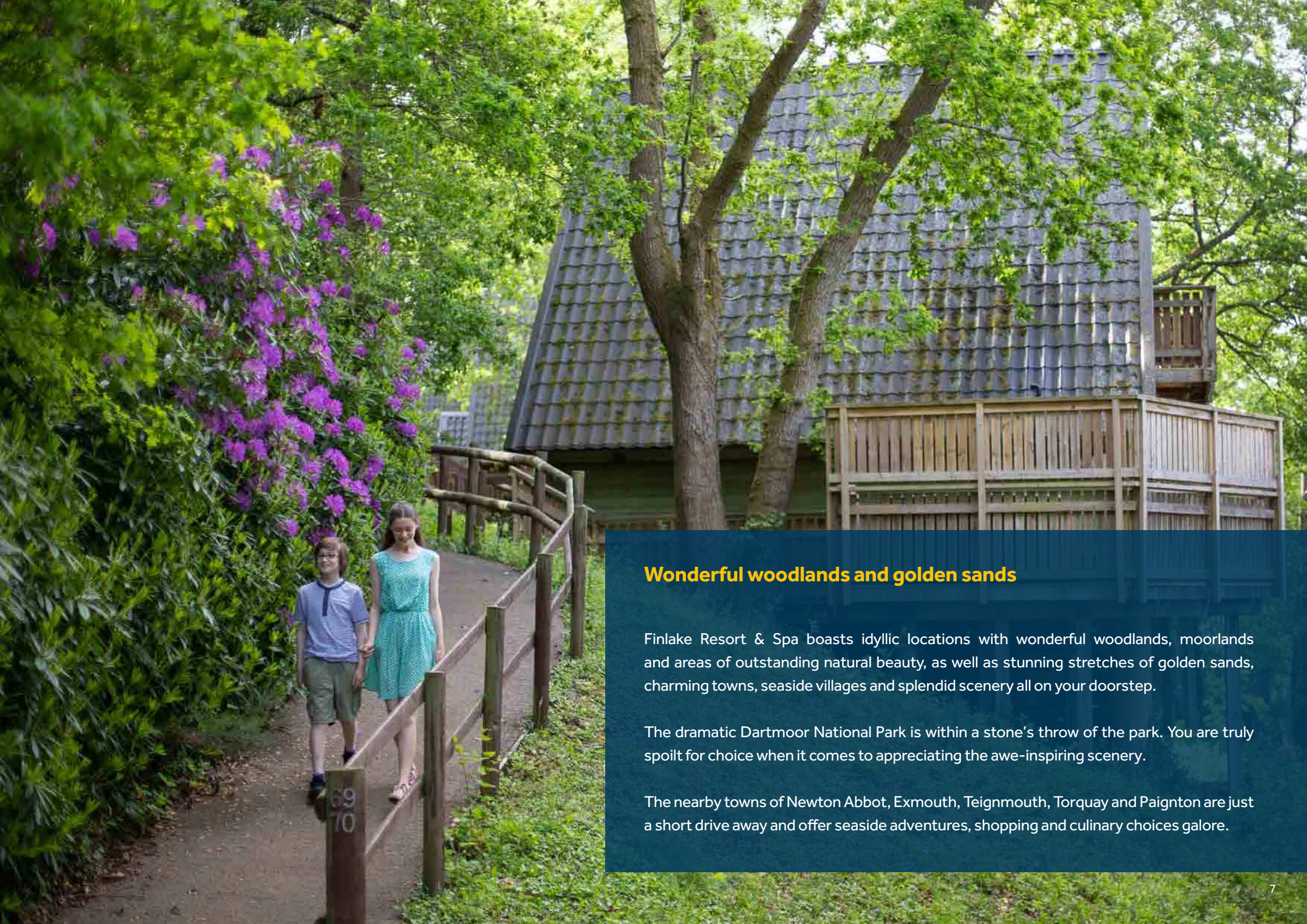
Finlake Resort & Spa

Your luxury holiday home escape in Devon

Set in 130 acres of beautiful South Devon countryside on the edge of Dartmoor, just ten minutes from the sea and boasting outstanding leisure facilities, Finlake Resort & Spa is the perfect holiday getaway. Relax on a romantic short break or enjoy a fun-filled family holiday – the choice is yours. Finlake Resort & Spa is an ideal holiday home destination thanks to its beautiful location and excellent leisure facilities.

- Open all year round
- On-site bar and restaurant
- Holiday rental scheme available
- Waterpark & state-of-the-art fitness gym
- Sirona Spa
- Finlake beauty and fitness suite
- Pet's welcome
- Funding packages available





Wonderful woodlands and golden sands

Finlake Resort & Spa boasts idyllic locations with wonderful woodlands, moorlands and areas of outstanding natural beauty, as well as stunning stretches of golden sands, charming towns, seaside villages and splendid scenery all on your doorstep.

The dramatic Dartmoor National Park is within a stone's throw of the park. You are truly spoilt for choice when it comes to appreciating the awe-inspiring scenery.

The nearby towns of Newton Abbot, Exmouth, Teignmouth, Torquay and Paignton are just a short drive away and offer seaside adventures, shopping and culinary choices galore.

What Finlake Resort & Spa has to offer

The fabulous leisure complex includes a heated waterpark complete with thrilling flume rides, a children's water playground and a superbly equipped fitness centre offering classes including yoga, free-weights, and an outdoor wellness fitness deck. Feel your cares drift away as you experience the immersive treatments offered at Finlake's Sirona Spa, complete with 8 treatment rooms, sauna and steam rooms plus an indoor spa pool with jacuzzi.

Children will love the outdoor pool with its water slide and adventure playground. Nature trails, outdoor tennis courts, two coarse fishing lakes and horse riding provide sporting opportunities for everyone.

The Retreat Bar & Restaurant offers lunch and evening meals and nearby, The Hub offers breakfast, light bites, and an extensive takeaway menu. There is also a well-stocked farm shop for essentials.





Something for everyone

To indulge in a 5-star award-winning holiday park that delivers all the ingredients for an out-of-this-world experience, look no further. At Finlake you'll find first class facilities and a huge choice of activities.

Beauty Treatments

Free Wi-Fi

Pet Friendly

Hot Tubs

Go Active Juniors Activities* Age 7+yrs

Go Active Juniors Activities* Age 3-6yrs

Restaurant & Bar*

Indoor water park Including an adults only swimming pool (16+)

Outdoor Swimming Pool

Toddler Pool

Sirona Spa & Wellbeing Centre

Gym

Tennis Courts

Fishing

Barefoot Walk

Picnic

Walks & Nature Trail

Playground

Funzone Arcade*

Farm Shop*

Launderette*

Sun Terrace

*Additional charges apply

Owner Benefits

What services can I expect as an owner?

- On park maintenance team
- Reception
- Security
- Life guards
- Leisure team
- On park Wi-Fi
- Owner events
- Newsletters to keep you up-to-date with park news



Awards and accolades

- ✓ Winner of "Best in Britain" park award on numerous occasions
- ✓ Winner of Devon Tourist Board's "Holiday Resort of the Year"
- ✓ Winner of English Riviera and South Devon Tourism and Hospitality Award
- ✓ Awards "Best self-catering, serviced apartments, holiday park or village"
- ✓ Visit England "Rose Award"
- ✓ David Bellamy Blooming Marvellous Pledge for Nature
- ✓ NCC Approved Holiday Home Ownership scheme member
- ✓ British Holiday & Holiday Park Association (BH & HPA) Member

What facilities are on offer and what benefits do I get as an owner?

We have a whole host of world class facilities across the resort, which means that we can offer an exceptional range of owner benefits.

- Finlake Falls Water Park with flumes, pools, water playground and poolside Splash Café.
- Access to our state-of-the-art fitness centre with multi-function studios, five bike spin studio, bespoke sauna & steam room, free weights, and over 60 pieces of cardio-vascular & resistance equipment.
- Sirona Spa (new in 2019) with eight treatment rooms and four experience rooms that include a lava sauna, thalasso steam room & Caribbean storm shower. Plus an adults only pool.
- Outdoor swimming pool and slide
- The Retreat Bar & Restaurant
- The Hub with Costa Coffee, kids' soft play area and shop
- Go Active sporting & kids' activities programme
- Coarse fishing lakes
- Woodland walks & nature trails
- Picnic areas
- Tennis courts and multi-sports court
- Over 130 acres of Devon woodland
- Complimentary golf at nearby Stover Golf Club an 18 hole 5,952 yards, par 69 course
- Exclusive owner discounts through MyBand - Including 10% off food and beverage, and 20% off leisure and spa.



Our Holiday Homes

All our holiday homes are high quality modular homes, built in the UK and constructed to ensure 'ultra-low' maintenance and durability without compromising longevity, aesthetic appearance, and performance. The building is made in one or two modular parts off-site by the UK's leading park home manufacturers. They are then transported to the park, moved into position, and connected to the relevant utilities.

Holiday homes include residential uPVC energy efficient windows, gas central heating and internal stud walls that deliver superb sound and heat insulation. External natural timber cladding is used.

All our holiday homes are sold fully furnished throughout and come complete with external sun decking and allocated parking.

Sustainability

We have proactively introduced processes and procedures to reduce Finlake Resort & Spa's environmental impact (or 'footprint') by using less energy, water and other resources, producing less waste and buying products and services that are less environmentally destructive. Our efforts have already created many opportunities for reducing your holiday homes utility bills and we aim to keep improving.



In addition to any manufacturer's warranty, all lodge holiday homes come with:

- 1 year manufacturer warranty on new holiday homes
- 3 month warranty on all pre-owned holiday home

Included in the price of your home:

- Fully furnished
- Fully double glazed
- Gas central heating
- Allocated parking (most with parking outside the home)
- Individual Wi-Fi connection and service to your holiday home

Renting out your lodge

We also offer a fully managed **5 Star Sublet Scheme** if you choose to let out your holiday home.

Our sublet scheme provides a complete comprehensive service for putting your holiday lodge to work, allowing you the opportunity to generate an income that could help offset running costs. We take care of everything.

- Advertising and marketing
- Administration, booking and customer service
- Cash collection and transfer
- Key handling
- Bed linen hire and housekeeping
- 24 hour on-park service including maintenance, security and customer care
- Pre-arrival maintenance and free maintenance call out, repairs and replacements under £30 (when occupied by a holidaymaker)
- Replacements to standard inventory pack during the rental period
- Fire extinguisher certification
- Annual landlord's gas safety certificate
- PAT testing
- Your holiday lodge must be of a certain age/type to be included within our subletting scheme

Points to note:

- 1** Income from renting is paid out annually.
- 2** When choosing to rent your holiday lodge you can defer payment of your annual ownership related invoices until the end of the rental year.
- 3** Tax benefits from implementing the "Furnished Lettings Act" can be beneficial.
- 4** Dedicated on park subletting team available 7 days a week.
- 5** It is a fully flexible service. You pick the weeks you want your holiday lodge to be made available for rental.



Key

- | | |
|------------------------------------|--|
| A Reception | K Moorland Suite |
| B Sublet Team Office | L Childrens Play Area |
| C Ownership Enquiries | M Multi Sports Court |
| D Main Car Park | N Archery Range |
| E The HUB & Shop | O Indoor Waterpark & Fitness Club |
| F Sirona Spa | P Playing Fields |
| G Laundrette | R Pixie Hollow |
| H Retreat Bar & Restaurant | → One Way |
| I Outdoor Pool | - - Woodland Walks |
| J Electric Vehicle Charging | |



FINLAKE
RESORT & SPA

Get in touch

To arrange a viewing or for further information,
please call 01626 563 230 [option 3] or
visit finlake.co.uk

How to find us

Finlake is located just minutes from the A38. From Exeter turn off the A38 at the Chudleigh Knighton exit. From Plymouth turn off the A38 at the Chudleigh/Teign exit.

**Finlake Resort & Spa, Chudleigh,
Newton Abbot, Devon TQ13 0EJ**

Distances to Finlake:

Exeter 13 miles 10min

Plymouth 30 miles 30min

Bristol 90 miles 1hr 30min

Southampton 110 miles 2hrs 10min

Birmingham 160 miles 2hrs 30min

London 200 miles 3hrs 30min

Manchester 240 miles 4hrs



Finlake Resort & Spa, Chudleigh, Newton Abbot, Devon TQ13 0EJ | WWW.FINLAKE.CO.UK