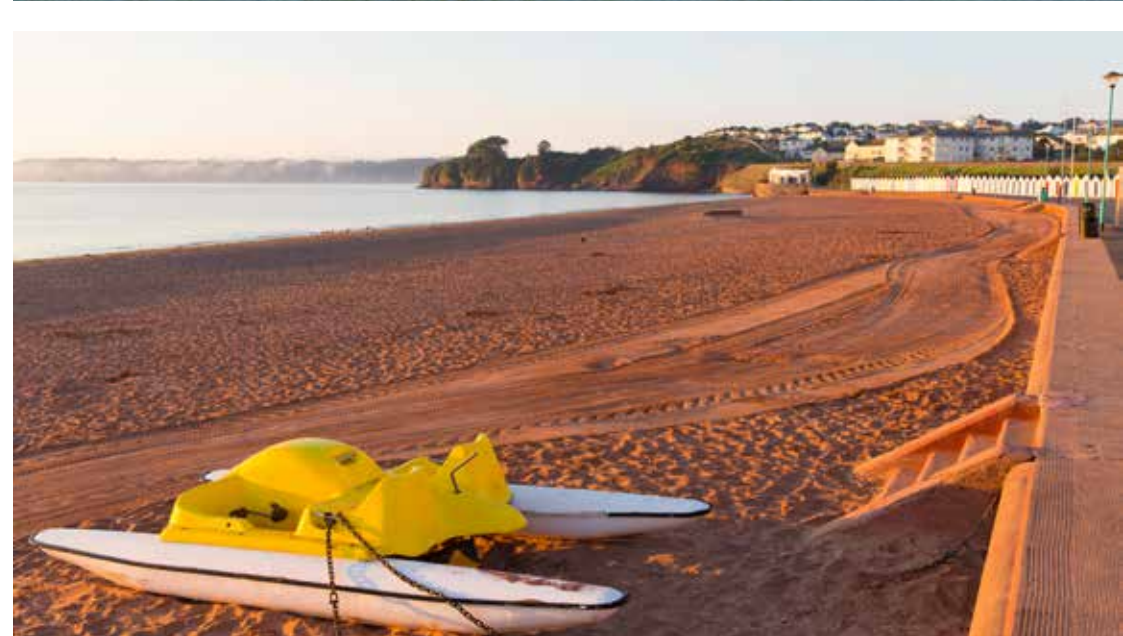


**A NEW ADVENTURE AWAITS**  
OWNING A HOLIDAY LODGE

*Devon Hills Holiday Park*





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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 at Devon Hills ensures you and your family are in a prime location, connecting you to the nearby towns of Paignton and Torquay. Our quintessential English pub, The Blagdon Inn also allows you to unwind and kick back after a day exploring your beautiful surroundings.

## 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 holiday homes 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 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.

## How easy is it to own your own holiday home?

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.



# Devon Hills Holiday Park

## Your luxury holiday home escape in Devon

A haven of peace and tranquillity that unites magnificent Devon countryside views, this is the ideal base for enjoying relaxing and invigorating breaks alike.

Devon Hills, Paignton offers plenty of play spaces, and when you're ready to head out for lunch or dinner, the historic 15th century country pub and restaurant, The Blagdon Inn, is on your doorstep, just a stroll away from your superb accommodation.

- Open all year round
- On-site bar and restaurant
- Holiday rental scheme available
- Pet's welcome
- Funding packages available







### **On the doorstep of the English riviera**

Just 2-miles from the popular seaside town of Paignton and 10 minute drive from Torquay and Dartmouth, Devon Hills is the ultimate destination for you and your family. Situated in the highly desirable English Riviera, Devon Hills boasts everything both onsite and offsite that all generations could wish for. Plus, over 60-acres of landscaped parkland and the nearby Dartmoor National Park are just waiting to be explored.



## What Devon Hills has to offer

Children will be kept happy and entertained at the playground or playing tennis.

The Blagdon Inn, Bar & Restaurant offers lunch and evening meals, light bites, and an extensive takeaway menu. The Blagdon Inn looks like a quintessentially traditional English pub from the outside, yet once you venture inside you are met with a contemporary feel as well as a truly warm Devon welcome. Visit us and discover a destination steeped in fascinating and haunting history dating back to the 15th Century.

There is also a well-stocked 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 Devon Hills you'll find a huge choice of activities.

Free Wi-Fi  
Pet Friendly  
Hot Tubs  
Restaurant & Bar\*  
Tennis Courts  
Picnic

Walks & Nature Trail  
Playground  
Shop\*  
Launderette\*  
Sun Terrace

\*Additional charges apply



# Owner Benefits

## What services can I expect as an owner?

- Reception
- Owner events
- Fibre broadband
- Security
- 24hr emergency call out
- Fully-managed subletting service
- Monthly newsletter



## Awards and accolades

- ✓ 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 can offer an exceptional range of owner benefits.

- Shop
- Childrens play area
- Picnic areas
- Tennis courts
- Owner social events, including BBQ's, Coffee mornings and live entertainment
- Exclusive owner discount of 10% off food and beverage.





# 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 Devon Hills' 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 homes

**Included in the price of your holiday 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\* sublet scheme** if you choose to let out your holiday home.

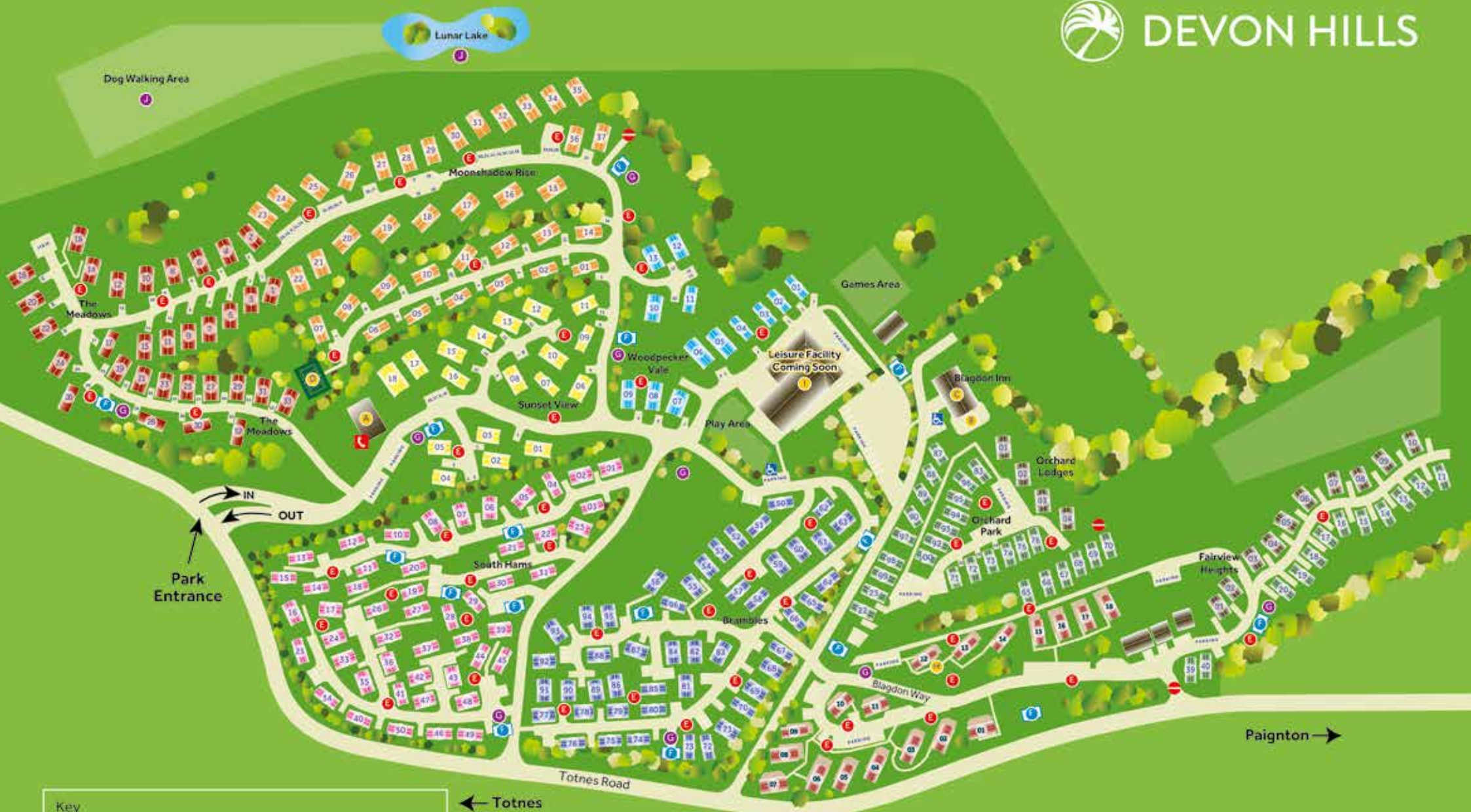
Our sublet scheme provides a complete comprehensive service for putting your holiday lodge to work, allowing you the opportunity to generate an income that could help offset running costs. We take care of everything.

- 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

- |   |                                       |
|---|---------------------------------------|
| <b>A</b> Reception and Sales Enquiry Office | <b>F</b> Bin Bays                     |
| <b>B</b> US's Play Area                     | <b>G</b> Dog Waste Bins               |
| <b>C</b> Blagdon Inn                        | <b>H</b> Laundry                      |
| <b>D</b> Tennis Court                       | <b>I</b> Leisure Facility Coming Soon |
| <b>E</b> Fire Points                        | <b>L</b> Emergency Telephone          |

**Extreme Emergencies**  
**5pm - 9am**  
 please call  
**07841 568 429**



# Get in touch

To arrange a viewing or for further information,  
please call 01803 666 930 or visit [devon-hills.co.uk](http://devon-hills.co.uk)

# How to find us

Take the A380 ring road to Paignton. Turn right off onto the A385 towards Totnes and Devon Hills is located 1.5 miles on the right hand side.

**Devon Hills Holiday Park, Totnes Road  
Paignton, Devon TQ4 7PW**

### Distances to Devon Hills:

Exeter 25 miles 39min

Plymouth 28 miles 42min

Bristol 100 miles 1hr 52min

Southampton 131 miles 2hrs 57min

Birmingham 181 miles 3hrs 3min

London 218 miles 3hrs 42min

Manchester 261 miles 4hrs 20 min



# HOLIDAY HOME OWNERSHIP

## RUNNING COSTS 2023/24

*Devon Hills Holiday Park*





# Devon Hills Holiday Park Running costs 2023/24

As an owner with Haulfryn Holidays, the following is a guide to the likely running costs you can expect to see.

## Annual pitch fees

This is the main bill that an Owner pays each year and is not just for the rent of the land on which an Owners Holiday Home is located. It also contributes towards; roadways, street lighting, grounds & gardening, security, wifi, facilities, etc.

Orchard Park:

12ft to 15ft wide holiday home (*Single width home*):  
**£4,495**

Rest of park:

12ft to 15ft wide holiday home (*single width home*):  
**£5700**

16ft to 22ft wide holiday home (*twin width home*):  
**£6800**

## Utilities

Local non-domestic rates:  
**£188.50 per year**

Water and sewerage:  
**£289.91 per year**

Refuse, environmental and administration :  
**£209.12 per year**

## Electric and gas are metered

Electric and gas are metered.

Meters are read annually.

## Holiday home insurance

Approx. £250 - £500 depending on the value of your holiday home.

Costs shown are approximate, depending on pitch type and holiday home, and include VAT at 20% (subject to change should the standard rate of VAT do so).

- Pitch fees are payable in advance with the billing year running from 1st March through to and including the last day in February
- Non-domestic authority rates year runs from 1st April up to and including the last day in March

On completion, an owner pays a pro-rata payment for pitch fees, water, sewerage, refuse disposal and non-domestic authority, to cover the period from the date of completion though to the regular billable date.

