

A NEW ADVENTURE AWAITS

OWNING A HOLIDAY LODGE

Dartmoor View 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 Dartmoor View gives you access to the gorgeous outdoor heated pool for you to enjoy.

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 Dartmoor View 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.

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.

Dartmoor View Holiday Park

Your luxury holiday home escape in Devon

Nestled in a truly unforgettable location with 20 acres of landscaped mature grounds to explore, Dartmoor View is the perfect park for couples or families looking for an unforgettable countryside retreat.

- 12-month holiday park
- Quiet, relaxing setting
- Fishing lake
- Pet-friendly
- Dartmoor National Park
- Brand new fully-furnished homes
- Choose your pitch
- Fully-managed subletting service
- Owner events
- Children's play park
- Outdoor heated swimming pool
- Exclusive 24 hour owners lounge
- Laundrette





The perfect base to explore

Positioned close to the iconic Dartmoor National Park, this is an excellent location for exploring the hidden delights this picturesque area has to offer, from rolling countryside to a wealth of picture postcard villages bursting with quaint shops and traditional pubs awaiting discovery as you choose the pace of your holiday.

For those keen for a little more adventure, the historic castle of Okehampton in Devon, our closest town, traditional market town of Holsworthy and the vibrant modern city of Exeter, are just a short drive away. The choice is yours.

What Dartmoor View has to offer

Let Dartmoor View be your retreat from life's stresses and strains. Indulge in the luxury of exclusive holiday home living, as well as quality time with family and friends. Discover a new pace of life as every generation and taste is catered for. With a heated outdoor swimming pool and an exclusive owners' lounge which boasts spectacular views of the local area, plus, you have 20-acres of beautiful landscaped grounds to explore; which one will you explore first.

Dartmoor View has been designed with plenty of open space and its layout ensures that it is not too built up with homes. Dartmoor View is one of Haulfyn's quieter parks. Our emphasis is on relaxation and the exploration of outdoor pursuits, for the more adventurous.





Something for everyone

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

Free Wi-Fi
Pet Friendly
Hot Tubs
Outdoor Swimming Pool
Fishing
Picnic
Walks & Nature Trail close by
Playground
Launderette*

Outdoor Games† Including:

- Table Tennis
- Badminton
- Swing Ball

*Additional charges apply. †Seasonal use

Owner Benefits

What services can I expect as an owner?

- Reception
- Owner's lounge
- 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?

- Free use of the pool
- Owner discount for friends & family holidays



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 Dartmoor View Holiday Park'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 holiday homes and lodges 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
- Electric and gas safe checked
- Holiday home delivery
- Outdoor decking

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)
- Clean laundry supplied on changeover days
- 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 out your holiday lodge, you can defer your annual site fees until the end of the 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



DARTMOOR VIEW



Key

- | | |
|--------------------------------------|------------------|
| Reception, Laundrette, Owners Lounge | Outdoor Pool |
| Wardens Lodge | Fire Points |
| Childrens Play Area | Refuse & Recycle |
| | Ball Game Area |

(Park plan not to scale)

Get in touch

To arrange a viewing or for further information,
please call 01647 231 131 or visit dartmoorview.co.uk

How to find us

From the M5 take J-31, A30 signposted to Okehampton, look for small local signpost stating Whiddon Down. At Whiddon Down go past The Post Inn Pub and take the right-hand fork in the road, Dartmoor view is just 400 metres on your right-hand side.

**Dartmoor View Holiday Park, Whiddon Down,
Okehampton EX20 2QL**

Distances to Dartmoor View:

Okehampton 7 miles 15mins

Exeter 17 miles 25mins

Plymouth 50 miles 1hr 04min

Bristol 107 miles 1hr 44min

Birmingham 187 miles 3hrs 08min



HOLIDAY HOME OWNERSHIP

RUNNING COSTS 2023/24

Dartmoor View Holiday Park



Dartmoor View 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.

12ft to 15ft wide holiday home (*single width home*):
£5,000

16ft to 22ft wide holiday home (*twin width home*):
£5,850

Utilities

Local non-domestic rates:
£99.35 per year

Water and sewerage:
£179.27 per year

Refuse, environmental and administration :
£138.94 per year

Electric and gas are metered

Meters are read annually. Some plots have gas supplied by gas bottle (47kg) and if required are sold by the park for £79 each.

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
- Electric meters are read in October and invoiced in November each year

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.

