



"Our holiday home is a place where we can relax and enjoy the Devon sun whilst we sit on our balcony. We love meeting up with all the friends we've made in the 23 years we have been owners and enjoy the owner events including Wine Club and aquafit."

**Mr Adcock and Mrs Barry,
owners at Devon Cliffs for 24 years.**

Six reasons to become an owner with us at

Devon Cliffs

Holiday Park



Buy with confidence from a household name



30 day money back guarantee



Dedicated team for owners making sure you feel right at home



Earn income through our Holiday Home Letting Service



Lots of choice of holiday homes, locations and ways to finance



Holiday home for life, no need to change your holiday home



Call us on **0333 202 1480**

Visit **devoncliffs.co.uk**

Devon Cliffs Holiday Park, Sandy Bay, Exmouth, Devon EX8 5BT



We're an award-winning holiday park

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Your happy place, your perfect

retreat

Devon Cliffs Holiday Park



Haven
Holiday home ownership

A room with a view, across the beautiful

sandy bay

Does life get much better than this? We're blessed by a heavenly location atop rocky sandstone cliffs in idyllic Devon. And almost every holiday home enjoys these stunning sea views. A sloping sandy path leads directly to the vast beach and surf-tinged waves below. If you can tear yourself away from the sand, there's plenty to do; hiking Dartmoor, visiting Canonteign Waterfalls, shopping in Exeter or exploring the famous English Riviera. And our first-class park facilities are just as exciting – including five pools, two of which are exclusive to owners, surf school, 5-star entertainment and even luxurious spa facilities for pure relaxation.

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The best bits



Sunbathing on our private sandy Blue Flag beach coupled with gourmet lunch at the South Beach Café, our clifftop restaurant – a real treat!



Nearby Exmouth's sandy beach and promenade provides the perfect day by the sea



A green and spacious park with those unbeatable sea views



Our Ocean Heights development offers luxury living in the beautiful settings of Sandy Bay

Beaches, coves and famous

coastal trails

Have you written your to-do list? Then you're ready to go. But be prepared, there's a lot on offer in Devon. Build a sand palace on the beach, hike the heights of Dartmoor or gaze down the Canonteign Waterfalls. And when you have time take in the sights, walk the historic Jurassic coastline or stop off at a village for a cake from the local tearooms. For something a bit more active, grab a surf board and hit the waves.



Torbay



Local spots to explore

- ★ Explore Dartmoor National Park – a rugged mix of moorland, woods and granite-topped hills
- ★ Visit Paignton and you'll find a long pleasure pier and a fantastic zoo
- ★ Spend a day or two on the English Riviera – otherwise known as Torbay
- ★ Pop in to The World of Country Life next door to the park – it's kitted out for kids
- ★ Discover the gateway to the World Heritage Site, the Jurassic Coast. Follow a clifftop walk with breathtaking views of the famous coastline
- ★ Enjoy a family day out at Crealy Great Adventure Park – plenty of animals and lots of rides



Enjoy precious time

together

On sunny days, enjoy our three outdoor heated pools or even adventure golf. On not-so-sunny days, unwind in our heated indoor pools or simply treat yourselves in one of our bars and restaurants (or the South Beach Café) for delicious local food and panoramic vistas. Evenings feature fantastic family entertainment, including game shows and live acts. Got kids or grandkids to amuse? No problem; there's loads for kids too. Not to mention active stuff such as Nature Rockz, watersports, a climbing wall and more.



NEW for 2017: Refurbished outdoor pools with decking



There's a delightful **Blue Flag beach** to enjoy whenever the mood takes you



Get out in the sea – our range of **watersports** includes surfing, paddle boarding and sea kayaking



Don't miss the gourmet delights at our **South Beach Café** – simply scrumptious



Our **Aerial Adventure** course offers some breathtaking views, if you dare



We have creative fun for all ages with our **Pic 'n' Paint pottery**

Some activities and facilities have an extra charge.
Height and/or age restrictions may apply.



Life on park

Our owners feel like our park is home. They return back to a community of friends, where time is filled with activities, to build a lifetime of happy memories. Each year we invest in our park facilities to make sure their 'home' is somewhere to love for years to come.

The luxury of *ownership*

We like to look after our owners. That's why we make sure that our exclusive owner facilities are of the highest quality as you'd expect – making you feel part of a privileged community. Our Bay View Owners' Club and Spa is the perfect place to meet other owners and take time out or to pamper yourselves. So you can relax, refresh and unwind whilst you are here and take in the beautiful sea views.



You may want to socialise with other owners – or grab some precious time alone. However you choose to spend your time, it won't be long before you feel part of our special owners' community.



Bay View Owners' Club and Spa – a modern and state-of-the-art place where you can sit back, order a drink and unwind with family and friends, or find a quiet spot on your own with a newspaper. There's a dedicated interactive kids' area too



Owners' swimming – as well as a lovely owners-only heated indoor pool, we also have a heated outdoor pool, perfect for soaking up the sun



Owners' gym – keep fit and healthy in our private owners' gym. We have a treadmill, cross trainer, weights and a bike. Our team will show you how to use the equipment and suggest a suitable workout



Owners' spa – there's a private sauna, steam room and hot tub to enjoy. Or you can retreat to the spa to relax in the bubbles of our Jacuzzi



Treat yourself to a *luxurious lodge*

Longing for ultimate luxury at Devon Cliffs? Then indulge yourself with one of our beautiful lodges. These rustic gems are the largest and most lavish of all our holiday homes. What's more, they're hidden within an exclusive development – so you'll really feel as though you're escaping everyday life. And because we know that everyone likes a room with a view, we've put them in our prettiest spots, with landscaped gardens and glorious sea views.



Ocean Heights is the stunning new super lodge development at Devon Cliffs. Set overlooking the cliffs, you can wake up to beautiful panoramic views of Sandy Bay. Inside our lodges you'll find quality fittings, high-spec features, modern design, comfy sofas – and lots of extra space. So go on, put your feet up and... relax.



Light-filled interiors, modern design and plenty of room for friends and family



Our landscaped settings are in some of our park's prettiest spots – it's all about the view



You'll feel safe, secure and away from it all from within our bespoke designed development



Exclusive high-end fixtures and fittings, such as the integrated appliances in our streamlined kitchens



Prices start from £195,000*

*Package price includes entry level site fees, siting, connection and standard accessories.



Get together with great events and activities



Becoming an owner at our park is all about putting down roots, making new friends and feeling part of our close-knit community. So we've created a packed calendar of events and activities, just for owners. This way, you'll be able to relax and have fun – together. Firm favourites include our Party Nights, Experience Days and exclusive owners' clubs like our Wine Club. Our famous DC in the Park Festival, will be returning this year by popular demand.

Privilege Card

Leave your wallet behind – and use your owners' Privilege Card to pay for everything you buy on the park. It's really simple and you'll make some great savings too. Swipe the Privilege Card at any till and receive 15% off* in our bars, restaurants and shops. Get half price sports and leisure activities and free entry into all park venues. And receive 10 free Privilege Cards for you, your friends and your family. We make it easy to save money while you're having fun.



"Being an owner at Devon Cliffs offers a safe environment for my children and they can do as much or as little as they want. We all love the owners only activities. It's like a box of fireworks, fun going off everywhere."

Darren Dean, owner at Devon Cliffs for 6 years.

Our owners enjoy

- ★ Getting together with family and friends for our Party Nights
- ★ A 15% discount* in our bars, restaurants and shops
- ★ The community feel and making new friends on park
- ★ Counting down the days to our DC in the Park and summer parties
- ★ Choosing a favourite tippie at our Wine Club events
- ★ Half price sports and leisure activities
- ★ Fun Experience Days
- ★ Bespoke service from our Owner Services team

*Terms and conditions apply. Please enquire for full details.



Handpicked

holiday homes for you

Whether you're after something bright and practical, or a luxurious model with contemporary styling and space for the dog, that's fine. We have plenty of holiday homes made by leading manufacturers for you to choose from. All you have to do is pick your favourite. Struggling with all the choice? We can help. For 2017 we have a range of holiday homes chosen to suit different tastes and budgets and have selected our own handpicked models for you. So, if you're looking for simplicity, comfort, luxury or indulgence our handpicked range could be perfect.

Holiday home package price includes

- ★ 2017 site fees for your chosen pitch location and pro rata costs for rates, water and insurance*
- ★ Full starter inventory, steps, handrails, smoke alarm, plus all carpets, curtains and furniture
- ★ 10 Privilege Cards for you, your friends and family to use on the park
- ★ 5 year warranty with new holiday homes or 2 year warranty with previously owned holiday homes

*Please see site fees and running costs on page 17 for more details.



NEW for 2017: Our handpicked for you models make it easier to find your perfect holiday home

Leading holiday home manufacturers:



A place to call home

We've thought of all the things that make your holidays feel extra special so all our holiday homes come with open-plan design, modern kitchens, spacious bedrooms and some even have en-suite bathrooms. They're stylish and cosy. Plus all our holiday homes are backed up by a comprehensive warranty.

We'll help you get the *numbers* right



Buying your dream holiday home is a big decision – so we like to lead you carefully through the process. We'll explain all the facts and figures before you commit to this lifetime opportunity.

If you decide to buy, we can sit down and help you choose the most sensible financial packages. We have more than 50 years' experience, and we'll share it all with you. And because every financial situation is unique, we'll offer you the best option that suits you.

We make ownership affordable, with:



First season's site fees included



Finance options available

How much will a holiday home cost?

Holiday homes at our park start from £23,995. The price will depend on the model you choose and whether it's new or previously owned.

Example of a previously owned holiday home

Package price

(Includes 2017 entry level site fees, siting, connections and standard accessories)†

£23,995

Minimum cash deposit

£4,800

Example of a new holiday home

Package price

(Includes 2017 entry level site fees, siting, connections and standard accessories)†

£32,995

Minimum cash deposit

£6,600

†Please refer to site fees and running costs for more details.

Please treat all examples and prices as a useful guide. Details correct at time of going to print. Parks cannot be used as a permanent residence.

Site fees and running costs

As with any home there are running costs. Annual running costs include site fees, rates, water, gas, electricity and insurance. Naturally these will change from year to year but to give you an idea, this is what your costs could look like:

Full year's site fees range from (Dependant on location)	£4,245 to £8,745
Average water charges and non domestic business rate	£708
Average gas and electric	£292
Insurance (Dependant on holiday home size)	£233 to £388
Total annual running costs	£5,478 to £10,133

Site fees cover all park maintenance, landscaping, security and use of our park's facilities. The appropriate 2017 site fees and pro rata costs for rates, water and insurance are included in the holiday home package. We also offer optional services at an additional cost, such as preparing your holiday home for winter.

Help to Buy scheme

Let us help you buy your dream new holiday home with £6,000 available from us towards the cost. All you have to do is let your holiday home through our Holiday Home Letting Service over 3 years for enough weeks to generate a minimum income of £2,000 per year.*



*Available on new models only. You must join our Holiday Home Letting Service for 3 consecutive years and agree to rent out your holiday home for sufficient breaks to generate a minimum letting income of £2,000 per year. The breaks available to let and the associated guaranteed letting income per break is available from the park team on request. If letting income of more than £2,000 is generated in any year, we will credit any amount in excess of £2,000 to your owner's account. If you have provided us with sufficient breaks to generate letting income of £2,000 but that amount is not generated we will still credit your account with £2,000. Subject to status and deposit criteria.

Earn an income to help offset your site fees through our Holiday Home Letting Service[^]

Our Holiday Home Letting Service lets you enjoy your holiday home when you want to and when you're not using it yourself, gives you the opportunity to earn income towards your site fees and running costs. We understand the trust you put in us, so during your letting season we promise to treat your home as if it was our own, and will check it after every letting period. We also offer free carpet and upholstery cleans, to ensure that your holiday home is kept clean and fresh for when you visit.

[^]Terms and conditions apply, please ask for more details.

Questions

prospective new owners often ask

You're bound to have questions. Here are our answers to some of the most commonly asked ones about holiday home ownership. If you don't find what you're looking for just pick up the phone and ask away – we'll be happy to help.

General

Why should I choose Devon Cliffs?

Devon Cliffs is part of Bourne Leisure Limited, one of the UK's leading holiday and holiday home ownership providers, and offers exceptional service and facilities. Our continuous investment programme ensures the highest level of facilities, activities and landscaping at our parks.

Can my friends and family visit me?

Yes – of course. As an owner you will receive 10 Privilege Cards each season which entitle you, friends and family to use all the facilities on the park. Privilege Cards are specific to the individual and extra passes can also be purchased from the owners' team.

How many months of the year can I enjoy my holiday home?

Here at Devon Cliffs your holiday home will be available from March to November. Please remember that our park cannot be used as a permanent residence.

Can I choose the location of my holiday home?

Yes, you will have a choice of those pitch locations which are available to you when you buy your holiday home.

Do I own the land?

No you don't. You are buying a caravan holiday home with the right to occupy a pitch, providing you pay the annual site fees and abide by the park rules.

What do site fees cover?

Site fees cover security on the park, park maintenance, landscaping, refuse collection, grass cutting, use of the park's great facilities and activities and annual reinvestment. Not forgetting the top service from your owners and aftersales teams as well as enjoying all the owners' events and community atmosphere.

Are there any other running costs?

Other annual running costs, in addition to the site fees, include rates, water, gas, electricity, insurance and maintaining any security alarm. Full details are available from the Caravan Sales office. We also offer optional services at an additional cost, such as preparing your holiday home for winter.

Do I have to change my holiday home every 5 or 10 years?

No, not at all. Unlike many other operators, our owners can enjoy their holiday home for as long as they like, providing the holiday home is safe and well maintained. The initial licence period for the occupation of a pitch on the park is 12 years.

What security is provided?

We operate security surveillance and patrols around the park 24 hours a day. Our security team are well trained not to let youngsters out on their own or anyone in without a valid security pass. We also operate a security alarm system for owners to protect their holiday home, which is available at an additional annual cost.

Who do I ask if I want to know something or have a problem?

Your owners' team are there to help you with any issue and will provide advice and information on the spot or arrange the help that's needed.

Can we bring our dog?

Dogs are welcome at Devon Cliffs although we reserve the right to refuse certain breeds. If your dog stays in your holiday home it will affect the letting grade should you decide to let it with us.

What happens if I want to leave the park?

In the event you no longer wish to be an owner with us, there are three options available to you to sell your caravan. Firstly, the park reserves the right of first refusal of the offer price. If you decide not to accept our offer you can then either sell to a third party buyer looking to purchase on the park or sell to a caravan trader. Alternatively, you can make a gift of the caravan to a proven family member if you wish. Additional costs to consider include a disconnection charge from your pitch and if you have a veranda there will be a cost to dismantle it. Costs will be available from your Owner Services team.

What to do next?

It's never been easier to start enjoying your own holiday home at Devon Cliffs. Just call us on 0333 202 1480 and one of our friendly sales team will answer your questions and arrange for you to visit. We don't believe in a hard-sell approach – so you can relax during your tour and enjoy our facilities for the day. You'll soon feel right at home...

For full terms and conditions, including call charges, please visit [haven.com/terms](https://www.devoncliffs.co.uk/terms)

Finance

Is buying a holiday home a good investment?

Buying a holiday home is really a lifestyle choice. By letting with us, you can spread the cost of ownership. However, because resale values will reduce over time, buying a holiday home should not be seen as an investment for the purposes of yielding an income.

Do I need a deposit?

Yes – either a minimum of £3,000 or 20% of the value of the holiday home, whichever is greater.

Is finance available?

Yes and if you'd like our help we offer a range of finance options, written quotations are available on request. These are subject to status.

Holiday Home Letting Service

Is there a way to help cover the running costs of my holiday home?

Yes, our Holiday Home Letting Service offers guaranteed income on the dates you let, plus a host of additional benefits such as inventory replacements and free carpet and upholstery cleans. With a dedicated team you will always have someone to talk to about your letting season. Alternatively, you can let privately.