



NEWMANS

HOLIDAY HOMES



The Sublet Specialists at Golden & Dawlish Sands

GUARANTEED INCOME AVAILABLE

GOLDENSANDSCARAVANS.COM DAWLISHSANDSCARAVANS.COM




WELCOME

Newmans Holiday Homes has been successfully letting privately owned caravans and lodges for over 29 years. Since our journey began in 1996, we have been committed to providing a professional and friendly service to both owners and guests.

Our unique, tailor-made, and flexible subletting options ensure that you remain in full control of your much loved holiday home.

If you are considering purchasing—or already own—a holiday home (caravan or lodge) of any age, we offer free specialist advice to help you maximize your letting income. We're here to help every step of the way.



BENEFITS

GUARANTEED INCOME

We offer owners added peace of mind

FLEXIBLE SUBLETTING OPTIONS

Stay in control of your bookings with our customisable letting plans.

OWNERS' ONLINE ACCESS

Check, update, and amend your booking calendar anytime.

MONTHLY PAYMENT OPTION

Spread the cost with our convenient monthly payment plan.

REGULAR INCOME STATEMENTS

Request, save, and print detailed income reports.

CLEANING & MAINTENANCE

We arrange a full clean after each let and handle any maintenance issues with our on-site engineers.

FREE CARPET & UPHOLSTERY CLEANING

Completed throughout the season when required.

SECURE KEY HANDLING

Guests check in directly at the caravan via a fitted key safe.

HOLDING DEPOSITS

We collect a refundable deposit and verify all guest booking details.

LINEN SERVICE

Full linen management, including delivery and pickup.

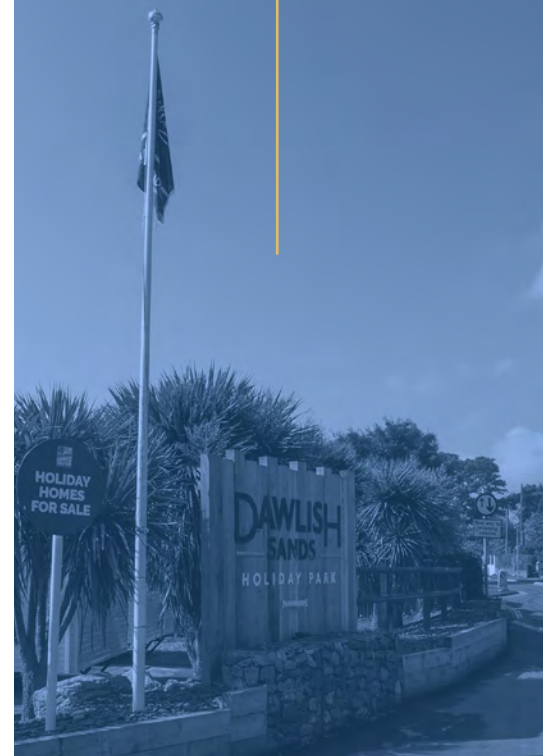
EXPERT MARKETING & ONLINE ADVERTISING

Your holiday home will be featured across the biggest search engines and social platforms to maximise bookings.

DEDICATED CUSTOMER SUPPORT

Our team manages all guest inquiries before, during, and after their stay.

NEWMANS
ALSO OFFER A
MONTHLY
PAYMENT
OPTION TO
ALL OUR
OWNERS



NEWMANS CONTENT

EXCLUSIVE TO NEWMANS ————— 05

Discover reasons for joining our subletting programme in 2025

LOOKING AFTER YOUR HOLIDAY HOME — 06

Our dedicated services help maintain and protect your holiday home while maximising its potential.

THE SUBLETTING SPECIALISTS ————— 07

Why Newmans is the trusted choice for subletting your caravan or lodge.

ONGOING SUPPORT ————— 08

The comprehensive support we offer before, during, and after every let.

BOOKING MADE EASY ————— 09

How our seamless booking system ensures a hassle-free experience for both owners and guests.

FREQUENTLY ASKED QUESTIONS ————— 10

Answers to common questions from holiday home owners.

TESTIMONIALS ————— 11

See what other owners say about their experience with Newmans.

WHAT TO DO NEXT ————— 12

Step-by-step guidance on getting started with our subletting service.



EXCLUSIVE TO NEWMANS

GUARANTEED INCOME

We offer a **minimum guaranteed income** for your rental period, providing owners with added peace of mind when planning for site fees. Plus, if your rental income exceeds the guaranteed amount, You will receive the additional earnings!

INCOME PROTECTION PLAN

Our optional **Owners' Income Protection Plan** safeguards your valuable booking income. If a guest cancels their booking, You will still receive **full payment** from us—ensuring financial security.

MAINTENANCE COVER

With our **Maintenance Cover**, You will benefit from **unlimited general maintenance call-outs** throughout the period your holiday home is sublet with us in 2025.

PEACE OF MIND FOR OWNERS

GUARANTEED INCOME

Secure a minimum income for your rental period.

INCOME PROTECTION

Get paid even if a guest cancels.

REPAIR & MAINTENANCE COVER

Unlimited call-outs for general maintenance.

For more details on our subletting options or to request an Application/Agreement, contact us:

01395 22 40 66

OWNERS@NEWMANSHOLIDAYHOMES.COM



LOOKING AFTER YOUR HOLIDAY HOME

We understand that your holiday home is your pride and joy. That is why we carefully manage bookings, ensuring they are family and couple-orientated to maintain a welcoming and respectful environment.

HIGH STANDARDS & PROFESSIONAL CARE

QUALITY GUESTS

Our system ensures all bookings meet our family-based criteria.

EXPERT MAINTENANCE & HOUSEKEEPING

Our accommodation and maintenance teams are dedicated to providing top-tier service with attention to detail.

COMPREHENSIVE CLEANING

Departure cleans are carried out for all guests, whether booked through Newmans or directly by owners.

CARPET & UPHOLSTERY CLEANING

Provided as needed, along with standard inventory replacement.

MAXIMISING YOUR HOLIDAY HOME'S POTENTIAL

FEATURED ON GOLDENSANDSCARAVANS.COM DAWLISHSANDSCARAVANS.COM

Your holiday home will be promoted through online advertising and social media for maximum exposure.

DYNAMIC PRICING & BOOKING MANAGEMENT

We monitor and adjust pricing to optimise occupancy and earnings.



STRESS-FREE SUBLETTING

WE TAKE CARE OF EVERYTHING

From managing guest bookings and checkouts to handling owner services such as statements and fund transfers—everything is taken care of, so you can enjoy stress-free ownership.

NO AGE LIMITS

We welcome holiday homes of all ages for subletting.

With Newmans, your holiday home is in safe hands, allowing you to enjoy the benefits of ownership with total peace of mind.



THE SUBLETTING SPECIALISTS



Subletting your holiday home with Newmans is simple and hassle-free. Our friendly specialist team handles every aspect of the subletting process, so you can sit back, relax, and enjoy the rewards.

With over 29 years of experience (since 1996), you can be confident that your holiday home will be well looked after.

GUEST EXPERIENCE & BOOKINGS

SHOWCASE YOUR HOLIDAY HOME

Guests will be able to view professional photos (taken by Newmans) of your property, learn about its benefits, and even see its exact location on the park via a park map.

CLICK & BOOK

Our 24/7 secure booking system lets guests book and pay for their holidays anytime, anywhere, on any device.

OWNER BENEFITS

EASY OWNER BOOKINGS

You will have 24/7 access to your own online calendar, allowing you to make personal bookings with no notice period. You will also receive up-to-date income statements.

FAST & SAFE CHECK-IN

Guests check in directly at your holiday home using our secure key safe system, with key codes changing after every visit for added security.

WE HAVE IT COVERED

You do not have to worry about a thing—Newmans takes care of bedding, cleaning, and maintenance so you can enjoy stress-free ownership.

**NEED MORE INFORMATION?
CALL US:
01395 22 40 66**





ONGOING SUPPORT

It is only natural that you want your holiday home to remain pristine throughout the year. That is why Newmans offers a range of maintenance services to ensure your property stays in excellent condition.

MAINTENANCE COVER

We provide a low-cost 'Maintenance Cover' package, offering unlimited general maintenance call-outs for guests. This means any issues are quickly addressed, giving you peace of mind.

WINTER SHUTDOWN PACKAGES

To keep your property clean, safe, and secure during the winter months, we offer Winter Shutdown Packages that include:

DRAINING-DOWN AND ANTI-FREEZE CHECKS

SOFT FURNISHING MOULD PREVENTION

FORTNIGHTLY EXTERIOR AND INTERIOR INSPECTIONS

SPRING PREPARATION

As the new season approaches, we can carry out an in-depth spring clean, carpet and upholstery shampoo, and jet-washing of the veranda and exterior (if required).

For more information on our ongoing support services, please do not hesitate to contact us.

01395 22 40 66

OWNERS@NEWMANSHOLIDAYHOMES.COM



BOOKING MADE EASY

EASY ONLINE BOOKING FOR GUESTS

Booking a holiday has never been easier! Guests can book and pay online effortlessly from almost any device. Your valued holiday home will be featured on our highly popular Dawlish & Golden Sands website:

DAWLISHSANDSCARAVANS.COM
GOLDENSANDSCARAVANS.COM

Additionally, it will be listed on our main website:

NEWMANSHOLIDAYHOMES.COM

From there, guests can access your listing through our Park-Specific Websites, ensuring maximum visibility across all resorts:



LADRAMBAYCARAVANS.COM



BREANSANDSCARAVANS.COM



GOLDENSANDSCARAVANS.COM



DAWLISHSANDSCARAVANS.COM



PAIGNTONHOLIDAYCARAVANS.COM



NEWHOLS.COM

SOME FREQUENTLY ASKED Q & A'S

Does it matter what type or age of holiday home I own for Newmans to sublet?

No, Newmans can let any type of holiday home, regardless of age or model, subject to an inspection and any necessary repairs or improvements.

Can I use my holiday home for my own or family and friends' holidays, and how often?

Yes, you can use your holiday home as much or as little as you wish. The more weeks it is available for Newmans to let, the greater the potential income it will generate for you.

Is it possible to find out how many bookings my holiday home has taken for the season?

Yes, you will have full access to your Newmans Holiday Home Account online. From there, you can check bookings, view current availability, reserve it for personal use, and check your financial statement—all in one place!

I sometimes take my own paying bookings. Can I still do this if I sublet with Newmans?

Absolutely! You can still take your own bookings. Simply log in to your Newmans online account, check the availability, and update your booking calendar to avoid double-booking. We will even handle the cleaning for you.

Do I have to worry about organizing cleaners or arranging maintenance?

Not at all! Newmans has on-site cleaners and maintenance staff who are ready to address almost any issue that may arise.

When and how do I receive payment for bookings?

You can choose to be paid monthly or at the end of the season. You will receive a detailed and easy-to-understand statement covering all income and expenditures. Payments can be made directly to your bank or into your Park Account.

Can I really just sit back and relax while Newmans takes care of my entire holiday home letting needs?

A: Yes! With over 29 years of experience, Newmans has the support services in place to handle nearly every eventuality. Simply sit back, relax, and watch your additional income roll in!



TESTIMONIALS

“NEWMAN’S SPOT ON AGAIN”

13 APRIL 2024

This is the second time we have booked a Newman’s Holiday Home at Beverley Holidays, Paignton, and just like last time, communication was superb.

The caravan was exactly as listed, spotlessly clean and ready on our arrival. Our club passes were ready for us at Beverley reception, and the staff were genuinely friendly and helpful. Our security deposit was returned within a few days of our return home. Thanks again to Newmans for ensuring a smooth and enjoyable holiday.

“THIS WAS OUR FIRST TIME STAYING AT DEVON CLIFFS”

18 JUNE 2024

Check-in was quick and easy with Newmans. We stayed at 37 The Terrace, and upon arrival, the van was spotlessly clean, modern, and spacious. The view from the caravan was spectacular! It was conveniently close to the entertainment complex—but not too close! We booked linen at the last minute, and it was delivered quickly. We enjoyed our time there and would go again.”

“WE STAYED AT LADRAM BAY”

27 JULY 2024

Absolutely fantastic experience! We saved lots of money, and the booking process was so easy.

Newmans kept us informed with everything we needed to know. We will definitely be using Newmans again.

Thanks for a great holiday!

“WE RECENTLY STAYED AT UNITY HOLIDAY PARK IN BREAN”

27 JULY 2024

The caravan was brilliant—very clean and near the beach. We had all the conveniences, including a dishwasher, coffee machine, cleaning products, pegs, and a clothes airer.

There were plenty of places to eat on-site, including Chinese, Indian, pizza, and fish & chips shops. The laundrette and entertainment were great too.

The staff were amazing and really helpful, and the guests were friendly. Highly recommend!

“WE HAD A LOVELY HOLIDAY AT HRU - BREAN SANDS”

18 MAY 2024

The caravan was beautiful and spacious. We had free passes to go to various places on-site, and the staff were always happy to help with anything.

We’ll definitely be booking with Newmans again!

“HAD A GREAT HOLIDAY WITH NEWMANS...”

18 MAY 2024

We had a fantastic holiday with Newmans Holiday Homes at Holiday Resort Unity, Brean Sands. The caravan was beautiful and spacious. We received free passes to numerous places on site.

The staff were always happy to help with anything we needed.

We will always book with Newmans from now on!

“NEWMANS HOLIDAY HOMES AT LADRAM BAY”

16 MAY 2024

For the past 2-3 years, we’ve booked with Newmans based in Exmouth. We find their service and pricing to be second to none. Their after-sales service is exceptional, and the overall experience has been excellent.





WANT TO KNOW MORE?

WOULD YOU LIKE TO MEET WITH US?

You can easily arrange a meeting with one of our specialist subletting advisors!

ONLINE CALL

Schedule a Zoom or Teams call at your convenience.

IN-PERSON

If you are nearby, feel free to pop into our office, and we will be happy to answer all your questions in person.

We look forward to meeting you soon!

OUR MISSION STATEMENT

"To provide family memories through a consistent high standard of service, delivered time and time again. We conduct our business in an honest and professional manner, building and maintaining trust between both our owners and guests alike."

**A PARTNERSHIP
CREATED BY OWNERS
FOR OWNERS**

NEWMANS HOLIDAY HOMES
72 CRANFORD AVENUE, LITTLEHAM, EXMOUTH, DEVON, EX8 2QF
01395 22 40 66

OWNERS@NEWMANSHOLIDAYHOMES.COM

[NEWMANSHOLIDAYHOMES.COM](https://www.NEWMANSHOLIDAYHOMES.COM)



NEWMANS
HOLIDAY HOMES

01395 22 40 66

NEWMANSHOLIDAYHOMES.COM

72 CRANFORD AVENUE, LITTLEHAM, EXMOUTH, DEVON EX8 2QF