



A  
Holiday  
That's YOURS TO  
keep

Own your dream holiday home,  
from a name you can trust.

CLUB  
HOLIDAY  
HOMES  
FROM THE CAMPING AND CARAVANNING CLUB

# A name you can trust

**DO YOU DREAM** of getting away to your very own holiday home whenever you choose? The luxury of spending precious time with friends and family, in a location that you love, doesn't have to be just a dream anymore - make it a reality with Club Holiday Homes from the Camping and Caravanning Club.

Holiday home ownership means being able to escape from life's routine at a moment's notice, with no need to book and minimal packing - it couldn't be easier!

We have 12 sites in picturesque locations around the UK, which offer luxurious lodges or comfortable static caravan holiday homes in peaceful surroundings. There are a range of accommodation styles and layouts available to suit your requirements and budget. Whether you're looking for a base to enjoy outdoor activities, your own rural retreat or a place for a regular family break, you've come to the right place.

So kick off your shoes, relax, have fun and create happy holiday memories!

## WHY US?

The Camping and Caravanning Club have more than 120 years' experience of the great outdoors and we know what you want from your holiday home and the surrounding area. You'll also have the confidence of buying from a trusted organisation so you can be sure you're in safe hands, giving you a place that you and your family can enjoy for years to come.

## WHAT OUR OWNERS SAY...

“We love the Windermere Site, there are lovely walks from the site and you can walk into the local village of Staveley where there is a butchers, Wilf's Café and the Hawkshead Brewery. The site has a great location, and is just a short drive from the lakes.”

**Mrs Whiting, Windermere Site**

“Stunning location, great community spirit and fantastic staff. It does not get better than Derwentwater.”

**Mr and Mrs Meadows, Derwentwater Site**

“We bought a second-hand holiday home at Tarland and loved spending time here so much that we decided to upgrade to a brand new holiday home after just three months.”

**Mr Moore, Tarland Site**

**4 COTSWOLDS**

5 Winchcombe

**6 PEAK DISTRICT**

7 Alton

**8 LAKE DISTRICT**

9 Derwentwater

10 Lakeside

11 Windermere

**12 YORKSHIRE DALES**

13 Boroughbridge

**14 HERTFORDSHIRE**

15 Theobalds

**16 DORSET**

17 Charmouth

**18 SCOTLAND**

19 Nairn

20 Scone

21 Tarland

**22 WALES**

23 Rhandirmwyn

24 Buyers Guide

26 FAQs

**FACILITY SYMBOLS**

- |  |  |
|--|--|
|  Dog walk             |  Laundry        |
|  Recreation hall      |  Drying room    |
|  Children's play area |  Lake/Loch view |
|  Fishing              |  Boating        |
|  Wi-Fi                |  |





# Cotswolds





**QUINTESSENTIALLY** English towns and villages, beautiful honey-coloured buildings, traditional shops and pretty tearooms make the Cotswolds a special place.

Spanning the five counties of Oxfordshire, Gloucestershire, Warwickshire, Worcestershire and Wiltshire, this area has lots to offer. For outdoor enthusiasts, the 102 mile Cotswold Way is a great way to admire the scenery and views, culture lovers will enjoy the spa towns of Cheltenham and Bath and history seekers will be impressed by the many historic houses and museums dotted throughout the region.

Our site at Winchcombe, surrounded by beautiful views, is the perfect base to make the most of this Area of Outstanding Natural Beauty.

**Houses of Arlington Row  
in the village of Bibury**



## WINCHCOMBE

Winchcombe is a small site set in beautiful surroundings with its own carp pool which attracts many birdlife and pretty butterflies.

A host of nearby walking trails ensure you can make the most of the pretty scenery and there's plenty to do with nearby attractions including a steam railway, Sudeley Castle and numerous National Trust properties.

### SITE INFORMATION

#### ADDRESS

Winchcombe Club Site,  
Brooklands Farm, Alderton,  
Nr Tewkesbury,  
Gloucestershire GL20 8NX

#### OPEN DATES:

Mid March – Mid January  
(10 months)

#### ON-SITE SHOP: Yes

#### NEAREST SUPERMARKET:

Co-Op (4 miles)

#### NEAREST PUB:

The Gardeners Arms (1½ miles)

**FACILITIES:**



# Peak District





**DISCOVER** the beauty of the Peak District National Park in the heart of England. With a varied choice of landscapes from moors and dales to rivers, lakes and caverns, there is something for everyone whether you're looking for an active break or a peaceful retreat.

History lovers will enjoy exploring the region's potteries, museums, heritage railways and architecture, adventurers can go mountain biking, horse riding or walking and, for a more relaxed pace, there's thriving market towns or pretty gardens to wander around.

The region offers some great food too – enjoy a famous Bakewell Pudding, visit one of the many Farmers Markets or enjoy local produce in a choice of restaurants and tearooms.

**View from Hathersage Moor in Peak District National Park**



## ALTON, THE STAR

Located on the doorstep of the Peak District National Park and Staffordshire Moorlands, outdoor lovers will have lots of places to explore, with an abundance of walks from site.

The historic stately home of Chatsworth House is nearby as is Trentham Estate which encompasses Trentham Gardens and Trentham Monkey Forest for a fun family day out. For thrill seekers, Alton Towers Resort with its rollercoasters and water park is just a few miles away.

### SITE INFORMATION

**ADDRESS:**

Alton The Star Club Site, Star Road, Cotton, Stoke-on-Trent, Staffordshire ST10 3DW

**OPEN DATES:**

March – Mid November (8½ months)

**ON-SITE SHOP:** Yes

**NEAREST SUPERMARKET:**

Morrisons (4½ miles)

**NEAREST PUB:** Ye Old

Star Inn (500 yards)

**FACILITIES:**



# Lake District





**NATURAL BEAUTY** is abundant in the Lake District and it's world-renowned for its dramatic fells and magnificent lakes.

The area is a mecca for anyone who loves outdoor life from walkers and climbers to cyclists and kayakers, but it's also a great place to relax and admire the breath-taking scenery.

Visit the bustling towns or explore the pretty villages, hop on a boat and see the views from the water or take a trip to the home of Beatrix Potter to see the place that inspired the famous children's books.

Sunset over Windermere  
in the Lake District



## DERWENTWATER

Our Derwentwater site is an idyllic place to relax amidst striking scenery and views of rolling Cumbrian mountains. The site is just a five minute walk from Keswick town centre which offers a range of great shops, restaurants, pubs and activities.

If you have your own kayak, the site has boat launching facilities or you can hire canoes, kayaks, rowing boats and sailing dinghies from Derwentwater Marina.

### SITE INFORMATION

**ADDRESS:**

Derwentwater Club Site,  
Crow Park Road, Keswick,  
Cumbria CA12 5EN

**OPEN DATES:**

March - January (10 months)

**ON-SITE SHOP:** No

**NEAREST SUPERMARKET:**

Booths (250 yards)

**NEAREST PUB:**

Keswick town centre -  
Dog & Gun, Kings Arms,  
The Bank Tavern (200 yards)

**FACILITIES:**    



## LAKESIDE

As the name suggests, Lakeside is located on the edge of Derwentwater with some holiday homes overlooking the lake. This is the perfect base for exploring the Lake District with Keswick town centre just a five minute walk away.

Sit back, relax and take in the beauty of what nature has created, or enjoy the more energetic activities of walking, cycling and watersports.

## SITE INFORMATION

### ADDRESS:

Lakeside Holiday Park,  
Crow Park Road, Keswick,  
Cumbria CA12 5EN

**OPEN DATES:** March – Mid  
January (10½ months)

**ON-SITE SHOP:** No

**NEAREST SUPERMARKET:**  
Booths (250 yards)

**NEAREST PUB:** Keswick town  
centre – Dog & Gun, Kings Arms,  
The Bank Tavern (200 yards)

**FACILITIES:**   





# WINDERMERE

A few miles from the lake that shares its name, our Windermere site is set in 22 acres of beautiful landscape. Located between Kendal and Windermere, shops, restaurants and attractions are within easy reach. The site also has its own 4 star rated pub called The Whistling Pig.

There are plenty of walks direct from site, including the Dales Way, as well as a cycle path to Windermere. Nearby you'll find the Lake District Visitor Centre, lake cruises and several National Trust properties.

## SITE INFORMATION

### ADDRESS:

Windermere Club Site,  
Ashes Lane, Staveley,  
Kendal, Cumbria LA8 9JS

### OPEN DATES:

Mid March – Mid January  
(10 months)

### ON-SITE SHOP: Yes

### NEAREST SUPERMARKET:

Spar at Staveley (2 miles),  
Morrisons and Asda at  
Kendal (3 miles)

### NEAREST PUB:

Pub on site – The Whistling Pig

**FACILITIES:**     





# Yorkshire Dales





**PLENTIFUL GREENERY**, with vast expanses of countryside in the Yorkshire Dales and North York Moors, have led to the area being nicknamed God's Own Country. Each Dale has its own charm and appeal - discover wild heather moorland to drystone walls and attractive villages.

It's a place proud of its history with castles, stately homes and abbeys giving a taste of times past, and museums telling the story of the area's industrial heritage - you won't be short of something to do.

**Twistleton Scar**  
limestone pavement  
in the Yorkshire Dales



## BOROUGHBRIDGE

Get back to nature at this delightful spot on the banks of the River Ure in Yorkshire, where you can enjoy the beauty of a natural and serene setting.

This peaceful site is the perfect place to relax and get away from it all. To the west is Nidderdale Area of Outstanding Natural Beauty where you will discover beautiful scenery, pretty towns and villages and dark skies for stargazing.

### SITE INFORMATION

**ADDRESS:**

Boroughbridge Club Site, Bar Lane, Roecliffe, Boroughbridge, North Yorkshire YO51 9LS

**OPEN DATES:**

All year round (holiday home usage for 11 months)

**ON-SITE SHOP:** Yes

**NEAREST SUPERMARKET:**

Morrisons (1 mile)

**NEAREST PUB:**

The Crown Inn (¾ mile)

**FACILITIES:** 



# Hertfordshire





**BRIMMING** with historic sites and rural valleys and farmland – half of Hertfordshire is made up of Green Belt land which consists of over 1,800 miles of public paths and rights-of-way to explore.

Enjoy the must-see attractions of Hatfield House, Knebworth House and St Albans Cathedral or go behind the scenes of Harry Potter.

You're also within easy reach of the capital city, you can just hop on a train to enjoy the famous sights and exciting attractions that London has to offer.

**Hatfield House  
and gardens in Hertfordshire**



## THEOBALDS SITE

If you're after the excitement of the city but also want to relax in peaceful surroundings after a busy day of sightseeing, our Theobalds site offers the best of both worlds. This attractive site is ideally located for quick access to London, yet also provides the perfect escape from it.

The site is set in acres of woodland and the nearby Lee Valley Country Park is great for walking, cycling and fishing. There is a village pub within walking distance which is perfect for re-fuelling after a busy day.

## SITE INFORMATION

### ADDRESS:

Theobalds Park Club Site, Bulls Cross Ride, Waltham Cross, Hertfordshire EN7 5HS

### OPEN DATES:

All year round (holiday home usage for 11 months)

### ON-SITE SHOP: Yes

### NEAREST SUPERMARKET:

Bullsmoor Express (1 mile)  
Tesco Online can deliver to site reception

### NEAREST PUB:

Pied Bull (½ mile)

**FACILITIES:**    



# Dorset





## DRAMATIC COASTLINES,

sea air, cosy pubs, stunning scenery and beautiful beaches are all on offer in Dorset.

Here you'll find rolling hillsides to explore, lively seaside towns and the incredible Jurassic coast which tells a story of the Earth's past. Why not join in a fossil-hunting walk to make your own discoveries?

Enjoy an invigorating cliff-top walk before relaxing on some of the best beaches to be found in the UK including Swanage, West Bay, Lyme Regis and Weymouth.

**The Cobb**  
in Lyme Regis, Dorset



## CHARMOUTH

Our Charmouth Club Site is located in a beautiful area with rolling hills surrounding the holiday homes, which themselves are located in a spacious area of the site.

Close to River Cottage HQ and at the heart of the Jurassic Coastline, there is much to do in this popular location.

There is an abundance of walking and cycling routes and you can enjoy a cliff-top picnic or take advantage of seaside strolls with Charmouth and Lyme Regis beaches just 3 miles away.

## SITE INFORMATION

### ADDRESS:

Charmouth Club Site, Monkton Wyld Farm, Scotts Lane, Nr Charmouth, Dorset DT6 6DB

### OPEN DATES:

Mid March – Early January (9½ months)

### ON-SITE SHOP: Yes





### NEAREST SUPERMARKET:

Axminster Superstore (2½ miles)

### NEAREST PUB:

Hunters Lodge Inn (under 1 mile)

### FACILITIES:

     
Fish & chip van and jacket potato van visits site



# Scotland





**FAMOUS** for its natural beauty and variety of wildlife, Scotland's scenery is hard to beat. Take in the breath-taking landscapes, vast lochs, magnificent mountains and majestic forests. Enjoy the traditions with the sound of bagpipes, folk songs or join in with the dancing at a Ceilidh.

Whiskey is Scotland's national drink so take a trip to a distillery to see how it's made and taste it for yourself – with 5 whiskey regions, there's quite a few to choose from!

**Glen Etive in the  
Scottish Highlands**



## NAIRN

Our delightful Nairn site is tucked away under the natural shelter of a Highland forest. Here you can get back to nature and you might even spot a red squirrel or some deer in the woods.

The nearby town has a lovely sandy beach, two golf courses, a theatre and museum.

The vibrant city of Inverness is just 15 miles away where you can explore the Old Town, walk to the Caledonian Canal or hop on a boat trip to see bottlenose dolphins on the Moray Firth.

## SITE INFORMATION

### ADDRESS:

Nairn Club Site, Delnies Wood, Nairn, Inverness, Morayshire IV12 5NX

### OPEN DATES:

March – October (8 months)

### ON-SITE SHOP: Yes

### NEAREST SUPERMARKET:

Co-Op Nairn (3 miles), Sainsbury's Nairn (3½ miles)

### NEAREST PUB:

The Albert Inn (3 miles)

### FACILITIES:

Fish & chip van and fishmonger visits site



## SCONE

Set within the estate of Scone Palace, this site will delight wildlife lovers as you could spot deer and even ospreys. Scone Palace hosts many events including falconry, art and music festivals, open-air cinema and Christmas concerts. The amazing grounds include stunning open gardens and Pinetum with giant Redwoods.

There are five local golf courses and you can enjoy the races at Perth Racecourse next door.

Nearby Perth offers good shopping, restaurants and a theatre whilst the capital city of Edinburgh is just an hour away.

## SITE INFORMATION

### ADDRESS:

Scone Palace Club Site,  
Scone Palace Caravan Park,  
Scone, Tayside, PH2 6BB

### OPEN DATES:

March – January (10 months)

**ON-SITE SHOP:** Yes

### NEAREST SUPERMARKET:

Morrison's (3½ miles)

### NEAREST PUB:

Wheel Inn (2½ miles)

**FACILITIES:**      

Butcher visits site





## TARLAND

Tarland's prime location on the edge of the Cairngorms National Park means you'll be spoilt for scenery whatever the time of year. The royal residence of Balmoral is close by and with the grounds, gardens and Castle Ballroom open in the summer months, it's worth a visit.

Tarland village is a five minute walk and offers shops, a bowling green and a golf course as well as being a good starting point for walks with views towards Mount Keen, Lochnager and Morven.

### SITE INFORMATION

#### ADDRESS:

Tarland Club Site, Tarland  
by Aboyne, Aberdeenshire  
AB34 4UP

#### OPEN DATES:

March - January (10 months)

**ON-SITE SHOP:** No - gas and  
ice cream only. Small Spar  
shop in village (300m)

#### NEAREST SUPERMARKET:

Co-Op, Aboyne (6 miles)

#### NEAREST PUB:

Aberdeen Arms (400m)

**FACILITIES:**      

Fishmonger on Friday evenings





# Wales





**MOUNTAINS AND VALLEYS,** rivers and lakes, beaches and coastline – Wales certainly packs a lot of landscape into a relatively small space.

Hiking is a great way to see the best of Wales' natural beauty – there's a wide range of peaks to ascend, lakes to stroll around or you can visit the waterfalls and rapids in the Brecon Beacons National Park.

For a more relaxed way to see the views, jump on one of the many stream railways that criss-cross the country.



**Bridge with Claerwen Dam**  
behind in the Elan Valley

## RHANDIRMWYN

Rhandirmwyn (pronounced rhan-dee-mo-n) means 'Valley of the Minerals' and is located in an old lead mining region of the Towy Valley, a tranquil area perfect for walking and wildlife.

The nearby RSPB Dinas Nature Reserve and Elan Valley are home to some of the rarest wildlife and plants in Britain.

Other local attractions include the market town of Llandovery, the National Botanic Garden of Wales, Carreg Cennen Castle and the Brecon Beacons.

## SITE INFORMATION

### ADDRESS:

Rhandirmwyn Club Site,  
Llandovery, Carmarthenshire  
SA20 0NT

### OPEN DATES:

Mid March – Mid January  
(10 months)

### ON-SITE SHOP: Yes

### NEAREST SUPERMARKET:

Co-Op (7 miles)

### NEAREST PUB:

Royal Oak (1 mile),  
Towy Inn 30 minute walk

**FACILITIES:**     



# Buyers Guide

**WE UNDERSTAND** that buying a holiday home is a big decision. The process can be a little overwhelming so we are here to guide you through the process and make it as easy as possible.

Location, lifestyle and choosing the right type of holiday home are all important factors and we hope the following information can help you decide what will be right for you.

## LOCATION

Choose a location you love – a place where you can create memories year upon year. We have sites in eight locations around the UK. Think about how often you would visit and how far you and your family are prepared to travel to make the most of your holiday home. Consider what attractions and amenities are nearby.

## LIFESTYLE

We have a choice of luxury lodges and caravan holiday homes suited to all tastes, requirements and budgets.

## THE SITE

When you have decided your holiday home location you need to choose your site. We have 12 sites and we would recommend you visit the site to get a good feel for it, speak to our knowledgeable Holiday Site Managers and see what it would be like to own a holiday home there.

Our sites offer serenity at its best with breath-taking scenery surrounding you, enabling you to relax and enjoy the peace and quiet. Your holiday home can be enjoyed for up to 11 months of the year (site seasons vary) but it cannot be used for full-time residence and it cannot be sub-let.

## SITE FEES AND RUNNING COSTS

As with any holiday home purchase, there will be on-going costs related to your home including; electricity, gas, insurance and site fees. Costs are dependent on the site you

choose so we will be able to advise you further on this when you make an enquiry.

## DEPRECIATION

The purchase of a holiday home is a lifestyle choice and should not be viewed as an investment to provide a financial return.



### WHAT OUR OWNERS SAY...

After enjoying many years of touring holidays, my wife and I were looking forward to our retirement to allow us to get out and about more often. However, following an accident which left me disabled, touring was no longer an option.

Buying a holiday home with The Camping and Caravanning Club means we're part of an on-site community and it enables us to enjoy our holidays again. Winchcombe is a lovely, peaceful site which is run by friendly and helpful staff.

**Mr Prior, Winchcombe Site**





# FAQ's

**WE UNDERSTAND** you'll have lots of questions as this is a big decision. We have shared frequently asked questions below but if there's something you would like to know, please just get in touch.

**Q What is included in the purchase price?**

**A** The price includes the lodge or static caravan, siting, PDI and delivery costs, safety tests where applicable and connection to utilities.

**Q How long can I keep my holiday home on site for?**

**A** All brand new static caravans are issued with a 15 year site agreement and all brand new lodges are issued with between 25-50 year site agreements dependent on the unit type and location. If purchasing a pre-owned unit, you will receive the remainder of the original site agreement.

**Q Do I have to pay a deposit when purchasing a holiday home?**

**A** 10% deposit is payable on all static caravans and lodges

that are already located on site and a 25% deposit on all static caravans and lodges that have to be ordered by the Club.

**Q When can I use my holiday home?**

**A** The season varies depending on your chosen site but generally holiday home usage is from March to January. Theobalds and Boroughbridge are open all year round but occupancy is only permitted 11 out of 12 months.

**Q Am I covered by insurance?**

**A** All units must be insured, please ask for further information. The Club offers discounted rates on insurance with Club Care, please call 01277 243000 for a quote.

**Q Can ownership be shared?**

**A** Yes we are happy for ownership to be shared between family and friends - this maximises occupancy.

**Q What additional charges can I expect?**

**A** There are annual site rent and rates to pay which include ground maintenance, local water and sewerage rates and VAT.

**Q What electricity and gas charges are there?**

**A** Electricity is metered and your costs will be dependent upon how much you use. Gas is either piped and metered or bottled.

**Q How secure is the site?**

**A** The Holiday Site Managers live on site during the season and we have staff on site in the closed period. All visitors are required to check in at reception on arrival and departure.

**Q What maintenance is provided?**

**A** The site is regularly maintained to a high standard, in particular the gardens and areas surrounding the holiday homes. Owners are responsible for the

maintenance of their caravan or lodge and Holiday Site Managers can provide a list of approved contractors.

**Q Can I sub-let my holiday home?**

**A** No, sub-letting is not permitted but you are welcome to invite family and friends to use your holiday home.

**Q Can I live in my holiday home?**

**A** No, all holiday homes are issued with a site agreement for recreational use only and residential use is not permitted on any of our Club Sites. All purchasers must supply us with a permanent residential address, which we will use for all correspondence.

**Q Is there a warranty?**

**A** There is a minimum one year manufacturer warranty on all our new holiday homes from the date of first handover.





Greenfields House, Westwood Way, Coventry CV4 8JH  
[clubholidayhomes.co.uk](http://clubholidayhomes.co.uk) | 024 7767 8268