



WELCOME TO Unity Beach

This is the life

Find your home from home here on the beautiful Somerset coastline.

Building on over 70 years of welcoming holidaymakers, Unity Beach is now being transformed under the expertise and investment of Unity Holidays, bringing a combined 300+ years of experience in the holiday park industry.

From first-class food and drink to incredible entertainment and experiences around the park, we've set our sights on being one of the best parks in the land.

This is your chance to come on board at this exciting time, and benefit from our investment for many happy years to come.

Owners come first

As a Unity Owner, you'll never be an afterthought. Our first thoughts will be of you. Not our holidaymakers – and not our investors. Holidaymakers come and go. Literally. But Owners belong here. So whenever there's a business decision to be made, we'll put your needs first.

The *local area*

Sandy beaches, idyllic countryside and traditional seaside towns – it's all on our doorstep with a holiday home at Unity beach.

Just a ten-minute stroll away, you'll find seven miles of golden sands at Brean Beach, named by the Telegraph as one of the UK's top ten dog-friendly beaches. As well as national cycle routes, you can access the newest stretch of the England Coast Path at the National Trust site of Brean Down. With unrivalled panoramas of the Somerset Coast, a natural pier, Victorian fort and Roman ruins, it's easy to see why the Guardian named it one of the top 10 walks in the UK.

It's a truly beautiful part of Britain, beloved by photographers as well as nature lovers, with wild ponies grazing and views all the way across to South Wales on a clear day.



Places *to visit*

Wells

– wander the Bishop's Palace and Wells Cathedral

Weston-Super-Mare

– seaside kicks and great museums

Wookey Hole Caves

– a great day out with little ones

The Mendip Hills

– Area of Outstanding Natural Beauty

Avalon Marshes

– nature reserves teeming with birds

Bristol

– vibrant waterfront, restaurants and attractions

Cheddar

– explore the gorge, caves and charming village

Glastonbury

– visit the Tor and the Chalice Well



Experience is *everything*

At Unity Beach you can live the dream.
See, hear and taste the dream! To
experience it is to love it.



Brean Theme Park



Brean Splash Waterpark



Brean Play



Park *facilities*

Fantastic Food & Drink

- 10 places to choose from
- Restaurants, cafes and takeaways

Fun-packed Park

- Brean Play
- Brean Splash
- Brean Theme Park
- Sunshine Farm

Get Active or Unwind

- Pool & Gym
- Golf Club – Discounted rate
- Padel Court
- Ten Pin Bowling
- Fishing Lake
- Cycle & Mobility Hire
- Dog walking routes
- Steam Room & Sauna

Padel Court



RJ's





As our priority at Unity Beach, we'll make sure you get the VIP treatment.

Enjoy a special package of perks you can access using your exclusive Owner's card.

Yours to Enjoy

- Brean Country Club
- Indian Restaurant
- Fish and Chip Shop
- Pizza Takeaway
- Chinese Takeaway
- Costa Coffee Café
- Sky Sports & Big Screen TV
- On-site Supermarket
- On-site Launderette
- Amusement Arcade
- Huge Outdoor Play Park



The best of *Owners' benefits*

Owners mean the world to us at Unity Beach, so we treat them to a very special package of perks.

Free or Discounted

- Free Swimming - with fast-track entry
- Brean Splash Gym - 50% off membership or pay-as-you-go
- Brean Golf Club - Discounted rate
- Brean Theme Park - Annual pass with big savings
- Brean Play (indoor soft play) - 50% off admission
- Brean Splash Waterpark - FREE entry

Exclusively for Owners

- Owners' Lounge
- Fabulous Owner's events throughout the year
- Privilege Card - 10% uplift for extra spending power

Ignite your *social life*

All your entertainment's included at Unity Beach.

As an Owner at Unity, you can take full advantage of our glittering mix of entertainment - from gameshows to pantos, cabaret to bingo, DJs, live music and more. Get your glad rags on... and just stroll out from your door. There's lots for little ones too - and it's all included.

Life's too short to stay in.



Feature Weekends

People travel from miles around to come to our themed musical weekends - including our incredibly popular Country Music Festivals. As an Owner, it's all yours to enjoy for free.

4 fab venues 1 unbeatable mix of *entertainment!*

RJ's

Join us in our American themed diner to soak up the retro vibes and tuck in to the likes of steaks, ribs, pizza and burgers. Jugs of beer and fish bowls of cocktails will help get the party started!

Beachside Tavern

The newly refurbished Beachside Tavern is re-opening April 2025 for breakfast, lunch and dinner, serving up great quality pub favourites at unbeatable value. The bar will be brim-full with the best beers, wines and cocktails.

Pavilion Theatre

Opening May 2025, head to our family-friendly café for pool, shuffleboard and darts alongside retro classics and cutting-edge VR! Live sport on the big screen, fun sharing plates and milkshakes on the table.

Unity Sports Café

Grab your seats, order a pizza or a chicken sharing feast, and settle in for the best entertainment in town - from discos to gameshows, live music to stellar productions. Opening April 2025.





Pre-owned holiday homes

a whole lot of holiday...
surprisingly small prices

Having your own bolthole by the sea can set you back a lot less than you might think.

We've a great selection of pre-owned caravans in wonderful condition just waiting for a new owner to make holiday memories in.

Add our flexible finance options and site fees deals on top and your dream is suddenly seeming well within reach.

COMFORT
Resort Collection



The perfect pre-loved starter home

- Open-plan design for upto 8 guests
- Three bedrooms plus sofa bed
- Front balcony and 5-foot veranda
- *Views over the 18-hole golf course*
- *The Mendip Hills as your backdrop*

SIGNATURE

Resort Collection



Luxury Lodges at Brean Country Club

- Private gated development
- Landscaped grounds with lakes
- Country Club in easy reach
- Views over the 18-hole golf course
- The Mendip Hills as your backdrop

Luxury lodges at Brean Country Club

Live the luxury life

The lifestyle you deserve

If you're seeking somewhere special, choose from the unrivalled selection of luxurious holiday lodges at Brean Country Club. Part of a recent multi-million-pound development created with the most discerning of holiday home owners in mind, these exclusive lodges are set within the heart of Brean Country Club's extensive grounds.

Surrounded by serene countryside yet with all the fun of the Holiday Resort in easy walking distance, a holiday home here truly gives you the best of both worlds.

- Private gated development
- Landscaped grounds with lakes
- Country Club in easy reach
- Views over the 18-hole golf course
- The Mendip Hills as your backdrop





18-Hole Golf Course

Our lush meadow course covers 5,663yds from the back tees with a par of 69. With its sea breeze, small greens and abundance of water hazards, it will keep golfers of any standard on their toes.

The backdrop of the beautiful Mendip Hills, designated as an Area of Outstanding Beauty means every round will take your breath away.

After your games, enjoy the camaraderie of the club, and you can keep your golf gear tip top with our Pro Shop.

Go Fish

In the shade of picturesque Willow trees, you'll find our Fishing Lake, plentifully stocked with freshwater fish including tench, roach, bream and carp. Designed with the angler in mind, there are plenty of places for fish to hide ensuring an exciting day's fishing every time.

The question is, can you catch our notorious 22lb carp?

The Country Club

Our fabulous Country Club is yours to enjoy when you own at Unity Beach.

Home to The View restaurant overlooking the 18th hole of our golf course, you can enjoy the very best locally sourced produce whilst soaking in views of Brent Knoll and the Mendips.

- Private dining available.
- Afternoon Tea
- Sunday Toasts
- Lunch Club (2 courses + tea £10)
- Friday Grill Night





Buying your perfect *holiday home*

Buying your own home from home is more affordable than you think. With one upfront deposit, followed by affordable monthly payments, you could be the happy owner of a holiday home here at Unity Beach.

All you need is a 20% deposit of the home's value, then we'll help you choose the best financial package. Or you can of course, pay for your holiday home outright.

Annual Fees

Typical annual fees = £5185
(based on a Super Pitch – 2023/20240)

As with all holiday parks, there are other costs that are payable when you own your own holiday home, such as insurance, gas, electric and rates. One of our friendly Sales Team members will happily talk you through all relevant costs. We can also arrange for you to spread the cost throughout the year.



Letting out your new holiday home

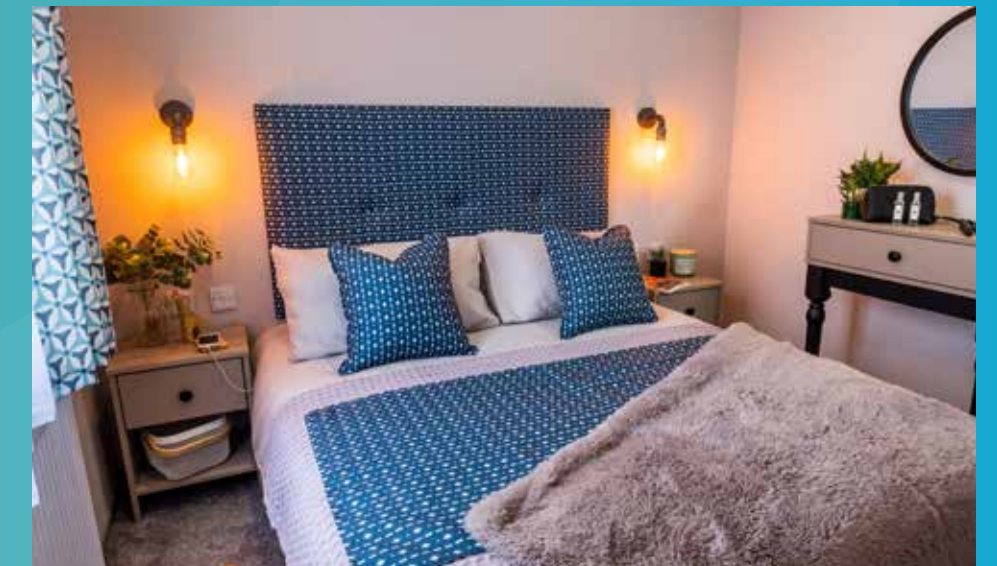
Can I let out my holiday home to cover the annual costs?

The simple answer is – yes! You're welcome to let out your holiday home for as many or as few weeks of the season as you wish. Your Unity Lettings makes it all easy.

Your Unity Lettings

No matter how much you love your holiday home, there are always a few weeks when it's empty. Let it out when you're not using it... and reap the rewards.

We'll take care of everything from handling the bookings to cleaning your place before and after – helping to fund the lifestyle you love, without any effort on your part.





4 things to think *about...*

1

Your perfect park

- Journey time from home
- The facilities everyone wants
- Things to do there and nearby
- What benefits do Owners there get?

2

Your running costs

- Annual site fees - and when they're due
- Any additional running costs
- Can you sub-let?
- Is there a good finance package?

3

Your holiday home

- What boxes does it need to tick?
- Can you get what you want for your budget?
- Can you choose your pitch?
- How long can you keep it for?

4

The process

- Time it takes to site your holiday home
- The process for arranging finance
- How quickly will you get the keys?
- What is ongoing Owner support like?

10 reasons to choose Unity Beach

- | | | | |
|---|--|----|---|
| 1 | Buy today and get your 2025 site fees included | 6 | Dog-friendly park with dog friendly venues |
| 2 | Location of your choice | 7 | Country Club, fishing lake & 18-hole golf course |
| 3 | Unlimited licence terms | 8 | Free access to indoor pool, Brean Splash and Brean Play |
| 4 | Wide range of indoor and outdoor activities | 9 | We can take your touring caravan in part exchange |
| 5 | NEW award-winning entertainment with star acts | 10 | A dedicated Owners' team and Owners' lounge |

Helpful FAQs

Can I choose my plot?

In most cases yes, though some of our pre-owned holiday homes will already be sited.

What financial benefits will I get as an Owner?

There are extensive benefits to owning a holiday home in Brean that will save you money. These include FREE entry to Brean Splash Waterpark, 50% off of admission to Brean Play, Gym Membership, and green fees at Brean Golf Club. You can buy an annual pass to Brean Theme Park for just £72 per person (normally around £25 per person, per day!). You can also use an Owner's Card which you pre-load, offering you discounts on food and drink across our venues. Our Owners' Lounge is open every day and serves complimentary hot drinks.

How long can I keep my holiday home For?

We offer a 15-year life on your holiday home. Therefore, if you buy a brand-new holiday home, you can keep it on-site for 15 years. If you buy a holiday home that is 5 years old, you will have 10 years remaining.

Can friends & family visit?

Owners are given 12 Owners' Passes, and 6 Car Passes to allocate as you wish. If

you need more, a Privilege Pass holder can buy them from Reception.

Can I bring my dog/dogs?

Yes - we are a pet-friendly park, and our pitches have secure, enclosed gardens. We have a dog walk on-site and many great walks all around us.

Can I let out my holiday home?

Yes - it's a great way to off-set the running costs of your holiday home. We can take care of everything for you, from advertising your holiday home to cleaning after guests stay. Talk to the team about Your Lettings and ask for the brochure.

Is there a limit to how long I can stay?

Yes. We are open from mid-February to mid-November, and your holiday home is for recreational use only. You are welcome to use it as little or as much as you like, but you cannot stay for more than 28 consecutive days. We are a non-residential park, and you are required to provide proof of an alternative address.

We want a peaceful time away... with all the activities for children, is the park suitable for adults?

Definitely. The hustle and bustle is easy to escape from, with many quiet areas on site, including a wildflower walk. Whether you enjoy reading a book, pottering in your garden, wildlife spotting, or walking, Brean has lots to offer. It's especially peaceful outside of school holidays, making it a very popular

time for Owners to come and enjoy the facilities and restaurants.

Myself or one of my party have a disability - is the park accessible?

Yes. Unity Beach has won awards for its commitment to accessibility. The park is located on the flat with disabled access and toilets at all our venues. Brean Play and Brean Splash are fully accessible and offer disabled-friendly changing, accessible swimming slots, sensory play, and much more. We also have wheelchair-friendly holiday homes which can be fitted with a ramp for easy access. If you have any specific needs, then please do pick up the phone and have a chat with us.

How secure is the park?

Every holiday home is alarmed; this is managed and supported through your site fee. A security team is on-site 24 hours a day, and thanks to barrier access with number plate recognition, only registered vehicles can gain access to the park.

Do I have to open and close up myself?

This is included in the annual running costs and will include a drain-down service at the end of the season and reconnection for the following season. We are also available to offer advice on the best practices for the winterisation of your holiday home.

Who do I go to if I have a problem?

The Ownership Team are here seven days a week, 9am-5pm to help you with any enquiries or issues you may have. Outside of these times, should there be an emergency, our resort is a 24-hour operation, so there will always be someone on hand to help.

What if I want to sell?

We hope you stay with us for many happy years, but if you do decide you want to sell, please come and speak to us first, and we will offer you the best price we can. You can sell your holiday home privately, but as on most parks, there is a commission payable to us of 15% for all private sales.

Do I need to insure my holiday home?

All holiday homes must be insured. You can do this through us, at a cost of around £300 per year, depending on the value of your caravan, or you are welcome to find your own insurance policy, as long as it covers everything we require, and we receive a copy of your certificate. There will be an admin fee added to your account of £35 + VAT if you choose not to insure through our block policy.