

Reeds Bay - Annual Running Costs

Long Season March 1st – 16th January

Licence Charge for next season 2026/2027: £9700

Including Local Authority, Public Liability Insurance, Sewerage and Water.

Fees also cover grounds maintenance; a Black Box alarm system including maintenance; 24-hour onsite security; and 'platinum' passes to use the facilities.

'Platinum' Passes include access to use:

- Thermal journey experience at The Spa Hotel*
- The NEW Boating lake
- State-of-the-art gymnasium
- Family Leisure Pool including splash slides
- 25m Adult-only swimming pool with steam room and jacuzzi
- Racquet sports including tennis, badminton, table tennis, squash.
- Adults and children's fitness classes
- Crèche
- Nine hole golf course
- Fishing
- Outdoor adventure playgrounds
- Family entertainment in The Hive and adult entertainment in Harrison's Bar.
- Beautiful walking trails and Village Garden.
- Seven bars and eateries

Annual running costs:

Electricity –metered and invoiced separately (bi-annually)

Gas – metered and invoiced separately (bi-annually)

Insurance - Holiday homes must be insured.

Winterisation - We recommend that you winterise your Holiday Home every year during the closedown to protect it from the elements, we offer this service at only £85.00 inc VAT.

Owners may use their holiday home as often as they like during the specified holiday season, but may use the facilities throughout the year.

*Access for two people, twelve times during the year