

# Scotts Holiday Village

West Wittering, West Sussex

YOUR TRANQUIL RETREAT - ALL YEAR ROUND



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## PREFACE

Thank you for your interest in Scotts Holiday Village.

I have produced this brochure in order to give prospective customers an insight into our philosophy and show what it would be like to have a holiday home at Scotts.

If there was one attribute of Scotts that I wanted to highlight in this preface it is the bespoke high quality service we aim to provide to our customers. Our overriding ambition is to enable our customers to fulfil the fundamental reason for buying a holiday home in the first place, which, for our customers, is to have a tranquil retreat close to the sea, where they can relax and leave the general stresses of life behind.

Naturally, this brochure, and our other brochure entitled "Holiday Homes For Sale", will prompt some questions and hopefully a desire to visit us. We shall be delighted to show you around the park and the holiday homes we have for sale, so please feel free to call or email us.

Yours faithfully



**Nick Andrews**  
Park Owner

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## INTRODUCTION

Scotts Holiday Village was created by the late Mr Don Scott (*a very well known local figure*) and has been in existence since the 1950's.

A number of customers have been coming to Scotts since they were children; many new customers return to buy a holiday home here, drawn by their fond and lasting memories of happy childhood visits (*right*).

The photograph from the early days shows how water was sourced and gives a glimpse of the stunning classic 1950's touring caravans .

Nowadays, holiday homes come fully equipped with hot and cold running water; as well as fully fitted kitchens, double glazing, central heating, divan beds, full length baths, ipod connections, plasma screens and can even put some houses to shame by their purposeful and aesthetically pleasing use of space.

The years have therefore seen tremendous developments in the design and quality of holiday homes; Scotts Holiday Village aims to stay ahead of this rate of advancement by offering large plots, with generous bespoke verandas, private parking and fenced gardens that do justice to modern high quality holiday homes. We work together with the customer to create a holiday home plot that meets the purpose of having one in the first place - a place to come for relaxation and enjoyment.

In The Witterings we are in the most favourable location, just 300 metres from the famous sandy beaches of West Wittering and the same distance away from the thriving and well stocked village in East Wittering.

We are open all year round (we never close), so our customers can pop down whenever they wish.

Scotts has a capacity for 290 plots on its 19 acre site and unlike so many parks of our size, we are privately owned and the owner takes a hands-on role in the running of the park to ensure the highest quality of service, whether it is in the design of the plots or selection of holiday homes for the park; it is the only park and business he owns, and like the original Mr Scott, he is able to give his undiluted attention.



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## LOCATION

Across the road from the entrance to Scotts is a path that leads to the beach (as shown by the red dashed line); the shops are also close by (marked in green):



The road links to the Chichester area are very good.

From London, one can travel south via the M3, M27 and A27; or via M23 and A27.

There are also some very scenic routes from Surrey and Hampshire.

The Witterings are therefore easily accessible for those travelling from London and surrounding towns or Cities in the south east.



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## WEST WITTERING BEACH

For some, the beach at West Wittering is the area's jewel in the crown, people flock from all over the south east to enjoy its beauty, with its expansive and rich golden sands:



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## SURROUNDING AREA

For others, what makes The Witterings so special is the surrounding area and what it has to offer; the pretty local villages, the marinas, the South Downs, historic Chichester and of course Goodwood:



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## INSIDE SCOTTS

We have a rare and generous approach for the siting of holiday homes: each one has its own fenced garden and some of our plots are very large indeed, some with spectacular verandas:



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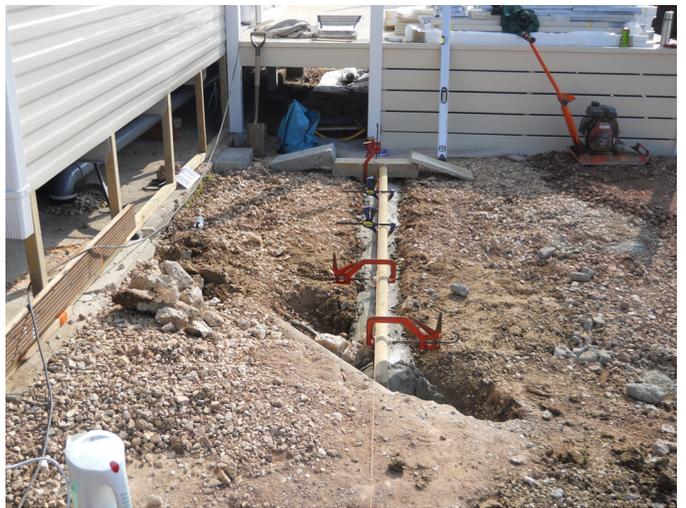
West Wittering, West Sussex

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## BESPOKE SERVICE

It is fair to say that we aim to lead the market for our quality bespoke service, rather than providing holiday homes at the absolute cheapest prices and overlook the fundamental aim of purchasing one in the first place, which, in the case of our customers, is to have a tranquil retreat, somewhere exclusive, somewhere special close to the sea, to relax and just get away from it all.

We have a dedicated team that can take an empty plot and create a holiday home plot of outstanding beauty that meets the customer's specific needs. In this particular case, the customer specified a veranda with glass panels, concrete path edging colour coded to the patio area slabs and the plot was rounded off with artificial turf, wooden all round skirting, gated private parking to the rear of the holiday home and a quality metal shed.



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## ATTRIBUTES

### PEACE AND QUIET

As we do not have a clubhouse, the site is therefore very quiet. Our customers do have a choice of a number of fine country pubs and restaurants which are close by, some just a short walk away within East Wittering village.

Additionally, commercial letting of holiday homes is not permitted, so one always knows their neighbours and there is not a huge influx of unknown people at school holidays.

We have some common sense Site Rules, for the benefit of all owners, to promote the tranquil environment.

### NEVER FULL

Because we are open all year and do not permit commercial lettings the site is never full to capacity, as our customers have the opportunity to spread their visits throughout the year.

### ATMOSPHERE

By having their own fenced garden, our customers have privacy and develop a personal attachment to the park, where they are permitted to express their own horticultural personality. As people are so different, there are a variety in styles of gardens and this generates a unique character to the park.

### VIEWS

The West perimeter of Scotts has views of open fields and of the sun as it begins to set. We have 23 new plots at the edge of this perimeter, so please enquire about availability.

### PLAY AREA

The park has a large central, prominent and safe play area (approximately two acres) for children. If you have children or grandchildren, please do get in touch as there is some availability facing the play area.

### PARKING

All our customers can park their car outside of their plot. Some of the larger plots allow one or two cars to park within it.

### MAINTENANCE

The park has a dedicated maintenance team, so if there is ever a problem we have the personnel to deal with it. This ensures a high quality service from the team that sited or prepared your holiday home for sale in the first place, so they know it very well. There is therefore no need to try and find tradesmen to deal with any of the issues relating to maintenance, as we have the necessary skills in-house.

### INDEPENDENT OWNERSHIP

By far the greatest intangible attribute of our park is the fact it is owned by a very professional individual who is very passionate about providing a high quality of service. All customers can talk directly to the owner about anything and he is generally on hand seven days a week. No customer is ever "just a number" or has to be content with being dealt with by a manager, who may not have the passion or vision of the owner. Over the years, many customers have become personal friends of the owner.

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## KEY REASONS TO BUY AT SCOTTS

### OUR LOCATION

- We are very close (just 300 metres) to one of the best managed sandy beaches in the UK, whilst being close to a village with all the necessary amenities
- We are close enough to London and its surrounding counties, so that our customers can just jump in their cars and head straight for Scotts; this lends itself well to last minute weekend breaks
- We are about a 12 minutes drive to Chichester; and about a 5 minutes to the local boat harbours

### OPEN ALL YEAR ROUND

- We are open 365 days a year without any breaks; we never close

### TRANQUIL PHILOSOPHY

- The tranquil environment that exists at Scotts (with no clubhouse, or shops on site)
- We do not allow commercial lettings; that way the tranquil philosophy within the site is maintained

### OUR GENEROUS PLOTS

- The individual fenced plots for each holiday home
- Customers being able to park their cars within their fenced plot; or just outside the plot
- Ability to have a veranda on any plot

### OUR HOLIDAY HOMES

- We have a very wide variety of new and pre-owned holiday homes starting from just over £20,000
- We prepare plots and holiday homes to the highest standards and are willing to work with customers to design a plot that meets their specific needs
- All our holiday homes are sold with a fenced gardens, steps, gas bottles and a quality metal shed
- We purchase holiday homes from all UK manufacturers; all our new holiday homes come with central heating and double glazing; we aim to buy holiday homes to suit individual plots
- We have holiday homes for sale on some very attractive and large plots
- All our holiday homes come with a no-nonsense warranty

### OUR FAIR WAY OF DOING BUSINESS

- We are a privately owned park and Scotts is the owner's only business; he strives to offer a personal service to customers that meets the fundamental reason they have chosen to buy a holiday home (to have a special place to relax, unwind and enjoy life)
- We do not have a rule that requires holiday homes to come off the park after a fixed period of time (note: some parks require holiday homes to be removed after just 10 years)
- We offer a no-nonsense warranty on all holiday homes sold, whether new or pre-owned; we have experienced staff to deal with all aspects of holiday home maintenance
- The price that quote for a holiday home is a turnkey price with no hidden extras
- We are not governed by a financially demanding group of shareholders and therefore only sell holiday homes to those who are in tune with the tranquil philosophy the park is run

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## TESTIMONIAL

We can scan many cards and letters we have received over the years, but here is just one that we received in 2012 that sums up how our customers generally feel.

Background: Diane and David from Kent bought a holiday home with us back in 2009 and in 2012 decided to buy a house and relocate permanently to The Witterings, so gave their holiday home up. This is their card summing up their experience:

17<sup>th</sup> October 2012

Dear Mick

David and I are sad to be leaving our holiday hideaway at Scotts.

The last 2 plus years have been very happy and very enjoyable.

This was made more so by the tranquility

of Scotts and the friendliness and helpfulness of every one at Scotts. Nothing was ever too much trouble and dealt with quickly and efficiently.

We will always have the very fondest of memories from our time at Scotts.

My kindest regards  
Diane

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## FAQ's - 1/2

### ARE YOU A "BUTLINS" TYPE OF PARK?

No, we are a very tranquil site that aims to provide holiday homes in an environment which enhances the *quality of life* of our customers. We are blessed with very scenic surroundings here in the Witterings and wish to provide quality holiday homes within Scotts that do justice to such surroundings.

### IS THERE A CLUBHOUSE ON SITE?

No, in keeping with the tranquil philosophy of the site. There are however a choice of restaurants, takeaways, public houses and a British Legion in the village, which are within a short walking distance.

### HOW LONG ARE YOU OPEN?

We are open all year round. The site does not close at all. Customers are free to come to their holiday home at any time of the year and for as long as they like.

### DOES A GROUND RENT NEED TO BE PAID?

Once a holiday home is purchased, a ground rent is payable; the amount of the ground rent depends upon the size and location of the plot. Our ground rents start from £3,250 per annum.

### WHAT ARE OTHER RUNNING COSTS?

Customers pay for gas and electricity as per their consumption. Customers also need to pay for insuring their holiday home, an annual gas test check of their gas appliances and of course for any maintenance of the holiday home.

### WHAT SERVICES ARE THE HOLIDAY HOMES CONNECTED TO?

The holiday homes are connected to the normal water and sewage pipes systems. The electricity is connected to the normal grid (as in the case of ordinary houses). The gas is provided by LPG gas bottles (which are ordered through the office on site).

### DO HOLIDAY HOMES HAVE GARDENS?

Yes, each holiday home has its own garden which is fenced off. This enables customers to have privacy.

### WHEN QUOTED A PRICE FOR A HOLIDAY, WHAT IS GENERALLY INCLUDED IN THE PRICE?

The prices that we quote for a holiday are all inclusive. You would not normally need to immediately pay for anything else. The prices we quote normally include: the cost of the holiday home, siting, free rent and insurance period, a quality metal shed, fencing, steps, decking and skirting, gas bottles, a no-nonsense warranty and with our compliments a "welcome pack".

### WHO CAN SCOTTS SELL HOLIDAY HOMES TO?

We can only sell holiday homes to those that have a main residence elsewhere; although open all year round, Scotts is a holiday park, not a residential park. Please note Scotts cannot be used as an address for the electoral roll. Scotts has a policy of selling holiday homes to those that are in tune to the tranquil philosophy of the site.

### DO I NEED TO PAY STAMP DUTY ON THE HOLIDAY HOMES?

There is no stamp duty on the holiday homes sold at Scotts.

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## FAQ's - 2/2

### **ARE THERE ANY RULES ON THE SITE?**

Yes. They are common sense rules which aim to promote the enjoyment of our customers and maintain a tranquil environment at all times. Anti-social behaviour is not tolerated at Scotts.

### **CAN I LET MY HOLIDAY HOME?**

No lettings are permitted; family or close friends may visit. We need to ensure a tranquil atmosphere within the site at all times.

### **ARE DOGS ALLOWED?**

Dogs are allowed, but they must be kept on a lead and not disturb the peaceful stay of our customers.

### **CAN HOLIDAY HOMES HAVE A VERANDA?**

Yes. Subject to our survey, a veranda can be added to any plot.

### **DO YOU HAVE A SHOP ON SITE?**

There is no shop on site. Tesco's is within three minutes walk and is open from 6am-10pm every day (apart from Christmas day); there is also a very nice Co-Op store, that is also open 7 days a week, and a host of other shops (butchers, fishmongers, bakers, grocers, pharmacy) a short walk away.

### **DO YOU HAVE A LAUNDRY ON SITE?**

Yes we have a laundry room with washing machines and dryers.

### **ARE THERE ANY AGE RESTRICTIONS?**

No. We sell holiday homes to all ages. Children are of course allowed on the site. However, the site rules which promote a tranquil environment must be adhered to.

### **CAN I PARK MY CAR CLOSE TO MY HOLIDAY HOME?**

Yes. On some plots, because they are so large, cars can be parked within it.

### **HOW LONG CAN A HOLIDAY HOME STAY ON SCOTTS?**

We do not have a policy where holiday homes must be renewed after a fixed number of years.

### **CAN A HOLIDAY HOME BE UPGRADED?**

Yes. Subject to our survey, customers can upgrade their existing holiday home in due course.

### **CAN I COME TO VISIT SCOTTS JUST TO HAVE A LOOK AROUND?**

You are very welcome to come and see us at Scotts (we are open 7 days a week); we shall be pleased to show you around the park and into any holiday homes you wish to view. We do ask if you can please make an appointment with us first if at all possible (as we can sometimes be very busy and need to timetable in visitors).

### **FURTHER QUESTIONS?**

If you have any questions, please do not hesitate to contact us. We look forward to welcoming you to Scotts in the near future.