

# 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 written and designed 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; and
- provide detailed information of the comprehensive range of holiday homes we have for sale

Given that buying a holiday home is more akin to buying a 'service', rather than purely a 'product', if there was one attribute of Scotts 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.

This brochure may prompt some questions and perhaps a desire to visit us. We shall be delighted to answer your questions and to show you around the park and the holiday homes we have for sale, so please feel free to call us.

Yours faithfully



**Nick Andrews**

Park Owner

Address: Scotts Holiday Village  
Cakeham Road  
West Wittering  
West Sussex PO20 8ED

Tel: 01243 672 185 (24hrs/7days)

Website: [scottsholidayvillage.co.uk](http://scottsholidayvillage.co.uk)

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## INTRODUCTION

Scotts Holiday Village was created by the late Mr Don Scott (a local farmer) 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.

In the early days water was sourced from a hand pump, but 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 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; we aim to stay ahead of this rate of advancement by offering large plots, with generous bespoke verandas, built in-house, private parking and fenced gardens that do justice to modern high quality holiday homes. We work together with our customers 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.

Notwithstanding the high quality physical characteristics of the holiday homes and the park, our most valuable features are actually intangible: they are the quality of the owners we have on the park and the professional and friendly way the park is run.

We take great care to ensure that holiday homes are only sold to those who are in tune with the tranquil philosophy of the park and who shall respect our Site Rules. We have sensible Site Rules which are there to ensure the common enjoyment of the park by all our customers and these are adhered to; for example, no sub letting is permitted, so there is no stream of unknown outsiders onto the park who may not have the long term interests of the park as their priority. Also, we do not have a clubhouse, as East Wittering village is just a short walk away, with its array of pubs, restaurants and takeaways.

We are not part of a 'chain of parks', as we are privately owned by Nick Andrews, who has a day to day 'hands-on' role in the running of 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):

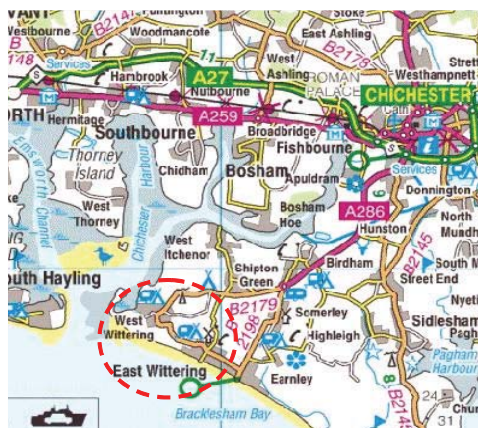


The road links to the Chichester area are very good.

From London, one can travel south via the M3 or A3, 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 special is the surrounding area, the pretty local villages such as Itchenor, the marinas, the South Downs, historic Chichester and of course Goodwood:







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## INSIDE SCOTTS

All our holiday homes are sold with a fenced garden, metal shed and skirting. Some have very large plots and stunning new verandas, built to a very high quality standard by our in house team:





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## BESPOKE SERVICE

We can take a bare plot and design the enhancements with our customers to create something really special, with patios, verandas and nicely turfed gardens:



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## TESTIMONIAL

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

Background: Diane and David from Kent bought a holiday home with us and after about two and a half years 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:

17th October

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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## 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 is 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 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 entertainment 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 (smallest size gardens are around 600sq ft; some are much larger)
- 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 around £30,000
- 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 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 Holiday Village 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 we 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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## FREQUENTLY ASKED QUESTIONS

### **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.

### **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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## FREQUENTLY ASKED QUESTIONS

### **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-11pm 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 PURCHASER AGE RESTRICTIONS?**

No. We sell holiday homes to all ages. Children are of course very welcome on the park; 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. They can stay on Scotts so long they are in a good state of repair and meet health and safety requirements.

### **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).

### **FURTHER QUESTIONS?**

If you have any questions, please do not hesitate to contact us on 01243 672 185. We look forward to welcoming you to Scotts in the near future.

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## HOLIDAY HOMES FOR SALE

### **SPECIAL OFFER: MOVE IN NOW WITH JUST 20% DOWN (0% INTEREST ON BALANCE)**

We have 0% interest deferred payment scheme where one can move in with just a 20% deposit (subject to status and conditions) - so it could not be easier to enjoy a more relaxing lifestyle, now!

This scheme is designed for those who have a capital sum to pay now, but are awaiting guaranteed funds to be received in the future (say from an equity release, extraction of funds from a pension scheme, an inheritance or from the sale of investments).

### **LARGE RANGE OF HOLIDAY HOMES**

We have a very wide range of new and pre-owned holiday homes for sale, from just under £30,000 and going up to over £150,000.

Our website shows the wide range of holiday homes we have for sale, which includes many photographs, description of features and a layout plan.

In addition to the holiday homes shown, we can also offer a bespoke service where customers can design and specify their own holiday home. We have a very good relationship with a manufacturer that can offer such a 'tailor made' service. We have designed a number of bespoke holiday homes with our customers.

We design and build all our verandas in house, so our customers can specify exactly their requirements. We can also offer gardens with natural grass, quality artificial grass, shingle or covered with very attractive beige 18 inches slabs.

### **PRICES**

There are no specific prices published, as quite a few of the plots are still being constructed, with verandas, sheds and patio areas being added.

In the case of pre-owned holiday homes, we may be adding brand new double glazing, carpets, mattresses and high performance quality thermal insulation.

Please call us to enquire about any holiday home you are interested in.

### **NO FIXED YEAR OFF RULE**

We do not have a policy that requires holiday homes to come off the park after a fixed number of years. With galvanised chassis on many of the new holiday homes, it seems rather unfair that on some parks there is a 10 or 15 year "off" rule, given that the useful life of a holiday home, if looked after, can be many years longer than 25 years.

### **TRADING POLICY**

The price that we quote for a holiday home is an "all inclusive" price; which includes: a free period of rent and insurance, siting, plumbing in, gas bottles, steps, high gain digital aerial, skirting, fenced garden, metal shed and, where required, high quality verandas.

Our pre-owned holiday homes generally come with new carpets, new mattresses, new double glazed windows and new quality under floor insulation.

All our holiday homes are sold with fresh gas and electrical certificates and carry a no-nonsense warranty (6 months minimum).

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## HOLIDAY HOMES FOR SALE

### CENTRAL HEATING AND DOUBLE GLAZING

All new holiday homes come with gas fired central heating and double glazing. With the exception of the last four holiday homes shown in this brochure, all pre-owned holiday homes also come with gas fire central heating and double glazing.

If a pre-owned holiday home does not have gas fired central heating, it is fitted with electric panel heaters throughout the holiday home and also has the recently added thermal insulation under the flooring. All the holiday homes offered for sale have double glazed windows and doors.

### VISITING AND BUYING AT SCOTTS

We are open 7 days a week and you are most welcome to visit any day. It is always preferable to make an appointment (even if it is on the day of arrival).

We will show you around the park and the most suitable holiday homes for you. Once you have found your ideal home, we shall invite you to spend as much time on your own looking it over and getting familiar with its layout and features.

You shall also be invited to speak to our existing customers to hear their first hand experience. You may also leave your car at Scotts and walk into the village for lunch or take a stroll by the sea.

If you decide you wish to purchase a holiday home, we shall take it off the market once we receive a fully refundable £250 deposit, which reserves the holiday home for one week; thus giving you ample time to reflect on this important purchase.

Within a day you will receive a written offer (in plain English) to buy the holiday home; this offer includes a copy of the Site Rules and Licence Agreement. If we have agreed to undertake certain works to the holiday home and plot, these will be listed clearly and with diagrams as necessary, so there are no misunderstandings or ambiguity.

If after seven days you decide to proceed, then further payments are made and we agree an entry date for you.

### NO HIGH PRESSURE SELLING

We do not have a credit card machine to swipe your card during "heat of the moment" decisions to buy; there is no high pressure selling at Scotts.

Incidentally, we do not have a group of financially demanding shareholders we are accountable to, so we are free to sell as little or as many holiday homes.

All the holiday homes we have for sale have all been paid for (nb: they are not on any form of stocking or finance plan), so we are under no pressure to sell on these grounds either.

### QUESTIONS

If you have any questions, feel free to call us on 01243 672 185 and we shall be pleased to help you.