

Property Information Guide - Ownership

Owning a holiday home at Atlantic Reach is very straight forward. At Atlantic Reach our objective is to make your investment work for you. We are 'Owner Friendly' and our aim is to ensure that you get the best out of your holiday home.

About Atlantic Reach Limited?

Atlantic Reach Limited aims to ensure that Atlantic Reach holds its reputation as a leading family holiday village in Cornwall. Atlantic Reach has over 50 employees and maintains the grounds and site facilities, and oversee the 230 holiday properties ensuring our 30,000 holidaymakers every year have a holiday to remember.

Property Management Options

Properties are sold with a three year letting agreement which commences when the sale completes. At the end of this first three years you have the option to continue to let the property through Atlantic Reach or manage it yourself. Please see our letting guide for more information on the letting agreement.

Council Tax / Rates

Small business rates are payable on holiday homes at Atlantic Reach to Cornwall County Council. However the majority of house owners currently receive small business rates relief, which reduces the fee payable by 100%. The relief is a government policy and could change. More information is available from Cornwall County Council, but without relief, expect rates to be around £900 per annum in a 2 bedroom property and £1,300 per annum in a 4 bedroom property.

Utilities

For the majority of houses, utilities (water and electric) are payable direct to the supplier and you can hunt around for the best deals. There are a few exceptions to this where the services are invoiced by Atlantic Reach Limited. Our rates are regulated and often work out cheaper than the direct to supplier options. There is no gas supply into any of the houses.

Telephone / Internet

Atlantic Reach do not permit the installation of phone lines or internet into the properties. For personal use we recommend a dongle (both Vodafone and Three have good network coverage at Atlantic Reach), and we provide free WiFi in the Cafe and Manor. It's worth checking the coverage in your property before you sign up. We are currently exploring options to extend the WiFi coverage across the site.

TV Licence

Each property requires a Licence - we would negotiate a discounted rate as part of letting your property.

Patio

The patio outside each house forms part of the communal areas of the site. Atlantic Reach provide patio furniture (typically a picnic bench) for the properties we let subject to a small charge each year. These will be marked by house number. We will remove old patio furniture as we deem necessary, and we will also remove patio furniture at the end of a letting period. Many houses have BBQs outside. We ask that these are put away for the winter and again we will remove old BBQs as we deem necessary. It is important that we maintain the image of the site.

Tenure

The Tenure of the properties at Atlantic Reach is Leasehold. These are long-leases, typically with more than 980 years remaining. The holiday home is yours to sell whenever you wish. We will provide specific details with each property for sale.

Annual Charges

Annual charges at Atlantic Reach are typically less than half those of comparable sites. Annual charges cover various items normally including Ground Rent, provision of services such as rubbish handling, road maintenance, exterior property painting (in most cases) and the maintenance of the communal areas of the site. Dependent

upon lease terms ,applicable for most properties, these are due in April each year. The typical values are between £1,650 (inc VAT) for a 2 bedroom holiday home and £2,250 (including VAT) for a 4 bedroom holiday home. Annual charges are classed as fixed, and only vary each year according to RPI which is set by the government. As a rule of thumb, you can expect annual charges to increase by 2-3% each year. We can provide a more accurate figure, and details of any variations to the normal for each individual property on request.

General Maintenance

When letting through Atlantic Reach general maintenance on the property is carried out by Atlantic Reach and the costs processed on your account on a monthly basis. Where work is expected to exceed £150 plus VAT Atlantic Reach will endeavour to contact you for authorisation before work starts.

External Decorating & Maintenance

The external decorating (painting of the property) is carried out by Atlantic Reach every 4 years in most cases. External maintenance of the property is the owner's responsibility, including rainwater control, but we will always work with you to resolve issues and have a team of people and local contractors able to carry out the work required. If you are carrying out work yourself, it should be approved by Atlantic Reach before work commences.

Internal Decorating & Property Standard

The internal decorating and requirement to maintain the standard for letting is the responsibility of the owner. We will always work with you to maintain standards, and have a team of people able to carry out the work required. All properties sold by Atlantic Reach include a comprehensive refurbishment carried out at the time of sale to hopefully give many years of maintenance free ownership.

Occupancy Restrictions

All of the holiday homes at Atlantic Reach are available for holiday use only. This means that no visitors can use the property as their permanent residential address, and should not stay on site for more than 21 days consecutively or 8 weeks in any calendar year without prior approval. An example of where approval may be granted could be if the property owner wishes to stay in their own property for an extended holiday. In this instance please call Atlantic Reach to discuss.

Group Booking Policy

Atlantic Reach is a family holiday resort. All bookings, either by Atlantic Reach, or by private owners, are expected to follow our Group Booking Policy:

- **Group Booking:** The site is for family use and any bookings for a group of adults where the majority are under the age of 30 will not normally be accepted.
- **Contractors and Working Holidays** are also not accepted on site in order to avoid disruption to other holidaymakers.
- **Owners Own Family & Friends Booking** - The management is willing to accommodate a group booking on the basis that at least one of the group, who is a family member of the owner undertakes responsibility and is over the age of 30. Alternatively that a sum of £300 in cash is deposited with the reception as insurance. This deposit may not be refunded in whole or part if the management have received a complaint regarding noise or damage to property. Further compensation may also be sought.

Insurance

Insurance is invoiced separately to the annual charges due to its variable nature. The properties are insured by a site wide policy, managed by Atlantic Reach. Insurance charges for April 2018 were around £105 for a 2 bedroom holiday home and £205 for a 4 bedroom holiday home. You can request to have additional cover if required. Insurance covers both the building and contents, full details are distributed each year and available on request.

Pets

Atlantic Reach is a pet friendly site. This means you can nominate your house as pet friendly, or not. We have a dog walking area, and dogs are allowed in the facilities.

Heating & Hot Water

All of the properties have electric heating and hot water systems, either provided by an electric boiler or by immersion water heating and night storage heaters.

Health & Safety

We look after the general Health and Safety requirements for the site, and regularly provide updates to this which may also include factors for consideration in the holiday homes to ensure the safe use of the site and facilities for all visitors. All visitors and owners are required to comply with the requirements of the Health & Safety management system, and any reasonable requests that may arise.

Resale

Should you wish to sell your property, you are free to do so at any time. You can sell it through Atlantic Reach and we hope to be the low hassle and quickest route to a successful sale should you wish to leave us!

How do I Purchase?

Once you have satisfied yourselves that an investment at Atlantic Reach is a good idea and you have selected your property, you proceed as any other property purchase. We recommend that you appoint a solicitor to handle the purchase for you. This is a straightforward matter and we suggest you shop around several solicitors for the best price.

Alternatively, you can call us and we will find a solicitor for you. Once you have advised us of your solicitor, our solicitor will send them a contract and the purchase will proceed to exchange of contracts and completion over 4 to 6 weeks.

Further Information

There may be variations to the information provided herein based on a specific property; for example our Hot Tub properties. It is important that you raise any queries to us, consult the lease for the individual property or seek further advice from a professional within the area of your query - all information is valid from time of print only.

Who Do I Contact as an Owner?

The initial point of contact for our owners is Suzanne Hunter, our Owner Advisor. Suzanne will be able to ensure any query you may have is responded to in a timely manner. Suzanne can be contacted on 01726 860775 or via email to owners@atlanticreach.co.uk.

If you have any further questions about holiday home ownership please also contact Heidi Smithson on 01726 860775 or via email to propertysales@atlanticreach.co.uk.

Atlantic Reach Limited - Reg. No 8257555
Registered Office: Atlantic Reach, Whitecross, Newquay, Cornwall, TR8 4LX
Tel: 01726 860 775 | Email: propertysales@atlanticreach.co.uk | www.atlanticreach.co.uk

Letting Information Guide

All properties come with a three year letting agreement which commences when the sale completes. At the end of the first three years you have the option to continue to let the property through Atlantic Reach. Our only requirement is that the property has been maintained to a high standard (and our team is on hand to help) and the terms of the Lease and Letting Agreements are complied with.

The Letting Agreement

The Letting Agreement covers the terms under which we generate an income for you from your holiday property. In summary, we will let your property out for holiday use when you are not using it, and pay you the income we generate on a monthly basis less our charges as defined in the agreement.

The letting commission is 45% + VAT of the gross rental income. This covers commission on the sale of the holidays, cleaning the property after each use, the provision of the laundry services for linen, the backup of our maintenance team and provision of leisure facilities, entertainment and guests services for the holidaymakers. There are some other supplementary charges that will be made under the agreement and a full copy is attached.

What Will I Earn?

Each property will be different but as a guide we expect the following gross rental incomes to be achievable for 2019:

2 Bedroom Garden Terrace holiday homes:	£11,250
2 Bedroom Garden Terrace holiday homes with Hot Tubs:	£15,000
4 Bedroom Contemporary Cottage holiday homes:	£20,000
4 Bedroom Contemporary Cottage holiday homes with Hot Tubs:	£30,000

Our figures are backed up by our many years of experience and have all been exceeded by a number of properties in the last few years. Factors that can vary this include the grade of your holiday home, the number of weeks it is available for letting and external factors that can vary the holiday market as a whole.

Using Your Holiday Home

When you are not using your holiday home, Atlantic Reach can rent it out to generate the rental income from which the returns come. When you want to use your holiday home yourself, all you have to do is send the relevant booking form to our reception team to reserve it for the dates you wish. Upon arrival, report to reception where they will check you in and provide the relevant parking permit for your vehicle(s). We will get the house ready for your arrival and clean it afterwards ready for the next guests. We recommend you give us as much notice as possible when you want to use your house, and particularly during the school holidays as we may not have last minute availability. The use of the leisure facilities is provided free of charge to the owners of holiday properties at Atlantic Reach whilst they are signed up to a letting agreement.



Letting Agreement 2019

An Agreement made between (1)..... (hereinafter called “the Owner”) and (2) Atlantic Reach Limited of Accounts Office, Atlantic Reach, Newquay, Cornwall, TR8 4LX (hereinafter called “the Agent”).

Full Address of Holiday Home(s) (Owner to complete unit number{s}):

2 Bedroom Holiday Home(s)....., Atlantic Reach, Newquay, Cornwall

4 Bedroom Holiday Home(s)....., Atlantic Reach, Newquay, Cornwall

Are any of these Holiday Homes to be marketed as Pet Friendly? YES NO (Please Circle)

I have read and understand the Agreement set out herein and agree to the terms of the same for the period 1st January to 31st December 2019.

Name of Owner:

Signature of Owner: Date:

.....

Signature of Agent: Date:

.....

Signature of the Agent will act as confirmation that the terms of this Agreement have been met.

1. Agent

a. The Owner hereby appoints the Agent as sole agent for the purpose of letting each Holiday Home(s) detailed in this Agreement in consideration of the Agent hereby undertaking to use his best endeavours to let such Holiday Home(s).

b. This Agreement will run to 31st December 2019 and include any bookings which arrive on or before that date and depart no more than 14 days after that date.

c. The Agent reserves the right to cancel this Agreement if they feel the Owner is acting in a way that is not in the spirit of the Agreement. The Agent agrees that they will consult the Owner before taking such action.

2. Tariff

a. The Owner hereby instructs the Agent to let each Holiday Home(s) on the basis of the annual tariff to be published in a format to be decided by the Agent.

b. The Owner gives authority to the Agent to discount prices and offer bargain breaks and block bookings from time to time as booking activity dictates.

i. The Agent will consider the impacts of any such offer on the Owner before any offer commences.

3. Commission

a. The Agent shall be entitled to commission at 45% or such other rates as may from time to time be agreed between the parties hereto on the gross hire charge credited to the Owner. This fee is to cover cleaning, linen, provision of leisure facilities, acquisition of bookings, administration involved in registering guests, dealing with their queries and access to Entertainment Area(s) during the period(s) when an Entertainment program is in operation.

i. Please note that the Entertainment Area is dependent on the activity in question.

ii. Where any other rate is to be agreed between the Owner and the Agent, the Agreement will be made in writing and signed and accepted by both parties.

b. The Agent shall charge VAT at the then current rate on all commission charged to the Owner.

4. Marketing

a. The Owner appoints the Agent to market the Holiday Home(s) for the purpose of holiday letting.

5. Accounting

a. Production of account: The Agent will produce monthly accounts in which hire charges will be credited and commission and other charges debited.

b. The account will be sent to the Owner within 30 days of the month to which it relates unless circumstances prevent this. In this event the Agent will notify the Owner and provide an expected arrival date of the account information.



6. Owner / Via Owner Bookings

- a. Should the Owner wish to book the Holiday Home(s) for their own use, or for the use of another party for any period, the following system is to be complied with. This will ensure maximum letting of the Holiday Home(s).
- b. An Owner Booking is to be defined as one where the Owner, or any member of their family that is still resident in the Owner's primary address occupies the Holiday Home(s). Where this is not the case the booking will be regarded as a Via Owner booking and the relevant mandatory charges will apply (see Appendix 1 below).
- c. When making an Owner / Via Owner booking the Owner is required to ensure the property is available for the dates required by contacting the Agent. Upon confirmation being received from the Agent the Owner is required to send the Agent a completed Owner / Via Booking Form.
- d. The Agent undertakes to honour such booking subject to availability. Once this booking has been processed the Agent will send the Owner confirmation by email. This confirmation will contain a unique Booking Reference. This is required to be quoted on all correspondence regarding this booking and the Owner / Guest of the Owner must bring written confirmation of this Booking Reference with them on arrival.
- e. Where a Via Owner booking arrives without the Booking Reference they will be refused entry to the property until we receive written confirmation from the Owner that the Guest has authority to occupy the Holiday Home(s). This written confirmation is required to contain the Booking Reference supplied by the Agent for this booking.
- f. Owners will be subject to a £25.00 Administration Charge per booking where Owner / Via Owner Bookings arrive without confirmation of the Reference.
- g. If the Owner wishes to cancel or amend the Owner / Via Owner Booking he/she is required to advise the Agent immediately in writing (email is acceptable), in order that the Holiday Home(s) is made available to let. The Agent will send the Owner written confirmation that the Owner / Via Owner Booking has been cancelled or amended.
- h. The Agent will charge the Owner for use of the Leisure Facilities (see Appendix 1 for the facilities included under this charge), linen, cleaning and extras supplied in respect of all Via Owner bookings.
- i. Leisure Facilities use will not be charged for Owner bookings but all other charges will remain unless the Owner opts to complete their own clean and / or supply their own linen for an Owner booking. The Owner must inform the Agent of this by completing the appropriate section of the Owner Booking Form.
- j. The rates of these charges for the year ending 31st December 2019 are detailed in Appendix 1.
- k. The Agent will charge the owner for any re-cleaning needed following a stay where a self-clean has been completed by the Owner.
- l. Via Owner Bookings will be asked for their credit/debit card details on arrival. We will process these details in the form of a £1.00 pre authorisation. This is to cover any potential damage to the Holiday Home(s), items or fixtures within, any damage caused to any area of the site or any unacceptable behaviour.
- m. The Owner is reminded that the site is for family use and as such any booking for a group of adults where the majority is under the age of 30 will not be accepted. Contractors and working holidays will also not be accepted on site. Long let bookings with an occupancy for more than 21 days will not be permitted on site. Any exceptional circumstances will need to be authorised by the Directors of the Agent.

7. Owner Referrals

- a. The Owner is hereby given authorisation to refer bookings to the Agent where they have used the 2 week they are authorised to use under Clause 10.h. and would like to refer a booking to their own Holiday Home(s) for July/August.
- b. Where the Owner refers bookings to the Agent due to the fact that the Owner has used 2 weeks in July/August the Owner has the option of having the booking placed in their Holiday Home(s). In this instance, the system below will continue to apply as regards payment for the booking.

- c. The following Procedure is to be followed where the Owner refers a booking to the Agent.

- i. The Owner is to send the Agent written details of the dates they would like to refer a booking for.
- ii. The Agent will confirm in writing if there is availability for the booking.
- iii. A charge at the standard commission rate, as per section 3 of this agreement, on the Agent's current advertised tariff will be made on the Owner's account.
- d. The policy stated above regarding obtaining a pre-authorisation will apply to Owner Referrals.

8. Cancellation of Bookings

- a. In the event of any booking being cancelled the Agent shall endeavour to re-let the Holiday Home(s). In the event of the Agent being unable to obtain payment of the Hire Charges in respect of a cancelled booking the Owner shall have no claim against the Agent. Dependant on the time of cancellation, the rental deposit will be retained by the Agent.

9. Duties

- a. The Agent undertakes to:
 - i. Clean and check the Holiday Home(s) before letting.
 - ii. Provide an efficient and professional letting service.
 - iii. Provide a reception and key-holding service.
 - iv. Where possible, deal promptly and courteously with all enquiries, reservations and correspondence.
 - v. Ensure that inventory stock of standard equipment is available, to check and replace items as necessary between lets.
 1. The Agent does not accept responsibility for private items supplied by the Owner in addition to the inventory or items which are not standard equipment. Where an Owner does supply items that are not part of the standard inventory the Agent reserves the right to remove these items. In this instance the Agent will contact the Owner to arrange return of the items that were removed.
 - vi. Collect any monies due from users, where possible, where the value of such item is above £5.00 - all other items will be debited to the Owner's account.
 - vii. Provide linen.
 - viii. Provide leisure services.
 - ix. Undertake a Property Survey of the Holiday Home(s) as needs dictate in order to ensure adherence to Clause 9.c.i. below.
 - x. Provide the following services / items each year that the Holiday Home(s) is / are let by the Agent:
 1. Replacement Bedding – this to be a cost shared across all letting properties for the cost of replacing any items of bedding during the letting year.
 2. Bath / Shower Mat replacement - this to be a cost shared across all letting properties for the cost of replacing any items of bath/shower mats during the letting year.
 3. Consumables – light bulbs, Hoover bags, toilet rolls, batteries - this to be a cost shared across all letting properties for the cost of such items during the letting year. Please note that this charge does not cover the labour cost for replacing these items, which will be charged separately each time an item is replaced.
 4. Supply and Maintenance of patio furniture.
 5. Ensure compliance with legislative requirements including Health and Safety management, Fire risk assessments, energy performance certification, legionella risk management etc.
 - b. The above items will be invoiced annually at a time decided by the Agent.
 - c. The Owner undertakes to:
 - i. Be responsible for maintaining the Holiday Home(s) internally and furnishing it to the standard required by the Agent in accordance with the recommendations made by the Agent as a result of the Property Survey carried out by the Agent. Failure to maintain the standard will nullify the Agreement and the Owner will be liable for the Early Termination Fee in this Agreement. Where, as a result of the Owner's failure to maintain the standard quoted above, the Agent provides compensation to guests staying in the Holiday Home(s), this compensation will be charged to the Owner.



ii. Honour any let by the Agent.

d. The Owner agrees that the Agent will maintain the standard of interior decoration of the Holiday Home(s) as and when required. Should the value of such redecoration exceed £150.00 per Holiday Home, the Agent agrees that they will consult the Owner before undertaking any redecoration.

e. The Owner agrees that the Agent is authorised to replace damaged or faulty standard Inventory items / equipment and complete remedial Maintenance or other activities to the value of £150.00 without prior consultation with the Owner.

f. The Agent agrees that where standard Inventory Items / equipment above the value of £150.00 are damaged or faulty and in need of replacement, or Maintenance work or other activities to a value exceeding £150.00 is required, they will use their best endeavours to contact the Owner to obtain written authorisation to replace the item and / or complete the work. Where an urgent repair or replacement is needed verbal authorisation will suffice but this is to be followed by written confirmation from the Owner that the repair / replacement was authorised.

g. Where the Owner does not authorise the Agent to replace items and / or complete work under clause 9.f. above, the Agent will send a written request to the Owner that the item is replaced or the work completed within 7 days of the date of the written request. After the expiry of this 7 day period the Agent will be authorised to replace the item or complete the work and charge the Owner at the standard rate (see Appendix 1).

h. The Owner agrees that the Agent has sole letting rights for the period 1st July 2019 to 31st August 2019. The Owner has the option of retaining 2 weeks for Owner use without attracting a penalty. However the Owner agrees that any additional weeks retained by the Owner during this period will attract a penalty equivalent to the standard commission fee based on the lost rental for that week.

i. The Owner is reminded that they can refer any extra bookings to the Agent under Clause 7 above, thus avoiding being liable to any penalty.

i. Settle the relevant Service Charges contained in the Lease for the Holiday Home(s) under the terms laid down in the Lease. The Agent reserves the right to cancel this Agreement should the Owner fail to adhere to this clause and the Owner will be liable for the Early Termination Fee in this Agreement.

10. Complaints, Reimbursements and Legal Action

a. Where reimbursements are made, compensation (of any form) is given or legal costs are incurred as a result of an issue with the Holiday Home(s) attributable to any action/inaction on the part of the Owner, the value of such reimbursement, compensation and/or legal costs will be charged to the Owner together with any administration costs incurred.

b. Such charge may include an appropriate reduction in the gross holiday income credited to the Owner's account for the booking in question.

11. Lease Responsibilities

a. The Owner is reminded of their responsibilities under the lease for the Holiday Home(s). A breach of the lease will be considered as an act sufficient to be regarded as cancellation of this Agreement should the breach not be rectified within a time specified by the Agent.

b. The Owner will also be liable for the Early Termination Fee where the breach has not been rectified as required.

12. Termination

a. This agreement will terminate on 31st December 2019, subject to the provision of Clause 1.

b. Early termination of the agreement can be agreed subject to the Agent being able to move bookings and subject to the Early Termination Fee per Holiday Home to cover lost revenue on bookings.

c. Early Termination Fee - £3,000 per Property

13. Transfer of Agreement

a. This Agreement is transferable with the sale of the Holiday Home(s).

b. The Owner is required to advise any prospective buyer of the Holiday Home(s), and their advisors, of this Agreement and the provisions thereof. The Owner is responsible for providing confirmation in writing to the Agent that the new Owner has accepted this Agreement and this it has transferred to the new Owner within 30 days of the sale completing. Failure to ensure the transfer of

this Agreement to any new Owner will be classified as Termination by the Owner who accepted the Agreement and the Early Termination Fee will be payable for the Holiday Home(s) by the Owner who accepted the Agreement.

14. VAT

a. The standard rate of VAT at the time the charge is raised by the Agent will be applied to any figures quoted above or in Appendix 1.

APPENDIX 1

CHARGES FOR OWNER AND VIA OWNER BOOKINGS ARRIVING BETWEEN 1ST JANUARY AND 31ST DECEMBER 2019

1. Use of the Leisure Facilities per week (applies to Via Owner Bookings only)

- a. Two Bedroom Holiday Home: £65.00
- b. Four Bedroom Holiday Home: £98.00
- c. For the avoidance of doubt this fee covers the following facilities:
 - i. Indoor Swimming Pool
 - ii. Fitness Centre
 - iii. Pirate Pete's Soft Play Area
 - iv. Outdoor Pool during the period(s) it is available
 - v. Tennis & Table Tennis
 - vi. Entertainment (and The Manor House Bar and Restaurant)

2. Linen will be changed for each let and charged at the following rates (applies to all Via Owner Bookings and to Owner Bookings):

- a. Two Bedroom Holiday Home: £37.40
- b. Four Bedroom Holiday Home: £57.40
- c. Owner Bookings have the option to complete this service and no charge will be made. This must be stated on the Owner Booking Form.

3. Units will be cleaned between each let and charged at the following rates (applies to all Via Owner Bookings and to Owner Bookings):

- a. Two Bedroom Holiday Home: £70.00
- b. Four Bedroom Holiday Home: £94.00
- c. Owner Bookings have the option to complete this service and no charge will be made. This must be stated on the Owner Booking Form.

4. The following charges will apply for Owner/Via Owner bookings, where applicable, for each booking:

- a. Pets (each): £42.00
- b. High Chairs (each): £16.00
- c. Cots (each): £16.00

5. Administration Charge

a. £25.00 Administration Charge will be made for Via Owner bookings only, to cover processing the booking onto the reservation system and checking the guests in on arrival.

6. Maintenance Work

a. The standard Labour Charge applicable to any Maintenance Work completed by the Agent will be £30.00 per hour. A minimum charge of £7.50 will apply to any item of Maintenance work.

b. Cost of materials used will be added to the Labour Charge.

c. The Agent will charge the Owner for any work done on the Property(s) by an outside contractor instructed by the Agent under authorisation from the Owner. An Administration Charge of £25.00 will be added to the charge raised by the outside contractor

7. Hot Tubs - Where a hot tub is part of the property, a hot tub maintenance fee of £100 per booking will be charged.



- PIRATE PETE'S SOFT PLAY CENTRE
- INDOOR POOL
- MAIN RECEPTION
- THE CAFE
- GYM & LEISURE CLUB
- TEEN DEN ARCADE
- TENNIS COURTS
- SEASONAL CAMPING AREA
- 9 HOLE GOLF (PITCH & PUTT)

- 4 BEDROOM CONTEMPORARY COTTAGES
- ATLANTIC REACH FOOTPATH
- 2 BEDROOM GARDEN TERRACES

ATLANTIC REACH FOOTPATH

- SPA COURTYARD
- INDIGO SPA
- THE MANOR HOUSE BAR & RESTAURANT
- OUTDOOR POOL
- OUTDOOR ADVENTURE PLAY AREA
- DOG WALKING AREA

atlantic reach
at home in Cornwall

SITE MAP

TO A30

NEWQUAY (A392)