



To find out more about our resorts visit [www.ariaresorts.co.uk](http://www.ariaresorts.co.uk)

To book a Club Aria holiday call 01202 070166



LOYALTY HAS ITS ADVANTAGES







# Welcome to Club Aria Holidays

Now you have joined Club Aria you're free to escape to our modern, well-equipped lodges, cottages, caravan holiday homes, apartments and hotel suites in stunning locations, whenever you want. And having the reassurance that it's all taken care of with easy, regular payments. That's the advantage of Club Aria.

A unique way to enjoy regular access to Aria Resorts holidays for an exclusive fixed price, and our way of rewarding your loyalty.

We can't wait to welcome you on your first holiday. Once you've chosen where and when you would like to stay, simply call 01202 070166 to book your Club Aria holiday.

ISLE OF WIGHT ~ YORKSHIRE ~ SOUTH DEVON ~ CORNWALL  
DORSET ~ DUMFRIES & GALLOWAY ~ PERTSHIRE





## NEWQUAY BAY RESORT

Caravans, pods and pitches set in a peaceful valley yet just 2 miles from the vibrant town of Newquay, enjoy the best of both worlds.

## BUDE HOLIDAY RESORT

Boasting some fabulous facilities, the resort is set in a quiet location but close to everything you need including beautiful beaches.

## WIDEMOUTH FIELDS

Perfect for exploring the North Cornwall and Devon coasts with a friendly and personal atmosphere and stunning countryside views.

## THE LAKES ROOKLEY

Waterside cottages, lakehouses or caravans in the heart of the Isle of Wight, Rookley offers everything you need for a family holiday.

## THE BAY COLWELL

A secluded collection of holiday cottages, most with hot tubs, located a stone's throw from the beach.

## ST HELENS COASTAL RESORT

A brand new coastal development with luxury lodges and caravans, set at the easternmost point on the sunny Isle of Wight.

## PRIORY BAY

A grand stately home nestled in a 60-acre estate with private beach access, opening date to be announced.

## THE BAY FILEY

The Bay Filey holiday village is situated on the stunning Yorkshire coastline, above the British Beach of the Year.

## RETALLACK RESORT & SPA

A Cornish gem with beautiful accommodation and fantastic onsite facilities - be it a relaxing spa or adrenaline pumping watersports.

## NEWPERRAN

New caravan holiday homes or touring and camping adventures, Newperran has great onsite facilities.

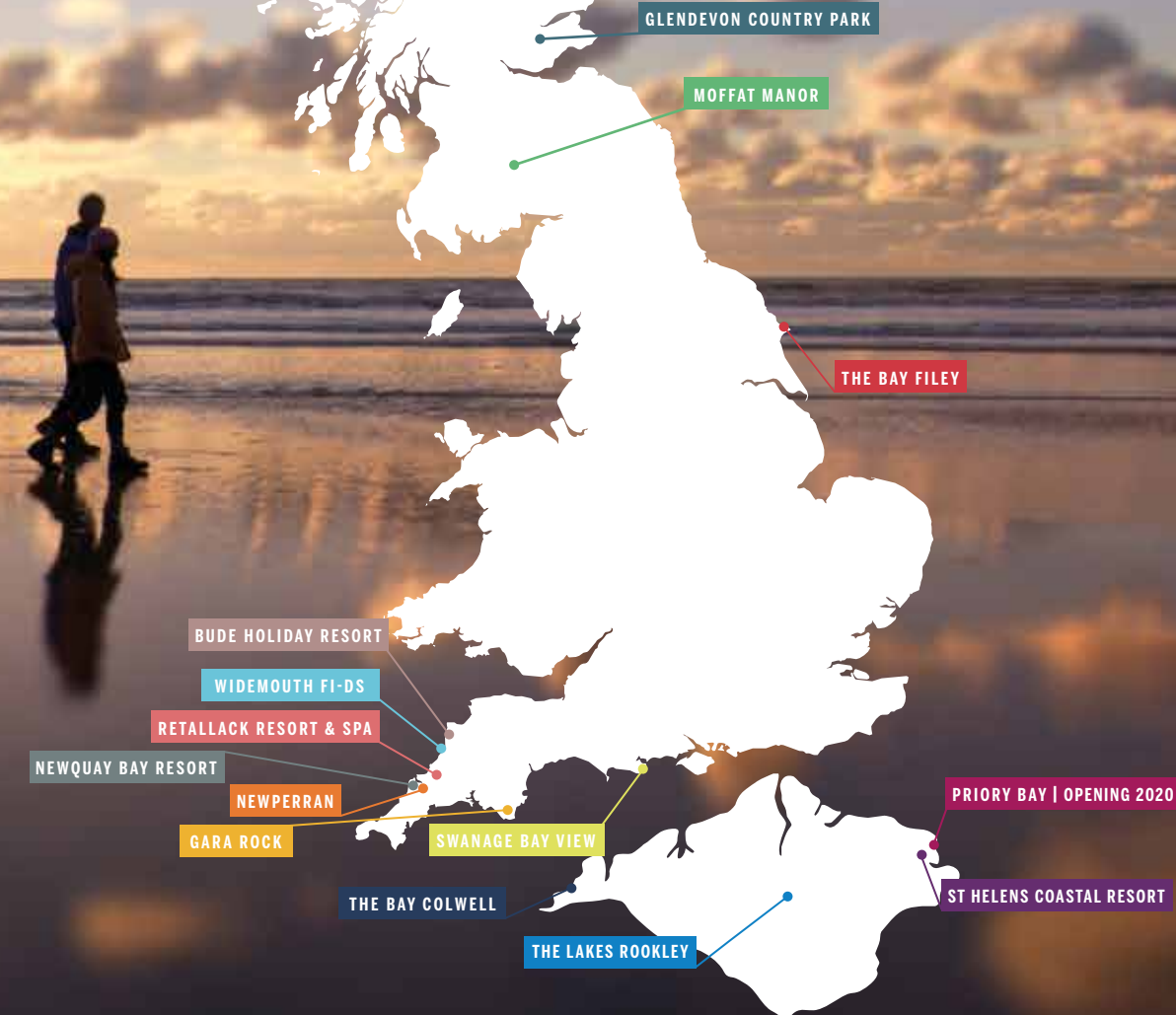
## GARA ROCK

An easy-going clifftop hotel with apartments and cottages featuring breathtaking coastal views. Facilities include cinema room, swimming pools and spa.

  
**CLUB ARIA**  
ARIA RESORTS

# Start choosing your first holiday.

You can now holiday your way, with an impressive range of luxury accommodation in some of the most beautiful regions of the UK.



## GLENDEVON COUNTRY PARK

A development of stunning lodges exclusive to this park with its heather covered mountains and views across the glen.

## MOFFAT MANOR

Caravan and lodge holidays in a setting hard to beat anywhere in the UK and a haven for wildlife.

## SWANAGE BAY VIEW

Located on the South Coast with panoramic views across the Jurassic coastline, the resort is a great base for exploring.

# Club Aria always puts you first

By buying nights in advance, you can now enjoy the luxury of priority booking, whilst saving up to 25% on the usual cost of holiday accommodation.

## TAKE ADVANTAGE OF:

- **Fixed 2019 pricing**
- **Year round flexibility – double or triple your nights<sup>^</sup>**
- **An extra night free on Monday check-ins**
- **Sharing nights with friends and family**
- **Early bird access to new resorts**
- **The choice to book more nights at no extra cost\***
- Use your pre-purchased nights in any of our lodges, cottages, apartments, luxury holiday homes and hotel suites for a minimum stay of three nights
- The nights can be rolled over to another year, but must be used within 36 months (your contract starts on the date of purchase)

<sup>^</sup>By choosing Low or Off-Peak Seasons

\*Choose from Lower Tiers only, subject to availability

# The Club Aria Advantage

## PERFECT VALUE, ANY TIME OF THE YEAR

Whenever you get away, you'll make big savings – from short stays throughout the year, to a main family escape right at the peak of the school holidays. No more small hotel rooms at big prices, now you can look forward to premium accommodation in beautiful settings, including options that sleep as many as 10 people.\*

## EASY PAYMENTS, LOW COST FINANCE

With Club Aria you can also relax knowing that the cost is covered. While many people pay high interest rates when they put their holidays on a credit card, you can spread the cost over 24-36 months with our competitive rate of interest (subject to status). It's that easy.

## A SMARTER WAY TO BOOK HOLIDAYS

How are we able to offer you these incredible savings? Because buying bundles of nights means guaranteed rental income for the investors who own our accommodation. It's a win/win situation. In fact, you may enjoy your Club Aria holidays so much that you may decide to buy a holiday home of your own one day. Any unused nights will be credited towards your purchase, and of course you'll have a luxury holiday escape to use at any time.

\* Available with select levels

\*\* Subject to status and approval by our preferred lender. Prices are fixed for the life of all pre-purchased nights.

## REMEMBER...

- Our prices are fixed at 2019 prices
- You can pre-purchase nights in bundles of 28, 36 or 42
- If you would like to top up your account, you can purchase up to 14 additional nights at your contract price, within 12 months of your initial purchase
- You can take advantage of our 24-36 month unsecured consumer credit plan for low APR  
\*\* Alternatively we accept all major credit and debit cards
- You can holiday at any time of the year, subject to availability, including peak times such as Easter, July/August, Xmas/New Year
- Enjoy three nights use for one night's credit in low season, two nights use for one in off peak, or deposit two nights credit to enjoy one night in all peak season periods – no cash supplements are required





# Aria Resorts

## Investing in success

### INVESTMENT ~ DEVELOPMENT ~ COMMITMENT

Holidays within the UK are more popular than ever for a number of reasons and at Aria Resorts we are making the most of this trend. You'll find our collection of luxury holiday homes across eight stunning resorts in beautiful locations. There's service to match the luxury too, as all our staff are dedicated to making your stay more enjoyable in every way.

Each year, thousands of Britons choose Aria Resorts for their holidays – just as the attractive pound and fine weather draws visitors and investors from overseas. Aria Resorts is owned by leading, privately-held, alternative investment firm Angelo Gordon, who have been investing in businesses worldwide since 1988 and have a current investment portfolio worth \$30 billion, giving you confidence in our future financial stability.

Aria Resorts are committed to developing the UK's most sought-after resorts with superb amenities, and luxurious holiday homes for rental or purchase by astute property investors. We openly welcome all Aria Resorts investors - perhaps one day you may even fulfil a dream to own your own holiday home for leisure use or to provide income.



THE ANGELO GORDON INVESTMENT PORTFOLIO INCLUDES:



St. Ermins Hotel, London



Keynes Building, Amsterdam



Boutique office, Paris

WELCOME TO EXCEPTIONAL  
QUALITY AND SERVICE.

#### INVESTMENT

- We aim to have a portfolio of over 30 resorts by 2020

#### DEVELOPMENT

- We aim to introduce best in class facilities and activities at all our resorts

#### COMMITMENT

- Aria Resorts is operated by a highly experienced management team
- We are members of the British Holiday and Home Parks Association (BH&HPA)
- We are registered with the Financial Conduct Authority (FCA)





# Amazing Choice, Incredible Value

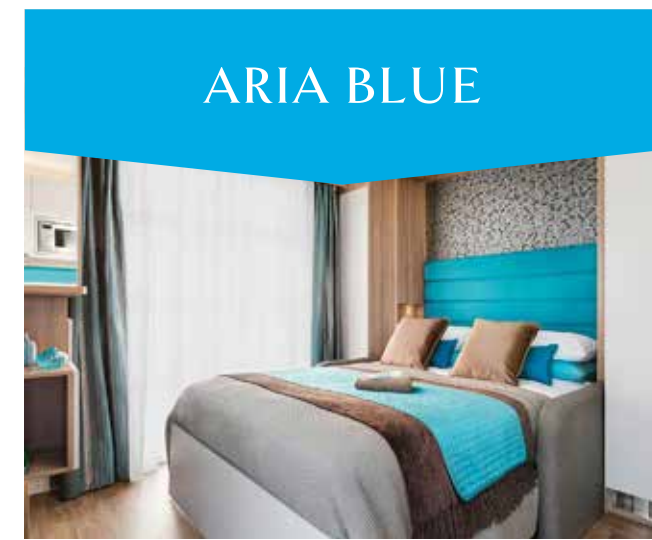
**Discover a diverse range of luxury holiday homes, lodges and hotel rooms from only £120 per night!**

We want you to feel right at home as soon as you step through the door. That's why we offer a wide range of accommodation with options in a size and style to suit you. All beautifully appointed and all with a warm welcome guaranteed. Simply choose the type of accommodation you want, select the number of nights you're likely to stay with us over the next 36 months, and start saving money.

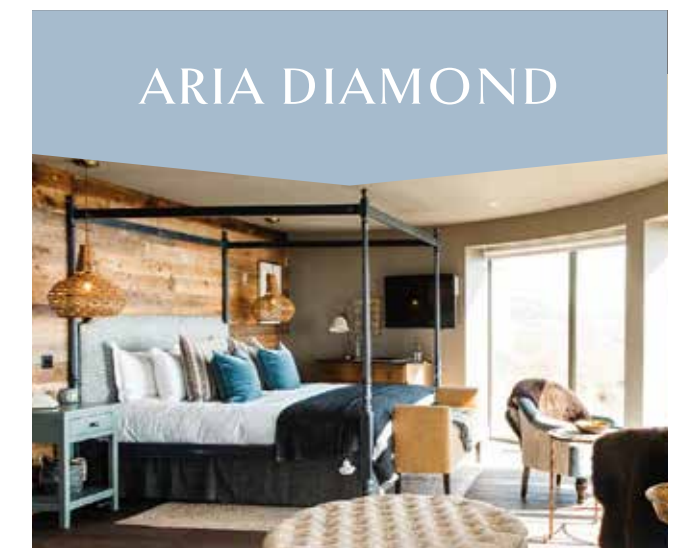
With these options, not only are you fixing the cost of your UK holidays at today's prices for up to three years, **you'll also save up to 25% compared with standard bookings at 2019 prices.**



## OUR FULL RANGE OF ACCOMMODATION TIERS



**PLATINUM, DIAMOND AND GOLD PURCHASERS CAN CHOOSE TO 'DOUBLE DOWN' AND BOOK MORE HOLIDAY NIGHTS IN BLUE, BRONZE AND SILVER AT NO EXTRA COST, SEE PAGE 15**





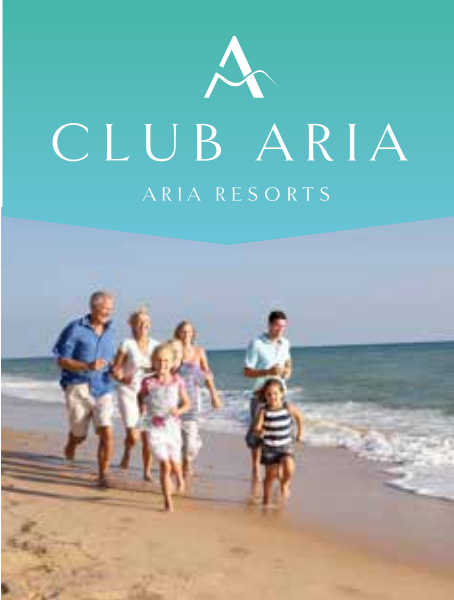
YOUR ACCOMMODATION OPTIONS

	ARIA SILVER £120 PER NIGHT		
	Access to all Blue & Bronze accommodation PLUS the below		
THE BAY FILEY	Superior Cottage 2*	Sleeps 4	2 Bed
	Superior Plus Cottage 2*	Sleeps 4	2 Bed
	Superior Beach House 2*	Sleeps 4	2 Bed
	Classic Cottage 3*	Sleeps 6	3 Bed
	Superior Cottage 3*	Sleeps 6	3 Bed
THE BAY COLWELL	Premium Cottage	Sleeps 4	2 Bed
	Premium Cottage* (hot tub)	Sleeps 4	2 Bed
	Premium Cottage (hot tub & sofa bed)	Sleeps 4-6	2 Bed
THE LAKES ROOKLEY	Lakehouse*	Sleeps 4	2 Bed
	Premium Cottage 2* (hot tub)	Sleeps 4	2 Bed
	Premium Cottage 2*	Sleeps 4	2 Bed
	Premium Plus Caravan 3	Sleeps 6-8	2 Bed
	(hot tub)		
RETALLACK RESORT & SPA	Superior Lodge 2*	Sleeps 4	2 Bed
	Superior Plus Lodge 2*	Sleeps 4	2 Bed
GARA ROCK	—		
ST HELENS COASTAL RESORT	—		
BUDE HOLIDAY RESORT	Superior Caravan 3	Sleeps 6-8	3 Bed
	Superior Plus Caravan 3*	Sleeps 6-8	3 Bed
SWANAGE BAY VIEW	Comfort 3 Caravan	Sleeps 8	3 Bed
	Classic Lodge 3	Sleeps 6	3 Bed

ARIA GOLD £145 PER NIGHT		
Access to all Silver & Bronze accommodation PLUS the below		
Premium Beach House 2*	Sleeps 4	2 Bed
Superior Cottage 3*	Sleeps 6	3 Bed
Classic Cottage 4*	Sleeps 8	4 Bed
Beach House 2*	Sleeps 4	2 Bed
Premium Cottage (hot tub & sofa bed)	Sleeps 6	2 Bed
Lakehouse*	Sleeps 4	2 Bed
Premium Cottage 2* (hot tub)	Sleeps 4	2 Bed
Premium Cottage 3*	Sleeps 6	3 Bed
Premium Plus Caravan 3 (hot tub)	Sleeps 6-8	3 Bed
Premium Lodge 2* (hot tub)	Sleeps 4	2 Bed
Classic Lodge 3*	Sleeps 6	3 Bed
Loft Apartments	Sleeps 4, 5, 6*	2 Bed
Superior Lodge 2* (hot tub)	Sleeps 4	2 Bed
Superior Lodge 3* (hot tub)	Sleeps 6	3 Bed
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	ARIA DIAMOND £170 PER NIGHT		
	Access to all Gold accommodation PLUS the below		
THE BAY FILEY	Premium Cottage 3*	Sleeps 6	3 Bed
	Premium Beach House 3*	Sleeps 6	3 Bed
	Superior Cottage 4*	Sleeps 8	4 Bed
	Superior Plus Cottage 4*	Sleeps 8	4 Bed
THE BAY COLWELL	—		
THE LAKES ROOKLEY	—		
RETALLACK RESORT & SPA	Classic Lodge 4*	Sleeps 8	4 Bed
GARA ROCK	Deluxe Garden Apartment* Garden Apartments†	Sleeps 4 Sleeps 4, 5, 6	2 Bed 2 Bed
ST HELENS COASTAL RESORT	—		

ARIA PLATINUM £195 PER NIGHT		
Access to all Gold & Diamond accommodation PLUS the below		
Premium Cottage 4*	Sleeps 10	4 Bed
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—		
Superior Lodge 4* (hot tub)	Sleeps 8	4 Bed
Superior Plus Lodge 4* (hot tub)	Sleeps 8	4 Bed
Junior Suite – Garden*	Sleeps 2	1 Bed
Loft Room	Sleeps 2	1 Bed
Junior Suite	Sleeps 2	1 Bed
—		



# Your Year Round Flexibility

All Club Aria options offer great value for money by securing future room nights today at a fixed price, and during much of the year you require just one Club Aria night per one night’s stay.

## DOUBLE OR EVEN TRIPLE YOUR NIGHTS WITH OUR SEASON SWAPS!

Not all customers wish to travel during peak and high season periods. The best value can be enjoyed during our low and off-peak periods. This makes it much more economical to take that well-earned break at no supplementary cost (see table below). Or why not book multiple cottages for perfect family get togethers, or celebratory breaks for special events and birthdays.

Stays taken during Peak Season also do not require a supplement, they simply require the deposit of two Club Aria nights for each peak night confirmed.

	STAY DATES	NUMBER OF YOUR CLUB ARIA NIGHTS REQUIRED	ENJOY
Low Season	<ul style="list-style-type: none"><li>• 1st – 19th December</li><li>• 5th – 26th January</li></ul>	1 night	3 nights stay
Off-Peak Season	<ul style="list-style-type: none"><li>• 7th – 30th November</li><li>• 27th January – 9th February</li></ul>	1 night	2 nights stay
Peak Season	<ul style="list-style-type: none"><li>• February half term</li><li>• Easter</li><li>• May half term</li><li>• July and August</li><li>• October half term</li><li>• Christmas / New Year</li></ul>	2 nights	1 night stay
High Season	<ul style="list-style-type: none"><li>• All other dates</li></ul>	1 night	1 night

Check-in is on Fridays for 3 nights, Mondays for 4 nights and Fridays or Saturdays for 7 nights, depending on resort location – details will be provided to you at the time of booking your nights. Gara Rock is limited to a maximum of one three night stay in one unit per year, subject to availability.

# More Club Aria Advantages

**AN EXTRA NIGHT FREE**  
  
Check-in on Monday for 3 nights and get your **4th night free!**

**SHARE THE LOVE**  
  
Enjoy the flexibility of gifting your Club Aria nights to friends and family (subject to a £20 admin fee per booking).

**MULTIPLY THE FUN**  
  
Use your Club Aria nights to enjoy a holiday with friends and family by booking multiple homes  
  
For example: A 3 night booking with two apartments equates to 6 nights from your bundle.  
  
PLUS if you book a Monday arrival you will enjoy 8 nights for your deposit of 6 nights!

## CHOOSE TO BOOK MORE NIGHTS AND MORE BEDS AT NO EXTRA COST

**DOUBLE DOWN!**  
**Platinum, Diamond and Gold members can book even more homes and extra nights with our lower tier\* offer for maximum flexibility.**  
  
If you have nights within our Gold Tier, enjoy a two night stay within our Blue Tier, including many homes with occupancy of up to six people. Diamond nights can be used to book a two night stay in our collection of homes within the Bronze Tier and one Platinum night can be used to book two Silver Tier nights.  
  
**So for example a one week holiday in Gold Tier accommodation would give you a two week holiday in Blue Tier accommodation!**

1 X GOLD NIGHT

=

2 X BLUE NIGHTS

1 X DIAMOND NIGHT

=

2 X BRONZE NIGHTS

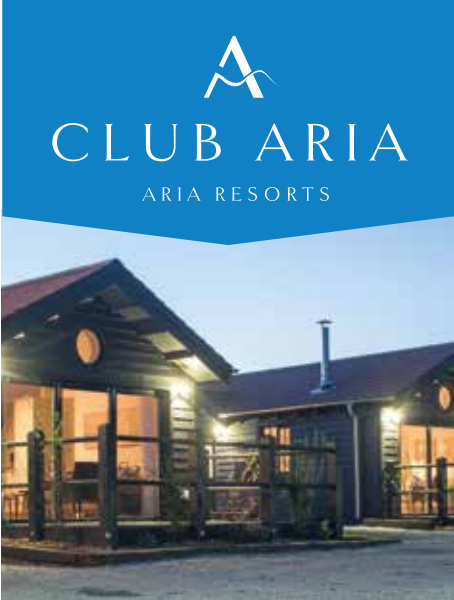
1 X PLATINUM NIGHT

=

2 X SILVER NIGHTS

\*Lower tier offer not available during peak season periods.





# The Lakes Rookley

ISLE OF WIGHT

## IN THE HEART OF THE ISLAND

The Lakes Rookley is a great place to escape the everyday, take it easy and to have family fun. Choose from Premium Cottages, stylish Lakehouses and luxury Caravans, ideal for up to eight guests.

You'll love the natural surroundings and packed programme of onsite activities. Take a dip in our indoor or outdoor pool (seasonal), hire two wheels to explore or simply chill out by the lakes. There's also an activity area, hosting an exciting programme with plenty to keep the kids entertained. In addition, new for 2019 Rookley's lakes have transformed into a hive of watersports. Fancy a bite to eat?, take a seat in our lake view bar and eatery. And as the sun sets, have a drink, sit back and enjoy the entertainment during school holidays and weekends.

### ACCOMMODATION

- Brand new 2 bedroom Lakehouses
- 2 and 3 bedroom Premium Cottages
- Wide range of 2 or 3 bedroom Caravans, sleeping up to 8
- Lake views and hot tub options
- Pet friendly and pet free options

### ON-SITE FACILITIES

- Indoor and outdoor heated pools
- Wide range of watersports from kayaking to paddle boarding
- All new family entertainment programme
- Water-Walkerz and Body Zorbs
- Archery and junior fencing
- Children's adventure playground
- Movies under the Stars
- Entertainers at peak times
- Lake view bar and eatery

# The Bay Colwell

ISLE OF WIGHT

## STEP FROM BAY TO BEACH

The Bay Colwell is the place for active families, groups or couples seeking a coastal getaway in a beautiful spot with superb facilities. Located just a pebble's throw from the sandy shores of Colwell Bay, you can feel the gentle sea breeze as you step through your front door.

Take a plunge in the indoor heated swimming pool with new modern family changing rooms or treat yourself to something tasty from the licensed eatery. Kids will have a ball in the soft play area, also opening in spring and will fill their days exploring and having fun.

Your modern, roomy cottage is a peaceful space to escape the norm and some even boast an outdoor hot tub to soak in after a day of adventure. It's open all year round so you can enjoy this beautiful part of the island whatever the season.

### ACCOMMODATION

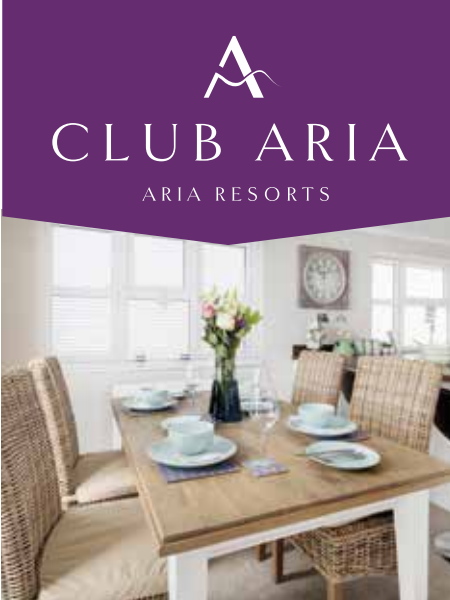
- Chic 2 bedroom Premium Cottages
- Brand-new Beach Houses
- Hot tub options
- Pet friendly and pet free options

### ON-SITE FACILITIES

- Newly refurbished indoor heated swimming pool
- Children's soft play area
- Licensed eatery







# St Helens Coastal Resort

ISLE OF WIGHT

A PEACEFUL HAVEN

A world away from our other island resorts, St Helens Coastal Resort is situated at one of the most beautiful holiday spots on the Isle of Wight, offering another level in premium accommodation.

You can feel the sand between your toes at Duver St Helens beach just a short stroll away, or enjoy exclusive access to our private beach at Priory Bay.

Be one of the first to experience this glorious setting with attractively landscaped grounds. This secluded, spacious resort will offer a unique collection of modern caravans and lodges to choose from. Swim in the pool and enjoy delicious flavours in the laidback licensed eatery. Head to St Helens for a fabulous family holiday or special couple's escape.

## ACCOMMODATION

- Brand new 2 or 3 bedroom Premium and Superior Lodges
- Modern 2 or 3 bedroom Superior Caravans
- Pet friendly and pet free options

## ON-SITE FACILITIES

- On site swimming pool
- Exclusive private beach access
- Landscaped grounds
- Outdoor adventure centre nearby
- Licensed eatery

# Priory Bay

ISLE OF WIGHT

STATELY HOME, MAGNIFICENT LOCATION

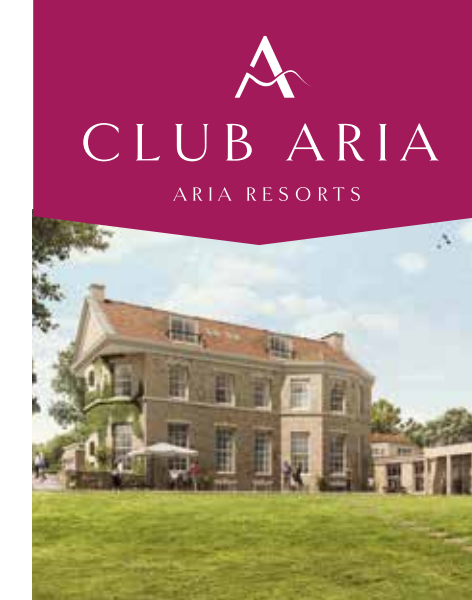
When it opens, Priory Bay promises to be the most extraordinary resort on the island. On your arrival, you'll pass through the imposing gates that open to reveal an impressive driveway leading to a grand and fully renovated stately home bursting with character.

Steeped in history, the medieval buildings of Priory Bay are nestled among beautiful Victorian gardens that sweep right down to the sea. Stroll through the 60-acre estate and you'll find charming stone walls, woodland and an expanse of well-kept lawns with stunning sea views.

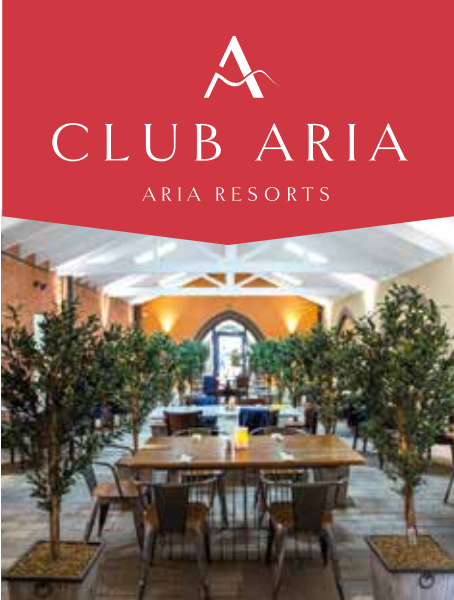
You'll adore every moment together at this resort which also offers access to a beautiful private beach, swimming pool and luxurious accommodation served by a top-class bar and restaurant and so much more.

## AT A GLANCE

- Luxurious accommodation
- Outdoor swimming pool
- Sheltered private beach access
- Exclusive bar and restaurant
- Beautiful extensive grounds
- Opening date to be announced
- Pet friendly and pet free options







# The Bay Filey

YORKSHIRE

## SAND, SEA AND NATURAL BEAUTY

The Bay Filey offers a fantastic holiday in a tranquil setting, so switch off and make the most of the array of top amenities on offer. Here you'll enjoy a magnificent coastal setting, golden sandy beach and wild meadows.

Choose from a fabulous collection of Classic to Premium accommodation ranging from beach houses to cottages and one bedroom apartments to four bedroom properties.

Get together with friends, escape with a loved one or have fun with the whole family. Stroll along the beach or enjoy a game of tennis. Swim in the indoor pool and relax in the sauna or steam room or indulge in a massage before treating yourself in the Bayside Kitchen. No matter which season you visit, there's always so much to do. And at the end of each day sit back with a refreshing drink in our onsite pub.

### ACCOMMODATION

- 2 or 3 bedroom Premium Beach Houses
- 3 or 4 bedroom Premium Cottages
- 2 to 4 bedroom Superior and Superior Plus Cottages
- 2 bedroom Superior Beach Houses

- 2 to 4 bedroom Classic Cottages
- 2 bedroom Superior Apartments
- 1 bedroom Classic Apartments
- Pet friendly and pet free options

### ON-SITE FACILITIES

- Indoor heated swimming pool and kid's splash pool
- All new family entertainment programme during peak season
- Laser clay, archery and fencing
- All weather tennis courts
- Sauna, steam room, fitness suite and beauty room
- Newly opened Bayside Kitchen
- Pizza takeaway
- Traditional onsite pub

# Retallack Resort & Spa

CORNWALL

## THE ULTIMATE HIDEAWAY

Treat yourselves to an idyllic escape at this five-star holiday village, right in the heart of Cornwall. Fun loving families will have a ball with the many activities on offer and couples will find all the seclusion they could wish for. Whatever you're looking for, whether it's a cosy Lakeside Apartment or a spacious Premium Lodge for the whole family, we've got it covered. Stretch out on comfy sofas or enjoy the bubbles in your private hot tub.

Create your own made-to-measure holiday with a vast array of activities on offer. Younger visitors will love 'The Den' kid's club. While older children opt for an adrenaline rush and surf the FlowRider or jump, splash or slide in our inflatable Aqua Park. And for something gentle try mindful yoga or a treatment at the ESYA Spa.

New for 2019, enjoy entertainment in the restaurant and bar on selected dates throughout the year.

### ACCOMMODATION

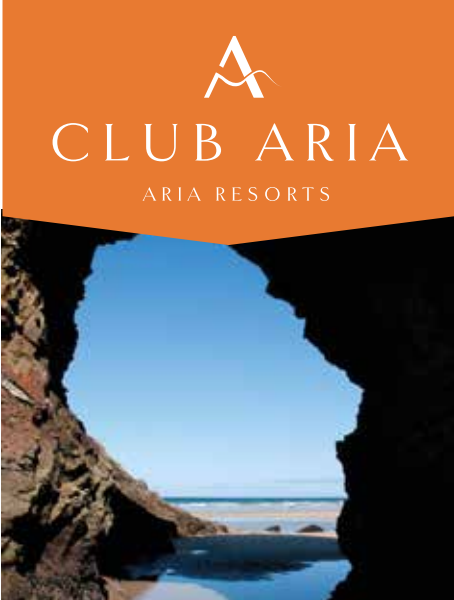
- 2, 4 and 6 bedroom Premium Lodges
- 2 to 4 bedroom Superior and Superior Plus Lodges
- 2 to 4 bedroom Classic Lodges
- 1 bedroom Classic lakeside Apartments
- Pet friendly and pet free options

### ON-SITE FACILITIES

- Indoor swimming pool, sauna and steam room
- ESYA Health Club and Spa
- All new family entertainment programme during peak season
- Superb watersports including Aqua Park, FlowRider and Wake Park
- Movies under the Stars
- The Den Kid's Club and playground
- Tennis court and fishing lakes
- Onsite restaurant and lounge bar







# Newperran

CORNWALL

## PEACEFUL AND SCENIC

If your idea of a perfect family break is one where you're treated with fabulous views and stunning countryside all around, then you'll find Newperran, one of the UK's top rated holiday resorts and campsites, hits the spot! Stay in our brand new two or three bedroom caravan holiday homes or bring your own caravan, motorhome or tent and set yourself up on our well-kept pitches.

There's an indoor heated pool, skate park, adventure playground and newly refreshed bar and eatery offering entertainment at peak times and there's a kid's activity programme during school holidays.

### ACCOMMODATION

- Brand new 2 and 3 bedroom Superior Caravans
- 2 and 3 bedroom Comfort Caravans
- Pitches for touring caravans, motor homes and tents
- Pet friendly and pet free options

### ON-SITE FACILITIES

- Indoor heated swimming pool
- All new family entertainment programme in peak season
- Movies under the Stars
- Skate park and adventure playground
- Onsite bar and eatery

# Bude Holiday Resort

CORNWALL

## QUIET SETTING

Discover some of the best scenery in Bude as you head along the private pathway direct from Bude Holiday Resort to the South West Coast Path. Our resort is in a quiet location but also near to everything you need for a fantastic holiday including beautiful beaches such as Crooklets and Summerleaze.

The Resort boasts some fabulous facilities including a heated outdoor swimming pool with splash zone area, sun deck, beer garden, café and bar. With free entertainment in the summer months, it's the perfect place for families to have fun and relax. Plus the café serves up delicious meals to help you have a relaxing holiday.

### ACCOMMODATION

- 2 bedroom Comfort Caravans
- 2 bedroom Superior Caravans
- 2 bedroom accessible Superior Caravans
- 3 bedroom Superior Caravans
- 3 bedroom Superior Plus Caravans
- Pet friendly and pet free options

### ON-SITE FACILITIES

- Outdoor heated swimming pool
- Sun terrace
- Café and Bar
- Entertainment
- Adventure playground
- Heated shower blocks

# Newquay Bay Resort

CORNWALL

## BEST OF BOTH WORLDS

Newquay Bay Resort is just two miles from the vibrant town centre of Newquay but is set in a peaceful valley, amongst the surrounding countryside. Every need is catered for here, with fantastic facilities including heated indoor and outdoor pools, sauna and steam rooms, outdoor play areas and excellent entertainment.

The Porth Venue restaurant serves delicious family favourites and the onsite café is open for cooked breakfasts, light lunches, frothy milkshakes and homemade cakes. There is a shop onsite and a surf school for those who fancy catching some waves.

### ACCOMMODATION

- 2 bedroom Comfort Caravans
- 2 bedroom Comfort Caravan Plus
- 2 bedroom Superior Caravans
- 2 bedroom accessible Superior Caravans
- 3 bedroom Superior Caravans
- 3 bedroom Superior Plus Caravans

### ON-SITE FACILITIES

- Outdoor heated pool
- Sauna and steam rooms
- Adventure playgrounds
- Bar, live sports and free entertainment
- Restaurant and café
- Shop and Surf school

# Moffat Manor

SCOTLAND

## CLOSE TO NATURE

Moffat Manor is located in the South West corner of Scotland, in over 80 acres of mature woodlands, with quaint streams, a private Loch and endless country walks, a setting that you will find hard to beat anywhere in the UK. The park is a haven for wildlife including many rare and protected species.

Then to unwind, Alfred's Bar & Bistro is family friendly and inviting, offering fresh, home-cooked food and speciality afternoon teas daily. There is a play area for the kids to enjoy and an on-site shop for all your essentials.

### ACCOMMODATION

- 2 bedroom Comfort Caravans
- 3 bedroom Comfort Caravans

### ON-SITE FACILITIES

- Small reception
- Bar & Bistro







# Swanage Bay View

DORSET

## PANORAMIC VIEWS ACROSS THE BAY

Located on the South Coast, Swanage Bay View Holiday Home Park offers panoramic views across the Jurassic coastline – whether enjoying the views from the recently refurbished bar and coffee house or from the deck of your very own holiday home as you glance across the bay.

Overlooking the unique Swanage coast, the resort serves as a great base to some of the area's finest attractions and countryside. Only a 15-minute walk from the beach, you can rest assured that your holiday home at Swanage Bay View allows convenient access to Swanage's golden sandy beaches.

### ACCOMMODATION

- 3 bedroom Comfort Plus Caravans
- 2 bedroom Comfort Plus Caravans
- 3 bedroom Comfort Caravans
- 2 bedroom Comfort Caravans
- 3 bedroom Classic Lodges

### ON-SITE FACILITIES

- Heated indoor swimming pool
- Refurbished gym
- Bar and coffee house
- Water Walkerz and Aqua Aerobics
- Daytime and evening entertainment

# Gara Rock

SOUTH DEVON

## SCENE STEALING SEA VIEWS

Set on a clifftop, across from Salcombe and with spectacular views, Gara Rock is a retreat like no other. With stylish accommodation and an easy-going atmosphere, you'll unwind as soon as you arrive. From self-catering cottages and apartments to hotel suites, all have sea views with a balcony or garden. Apartments and cottages are open plan and ideal for young families looking for a chic self-catering option. Modern loft rooms and larger loft suites have king-size beds and ensuite facilities. Or for something unique see our spectacular 'out of the ordinary' accommodation. But the real 'wow' factor are the panoramic views of dramatic coastline and foaming seas from the restaurant. Chill out in the lounge bar or treat yourself to the spa. And when the sun shines the beach is right there, below the outdoor pool.

### ACCOMMODATION

- Junior Suite hotel-apartments
- Loft Rooms, Loft Suites
- 2 and 3 bedroom Loft Apartments, Garden Apartments and Garden Cottages
- Pet friendly and pet free options

### ON-SITE FACILITIES

- Clifftop outdoor swimming pool
- Indoor swimming pool
- Jacuzzi, sauna and steam room
- Spa
- Cinema room
- Restaurant and lounge bar





## Introduction

Please read these terms and conditions carefully as, together with the Park Rules and your invoice, they form your agreement with us.

We aim to provide terms and conditions which are easily understandable. If there is any term that you do not understand, then please discuss it with us before you purchase Club Aria nights.

### 1. DEFINITIONS

- 1.1.

When the following words are used in these terms and conditions, this is what they will mean:
- 1.1.1.

Accommodation means the accommodation that we are providing to you as set out in the Confirmation of Booking.
- 1.1.2.

Booking means a Booking Request for which we have issued a Confirmation of Booking;
- 1.1.3.

Booking Request means your request to use some of your Club Aria accommodation nights
- 1.1.4.

Confirmation of Booking means our acceptance of your Booking;
- 1.1.5.

Park means any of the following parks:

1. The Lakes Rookley Country Park, Main Road, Rookley, PL38 3LU
2. The Bay Colwell, Fort Warden Road, Freshwater, PO39 ODA
3. The Bay Filey, Moor Road, Filey, YO14 9QL
4. The Retallack Resort and Spa, Winnards Perch, St Columb, TR9 6DE
5. Gara Rock East Portlemouth, Salcombe TQ8 8FA
6. Newperran Rejerrah, Newquay, Cornwall, TR8 5QJ
7. Or any new park featured on our Website

We may change this list. However, if the number of Parks reduces to 5 or fewer then we will offer you the option of cancelling your membership in accordance with clause 6.

- 1.1.6.

Park rules means the rules of conduct and practice issued by us from time to time. We have provided you with a copy of the current Park Rules. We may amend the Park Rules from time to time but will not use any new Park Rule to reduce your rights

- 1.1.7.

Website means [www.ariaresorts.co.uk](http://www.ariaresorts.co.uk)

- 1.1.8.

We/Our/Us means Rookley Hold Limited trading as 'Island View Holidays' and 'Aria Resorts.' Our address is Aria Resorts, Telephone House, 18 Christchurch Road, Bournemouth BH1 3NE and our contact telephone number is 03333 700400.

- 1.2.

When we use the words 'writing' or 'written' in these Terms and Conditions, this will include e-mail unless we say otherwise.

### 2. THE CLUB ARIA ACCOMMODATION DEAL

- 2.1.

You have purchased open dated accommodation nights. Bundles available to be booked in packages of 28, 36 or 42 nights to be booked within categories of accommodation grouped by value into tiers, namely Blue, Bronze, Silver, Gold, Diamond and Platinum.
- 2.2.

Upon receipt of full payment for your chosen number of accommodation nights and chosen category, we will provide the services listed below.
- 2.3.

Accommodation nights are subject to availability and prior booking within your chosen category of accommodation at the Parks.

- 2.4.

Accommodation nights must be used within 36 months from the date of purchase.
- 2.5.

You may not exceed the maximum occupancy for the accommodation you are booking.
- 2.6.

Accommodation nights must be used as three-night weekend breaks (Fri – Mon), four night mid-week breaks (Mon – Fri) or 7 night week long stays (Fri – Fri or Sat – Sat depending on the accommodation you book).
- 2.7.

You can request holiday accommodation for any time of the year. To book holiday accommodation during peak season periods, including all of July, August, February half term, Easter, May half term, October half term, Christmas and New year weeks (16 weekly periods), you will be required to deposit two nights credit for each one night of peak season accommodation confirmed.
- 2.8.

You can request 'two for one' nights for stays between November 7th and November 30th, or between January 27th and February 9th within your chosen category of accommodation (5 weekly periods). You can request 'three for one' nights for stays between December 1st and December 19th and January 5th and January 26th within your chosen category of accommodation (5 weekly periods). All other 26 weeks within regular season may be requested on a one night credit for each night of regular season accommodation confirmed.

### 3. MAKING A BOOKING

- 3.1.

Please make Booking Requests by calling the Aria Resorts Customer Service Team on 01202 070166.
- 3.2.

Bookings come in to force only when you have received our Confirmation of Booking. If we are not able to confirm a Booking, we will tell you and you will have to select other nights to use your Club Aria accommodation.
- 3.3.

You are responsible for checking that the details of your Confirmation of Booking are correct. If any details in your Confirmation of Booking are incorrect, please tell us as soon as possible. We will issue a new Confirmation of Booking or, if we cannot accommodate the change, confirm cancellation.
- 3.4.

To preserve our family environment, we do not accept bookings which are hen or stag parties at certain times of the year and do not permit adult fancy dress on the Park.

### 4. OCCUPIERS OF THE ACCOMMODATION

- 4.1.

Only you and the persons named on your Confirmation of Booking will be entitled to occupy the Accommodation. We reserve the right to refuse entry to any other person. You may give some of your days to guests but you may not sell them. If you wish to give dates to guests, then you must ask us for a guest certificate for named guests for an administration fee of £20 per booking. This must be produced by guests with photo ID such as passport or driving licence, when checking in at reception, along with a copy of the Booking Confirmation.

### 5. ALTERATIONS TO YOUR BOOKING

- 5.1.

If you wish to make a change to your Booking you must notify us as soon as possible but no later than 8 weeks before your arrival date. We will endeavour to accommodate your requirements however we are not able to guarantee that this will be possible. If we are able to assist you with making your requested amendment there will be an administration charge of £30 plus any increase in the supplements due for your Booking. Costs may also be incurred by the ferry companies if changing ferry tickets. We will ask you to make payment of the administration charge and any additional sums due before we make the change.
- 5.2.

If we agree to amend your Booking and as a result of this change, a supplement is no longer due or has reduced, we will refund to you any overpayment, less our administration charge of £30.

### 6. CANCELLING A BOOKING

- 6.1.

You may cancel your Booking at any time. Cancellation will be effective on the date it is received by us.
- 6.2.

If you cancel your Booking we will restore accommodation nights to your Club Aria account and refund supplements in accordance with the following scale, which is dependent on how close your cancellation is to the start of your Booking. We use a scale because we are less likely to re-book the Accommodation as your start date approaches:
- 6.2.1.

Notice of cancellation received more than one month before your arrival date: 50%
- 6.2.2.

Notice of cancellation received between one week and one month before your arrival date: 25%
- 6.2.3.

Notice of cancellation received one week or less before your arrival date: 0%
- 6.3.

If you decide to vacate the Accommodation before your date of departure, we will only restore unused accommodation nights to your Club Aria account and refund supplements if you are leaving because we have fundamentally breached our obligations towards you in respect of this Booking.

### 7. WHEN WE MAY CANCEL YOUR CLUB ARIA MEMBERSHIP

- 7.1.

If you are in serious breach of your obligations under these terms and conditions and/or Park Rules and the breach is not capable of being remedied, we may give you reasonable notice to cancel your Club Aria membership.
- 7.2.

If you are in breach of any of your obligations under these terms and conditions and/or Park Rules which is capable of being remedied we may write giving you warning, specifying the breach and asking you to remedy within a reasonable and specified period of time. If you do not comply with that warning and the breach is serious and/or amounts to persistent breaches of obligation, which taken individually would be minor but which taken together would cause a breakdown in the relationship between you and us, we are entitled to write to you to cancel your Club Aria membership.

- 7.3.

We may also cancel your Club Aria membership if as a result of any cause beyond our reasonable control, we are no longer able to comply with our obligations under these terms and conditions.
- 7.4.

Where we cancel we shall only be liable to refund you for unused accommodation nights and any pre-paid supplements. The same scale set out in Paragraph 6.2 of these Terms and Conditions, where relevant.

### 8. ARRIVAL & DEPARTURE

- 8.1.

Please check our Website before you leave home for all the latest information and any particular circumstances that apply to your Booking.
- 8.2.

Your Accommodation will be available from no later than 4:00pm. Selected levels of accommodation will have complimentary early arrival so please check your booking confirmation which will detail arrival times.
- 8.3.

You must vacate the Accommodation and return the Accommodation keys to the Park's reception by 10:00am on your day of departure.
- 8.4.

You are welcome to continue enjoying the Park's facilities, subject to any charges that may be applicable, throughout your day of departure providing your leave the Park by no later than 10:00pm.
- 8.5.

Please check on your departure that you have packed all your personal items and that you have not inadvertently packed any of our property. We cannot accept responsibility for any property left behind at the end of your stay unless we are found to be negligent. We will hold any non-perishable personal items we find in the Accommodation for a period of 3 months from your date of departure, after which the items will be disposed of.

### 9. ACCOMMODATION

- 9.1.

We cannot guarantee a specific caravan, apartment or lodge but will provide Accommodation of the type specified in our Booking Confirmation.
- 9.2.

You must not smoke in the Accommodation.
- 9.3.

You must take reasonable care of the Accommodation, including any fixture and fittings, and leave the Accommodation in a clean and tidy condition on your day of departure.
- 9.4.

If you fail to comply with Paragraphs 9.2 and 9.3 of these Terms and Conditions we will be entitled to recover from you any losses suffered (including our own reasonable cleaning charges).
- 9.5.

We reserve the right to enter the Accommodation during the hours between 9:00am and 6:00pm for maintenance purposes giving you at least 24 hours' notice that we intend to do so. In the case of an emergency we will provide as much notice to you as is reasonably possible.
- 9.6.

Please tell our customer service team when making your Booking Request of any access requirements in order that we can help you decide whether our accommodation is suitable for you.

### 10. HOLIDAY BEHAVIOUR STANDARDS

- 10.1.

As a Club Aria member you undertake on behalf of yourself and the people in any booking party (including children), to adopt the following standards of behaviour:
- 10.1.1.

to act in a courteous and considerate manner towards us, our staff and other guests.
- 10.1.2.

to supervise children properly so that they are not a nuisance or danger to themselves or others.
- 10.2.

You further agree that you and they will not:
- 10.2.1.

commit any criminal offence at the Park or undertake any criminal activity;
- 10.2.2.

commit any acts of vandalism or nuisance;
- 10.2.3.

keep or carry any firearm or any other weapon at the Park;
- 10.2.4.

use any unlawful drugs;
- 10.2.5.

create any undue noise or disturbance; or
- 10.2.6.

carry on any trade or business while on the Park.
- 10.3.

We are entitled to eject anyone from the Park who acts in a manner likely to cause significant upset or significantly annoy other users of the Park or our staff or who is guilty of a criminal offence. We do not have to follow any formal procedure to eject any person who is not named in your Booking.
- 10.4.

In the event of serious or persistent misconduct by you or any other person named in your Booking, we will follow the relevant notice procedures in Paragraphs 7.1 and 7.2 of these Terms and Conditions.

### 11. PETS

- 11.1.

Up to 2 dogs can be added to your booking when staying in specially allocated pet friendly accommodation. Pets will be charged for at the standard rate as detailed on our Website. We do not accept breeds subject to the Dangerous Dogs Act 1991. No other pets or animals are permitted on site.
- 11.2.

You must keep any dog on a short lead at all times on the Park.
- 11.3.

You must clean up if your animal defecates on the Park.
- 11.4.

Dogs (except assistance dogs) are not permitted in any building other than the Accommodation you have booked or any other buildings at the Park which are specified as pet friendly. Please ask our Customer Services team for details.
- 11.5.

Nothing in these Terms and Conditions prevents you from bringing an assistance dog to the Park if this is required to support your disability and Assistance Dogs UK or any successor body has issued you with an Identification Book or other appropriate evidence. This means that assistance dogs do not count towards the permitted total.

### 12. WI-FI

- 12.1.

Our parks are in rural location. Some Wi-Fi reception is usually available in some parts of the Park but it is not guaranteed and it is

unlikely to support streaming or business use. Please note that all provision is subject to availability and network conditions. Service may be intermittent and you are advised that it is intended for pleasure and not for business use. Bookings are not accepted if they are wholly reliant on the uninterrupted provision of Wi-Fi.

- 12.2.

We reserve the right to disclose your name and address to our internet service provider if we discover that you or a member of your party illegally downloaded content from the internet or otherwise engaged in unlawful activity whilst using this facility.

### 13. ALTERATIONS TO THESE TERMS AND CONDITIONS

- 13.1.

We will try our best not to alter these Terms and Conditions. However, we reserve the right to do so in circumstances where it becomes necessary because of any health and safety requirements or changes in the law. If it becomes necessary to alter these Terms and Conditions we will give you as much notice as possible. If, as a result of such a change in these Terms and Conditions, you decide to cancel your Club Aria membership, we will refund you in full for all unused accommodation nights and unused supplement payments, without applying the scale in clause 6.2.
- 13.2.

We will not make any other amendments to these Terms and Conditions without your prior written agreement.

### 14. COMPLAINTS

- 14.1.

Sometimes things may go wrong. If you have a problem please tell the Park reception straight away and we will do all we can to resolve the matter to your satisfaction.
- 14.2.

If we cannot resolve your complaint during your stay with us please contact our customer service team on 03333 700400 or in writing to Aria Resorts, Telephone House, 18 Christchurch Road, Bournemouth, BH1 3NE, or by email to [customerrelations@ariaresorts.co.uk](mailto:customerrelations@ariaresorts.co.uk)
- 14.3.

As a consumer, you have legal rights in relation to your Booking. Advice about those rights is available from Citizens' Advice Bureau or Trading Standards. Nothing in these terms and conditions will affect these rights.

### 15. HOW WE MAY USE YOUR PERSONAL INFORMATION

- 15.1.

We will use the personal information you provide to us to:
- 15.1.1.

provide the Accommodation;
- 15.1.2.

process your payment to us;
- 15.1.3.

inform you about similar accommodation, holiday homes for sale, offers or products that we provide, but you may stop receiving this information at any time by contacting us.
- 15.2.

We will not give your personal data to any third party unless the law requires us to do so.

### 16. JURISDICTION

- 16.1.

The laws of England and Wales apply to our agreement.