



Menzies

Welcombe

Timeshare Apartments

Useful Information

The Menzies Welcombe Timeshare Apartments

Warwick Road • Stratford-Upon-Avon • Warwickshire • CV37 0NR

Tel: 01789 295252

Email: timeshare@menzieshotels.co.uk

www.menzieshotels.co.uk

Menzies Welcombe Timeshare Apartments

Disclosure Document

Please read this document carefully. If you have any questions please call us on 01789 295252. The document contains information we are required to give you by law. In the event that you buy a Menzies Welcombe Timeshare Apartment, this document will form part of the Purchase Agreement.

General Description

This statement gives you information on a wide variety of matters that any potential purchaser should consider, It relates to the Menzies Welcombe Timeshare Apartments Club, a development of seven apartments at the Menzies Welcombe Hotel Stratford-upon-Avon. A sketch of each property type is included in the sales brochure and apartments may be viewed by arrangement.

Who are we?

The vendor of holiday ownership at the Menzies Welcombe Timeshare Apartments Club is Menzies Hotels Operating Limited (the Company).

The Company is a limited entity established under the laws of England, with its registered office located at Bakum House, Etwall Road, Mickleover, Derbyshire, DE3 0DL.

The management of the Menzies Welcombe Timeshare Apartments Club is carried out by the Company.

What is being sold?

We are offering for sale numbered weeks of holiday ownership entitling buyers to occupy a specific apartment for a specified week(s) each year until 2056. You will automatically become a member of the Menzies Welcombe Timeshare Apartments Club on making a purchase. To obtain this membership you should complete a Purchase Agreement and pay the asking price for the week or weeks of your choice.

As a member you will be able to occupy a property under the terms of the Constitution and Rules of the Club (available on request). You will be bound by the Constitution and Rules of the Club, which includes an obligation to pay the Annual Management Charges. If you fail to comply with the Rules of the Club you may lose your rights of occupation.

Each week starts on a Sunday (Except weeks 51, 52, 1 and 2) and the date on which each week falls will vary from year to year, as indicated on our resort calendar provided to all buyers. Weeks 51, 52, 1 and 2 commence on a fixed date every year ensuring Christmas and New Year owners enjoy these fixed holiday periods.

Maintenance

The maintenance, management, administration and repair of the apartments are carried out by the Company. The charges and the costs the Company incurs are recovered by way of an annual charge levied on each owner. This is calculated so that each owner pays a proportionate amount, depending on the size of the unit owned, including a provision for future refurbishment.

How much does holiday ownership at Menzies Welcombe Club Apartments cost?

The price for buying holiday ownership depends on the size of the Apartment bought and the time of year of the week(s) bought, as detailed in the tariff.

The Company permits owners the use of the Menzies Welcombe Spa and free use of the golf course subject to available tee times. Treatments within the Spa that you choose to use will be subject to an additional charge.

The annual maintenance charge covers all charges relating to the property, such as maintenance, electricity, water, refuse collection and housekeeping between occupation periods. It excludes other charges such as telephones, breakages and hotel services for which a separate charge will be made.

The annual charge for maintenance is:		
	2007	2008
1 Bedroom	£350.00	£360.00
2 Bedroom	£450.00	£465.00
3 Bedroom	£475.00	£490.00
These prices include V.A.T.		

The purchase will not result in any costs, charges or obligations other than those in the purchase contract or those detailed in the Menzies Welcombe Timeshare Club Constitution. There is however an administration charge, currently £100 plus V.A.T., to issue new membership deeds, when a member effects a private sale of their timeshare week or if they wish to change the ownership details of their apartment week.

The Spa and the Golf Club at the Menzies Welcombe Timeshare Apartments Club

The Company are the owners of the Menzies Welcombe Hotel, which includes the Spa and golf course. Menzies Welcombe Timeshare Apartment Club members have access to the Spa complex. One bedroom Apartment owners are issued with two passes, two bedroom owners with four passes and three bedroom owners with six passes to the Spa for the duration of their week. All treatments at the Spa are charged for as taken. During their week of ownership, members (or occupants of the apartment up to four people) are entitled to free use of the golf course subject to available tee times. Tee times cannot be booked more than seven days in advance.

Cancellation

Purchasers buying a timeshare apartment from the Company can cancel or withdraw from the purchase for any reason within 14 calendar days of both parties signing the contract or a binding preliminary contract. During this period no monies are required. If this day happens to be a public holiday, the period is extended to the next working day. Notice of withdrawal or cancellation of purchase should be sent by registered post to Menzies Hotels Ltd, Bakum House, Etwall Road, Mickleover, Derbyshire, DE3 0DL marked for the attention of the Company Secretary. You will be supplied with a “withdraw from purchase” letter for you to use in the event of you wishing to cancel your purchase agreement.

Any more questions?

If you need any more information please contact our sales office on 01789 295252 or email: timeshare@menzieshotels.co.uk