



Nationwide holiday letting, with a *truly local* heart



“

“Cottages.com has shown **experience and expertise** with a great team of staff including a local representative. I have been **amazed by how busy the bookings have been.**”

Mrs Stacy-Marks
Mid Balchandy



Everything we strive for centres on delighting customers and ensuring our owners feel we are the most effective and friendly agency in the business. I’m confident you’ll feel the same and I look forward to welcoming you.

Shelley

Shelley D’Arcy
Vice President of Property Recruitment

0345 268 1831

www.cottages.com/let-your-property

Choosing the right people to let your holiday home is incredibly important, but you can rest assured that with decades of experience helping thousands of owners like you, we make the whole experience enjoyable, hassle-free and most of all, a success.



cottages.com



The cottages.com family of brands

Cottages.com is our market-leading brand, offering massive reach and nationwide promotion. As part of letting with us, we also operate a range of specialist, in-house brands to increase distribution opportunities for your property.

But that’s not all, as well as being listed through some of our well-known brands, we will also market your property on over 700 partner websites including:



airbnb

Booking.com

The Guardian

SAGA



DogsTrust





“We have achieved **90% occupancy** in the last year. Everything has run as **smooth as clockwork**. The staff we speak to are always pleasant and helpful face to face and over the phone.”

Mr Smith
Old Chalksole Cottages



Maximise your BOOKINGS

We spend over £30 million a year generating bookings for our owners. Let your property with us, and you'll soon be reaping the benefits of our extensive marketing reach and expertise.

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Online

We're proud to be a Google Partner and to hold Bing Ads accreditation. Our fantastic relationship with Google means we have dedicated support and access to exclusive features to ensure we appear prominently in search results.

Social Media

We've got over 500,000 followers across a full spectrum of social media channels including Facebook, Twitter, Instagram, Pinterest and YouTube.

Email

Using advanced marketing techniques and systems, we segment our database of 12 million loyal customers to specifically target holidaymakers who we know will love properties like yours.



Direct mail, PR, press and travel agents

We understand that some customers still search for holidays in more traditional ways, which is why we work with selected reputable travel agents and even operate a number of local offices around the UK. Our showcase brochures and mini-brochures are carefully targeted and sent to the holidaymakers most receptive to offline mailings. We also secure regular coverage with popular national and regional media titles.

TV and online video promotion

Our TV and online video campaigns target prime audiences, receiving millions of views throughout the year.





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“We are **very pleased** with the way our property has been marketed by cottages.com and the **number of bookings** we have received since starting the business.”

Mrs Atkins
The Bothy



Let your unique PROPERTY

From yurts, pods and shepherd's huts to treehouses, traditional cottages, coastal retreats and super luxury modern spaces, cottages.com is the letting agent to help you maximise income from your property. We successfully work with thousands of unique properties, all characterful and all offering their own unique holiday experiences.

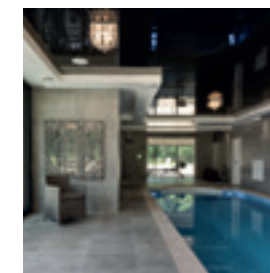
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www.cottages.com/let-your-property

Traditional cottages



Premium & luxury properties



Glamping & quirky properties



Large properties & complexes





“The addition of a **log burner** has extended our winter season by **approximately 6 weeks**. We have been **so pleased** with occupancy levels that we decided to apply for planning permission for a further two cottages. We are **looking forward to working closer** with cottages.com in the future.”

Mr Sayer
The Old Dairy



Increase income through BESPOKE COLLECTIONS

Certain customers look for particular features, amenities and experiences. Getting the right properties in front of the right guest is at the heart of what we do. Our various bespoke property collections offer a great way to spotlight features and better direct customers to accommodation which meets their needs. The results speak for themselves.

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Baby and Toddler

An owner who has a property in our 'Baby & Toddler' collection earns 60% more income than those without.



Hot Tubs

An owner who installs a private hot-tub at their property receives 47% more income than those without.



Pet-Friendly

More and more people are looking to take their pets on holiday with them. As such, 31% of guests took a pet with them on holiday this year. Our owners with pet-friendly properties received 16% more income on average compared to properties which do not have pets.



Celebration Houses

An owner with a property in our 'Celebration Houses' collection earns 45% more income than the average sleeps 8+ property.



Romantic Getaways

An owner who has a property in our 'Romantic Getaways' collection earns 29% more income than the average sleeps 2 - 4 property.





“Our local representative **adds great local knowledge** and a warm human touch to the holiday letting process. Subsequently the **bookings are already coming in** – what more could you want? Great job!”

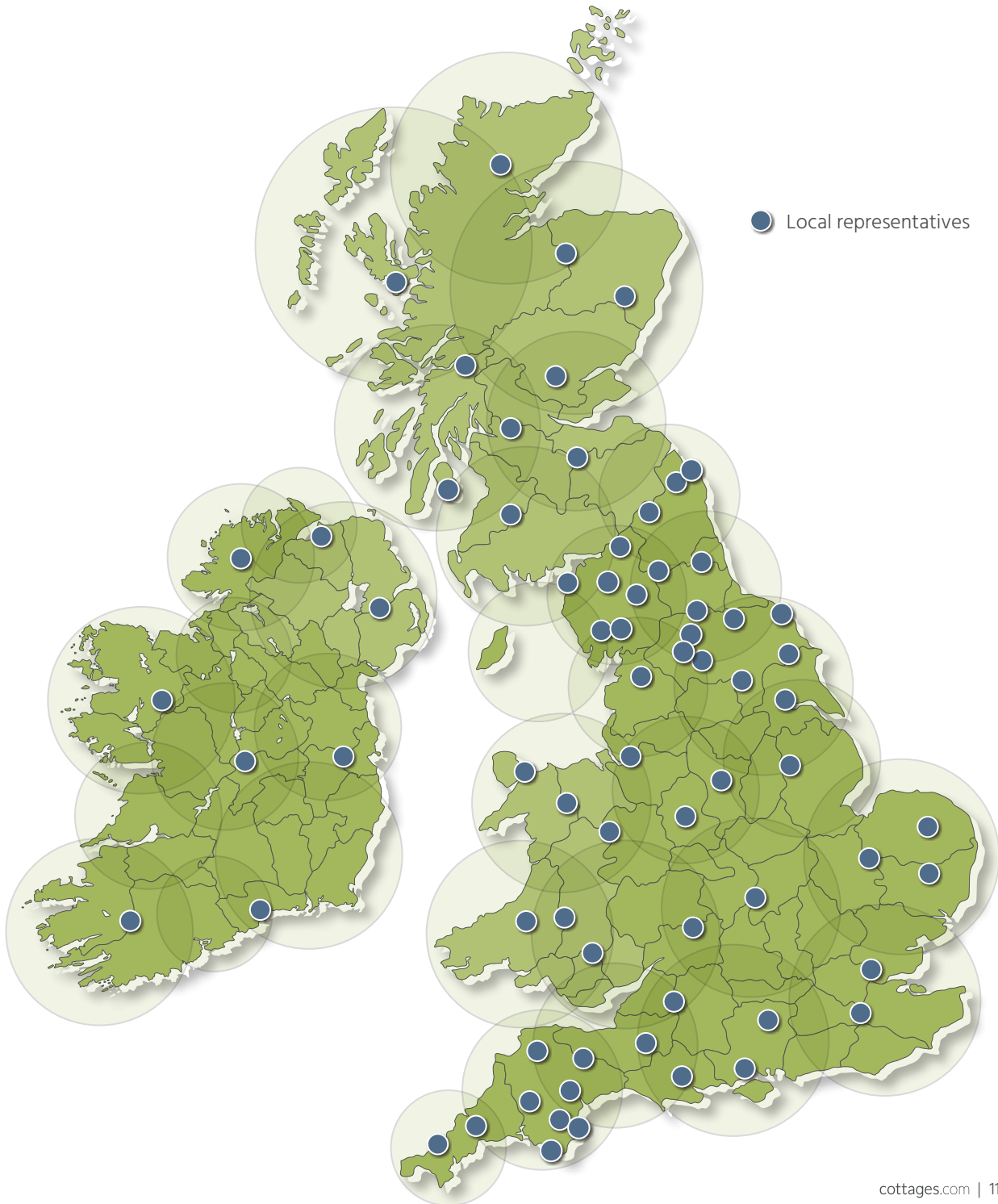
Mrs Fuller
The Gables



National reach
WITH LOCAL SUPPORT

We pride ourselves on providing expert advice and support throughout your letting journey. Unlike some other letting agencies, our team of local property experts are employed directly, live locally and know their areas of the UK inside out. There’s simply no better way to ensure you get the best advice to start letting your property successfully.

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“Owner Services are **very, very good**. I do feel secure, I can put the problems to cottages.com and they’ll sort it out. **I couldn’t rate them higher**. It’s like a family when I phone up.”

Mrs MacLarty
Sheecho



Five star
SUPPORT

We appreciate just how valuable your holiday property is to you, and how precious your free time and peace of mind are. That’s why we’re here to make sure that letting out your holiday home is an enjoyable, stress-free and profitable experience. We spend time getting to know our owners to support all of their individual letting needs. Here’s how:

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www.cottages.com/let-your-property



Friendly, helpful support
Our friendly, UK based owner services team are available 7 days a week via telephone, email or webchat.

Online owner portal
Access our user-friendly owner website via your computer, tablet or mobile phone. Keep track of bookings, payment information, customer feedback and exclusive promotions.

Customer queries and feedback
We answer customer questions, offer advice and on the rare occasions they occur, handle any issues quickly and courteously.

Bookings and payments
We handle customer bookings and process payments over the phone and online. We’ll pay you in advance for every booking with VAT, commission and all other costs deducted. We’ll resolve any cancellations professionally and quickly release your property for re-booking.

Grading your property
We’ll grade your property against our star grading scheme.

Property management services
From our local offices, we’re able to offer help with cleaning, changeovers and maintenance of your property should you need it. In other areas, our property managers will be able to recommend reputable local caretakers and cleaners.

Managed pricing service
Using a combination of cutting edge technology and experienced analysts we’re able to finely tune your prices in line with market conditions in order to maximise bookings and income.

Free professional photography and property descriptions
Before going live on our websites, we’ll visit to take a full set of high quality, supersize images and create a detailed description of your property.





“The service from our local representative and her office-based team has been **excellent**. Hindsight is a wonderful thing but we really do wish we had jumped ship to cottages.com earlier than we did.”

Mr & Mrs J Freeman
Driftwood



Enjoy owner BENEFITS

We are here to help you maximise the bookings and income from your holiday property. Often, simply adding a few extra facilities or upgrading those you already offer can make a huge difference in widening appeal to potential customers. We are proud to have forged successful partnerships with trusted businesses offering products and services that complement ours. Here are just some that you can take advantage of:

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Enjoy exclusive discounts from well-known hot tub brands.



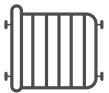
Take advantage of the biggest & most experienced independent woodburning stove and chimney specialists in the UK.



Explore wide product ranges including bedding, bed linen, towels, toiletries, teas and coffee, welcome pack items, cleaning products and many more.



Receive a discount on the only mechanical, police-accredited key safe device in the UK.



Great range of child safety approved equipment such as baby-gates, cots and high chairs.



Our owners are entitled to a terrific 15% discount on a wide range of accommodation rentals.

Tailor-made insurance

Holiday let insurance with public liability cover of £2m is considered a minimum standard by the UK's Tourist Boards. At cottages.com, we insist on £5m to help protect our owners, so you can rest assured that you're receiving the highest level of cover. For complete peace of mind, you might also require insurance cover for accidental damage to your property and its contents, as well as for consequential loss of rental income. We have carefully selected insurance partners who are able to offer owners a comprehensive insurance package, which provides all the cover you need at specially discounted rates.

Taxation and legal advice

As part of our owner support, we're pleased to offer the services of taxation and legal specialists at specially negotiated rates. For over 15 years, our partners have provided owners with expert advice on VAT, income tax, the Rents Act, short-hold tenancy and more.



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“We are so **glad we decided to go with cottages.com**. Their local representative has been there every step of the way with **advice and guidance** in our journey to turn an old wreck of a cottage into 4* luxury holiday accommodation. We even managed to get 9.4 weeks’ worth of bookings from an artist’s impression sketch while the cottage was renovated.”

Miss Harrison
Briar Cottage



Thinking of BUYING?

If you’re thinking of buying a holiday let, we can offer you some initial advice on locations to consider, types, styles and size of property, as well as features and amenities to look out for.

Once you’ve secured your ideal holiday home, we can then arrange a further visit to talk through the next steps to starting your letting business.

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Here are our top tips if you’re thinking of buying:

- **Location** – it goes without saying that properties within popular tourist areas get the most bookings
- **Traditional features** – many holidaymakers look for features like exposed beams, stone walls and log fires
- **A garden** – perfect for families to enjoy on summer evenings
- **Off-road parking** – as close to the property as possible
- **Close to amenities** – being within walking distance of a local shop, pub or restaurant is always popular
- **Quality** – take care to decorate, furnish and equip your property to the highest standard to get positive feedback and enjoy the greatest return
- **Added extras** – Features such as hot tubs, Wi-Fi and a games room will help to increase bookings





“Our occupancy rates continue to be **exceptional**, the owners' online site makes the management of our properties easy and our local representative provides **speedy and helpful advice**.”

Mrs Huckle
Maple Tree Lodge



Let's get
STARTED!

Get in touch

If we haven't already, let's have a chat about your property

Arrange a visit

We'll meet you at your property to provide an income projection and discuss all aspects of holiday letting

Start receiving bookings

Sign up and we'll get your property online generating income



Don't delay

We'd love to hear from you

Call today to see how we can help you on your letting journey.

Opening Times

Monday 9am-7pm
Tuesday to Friday 9am-6pm
Saturday 9am-5pm
Sunday 10am-2pm

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Call: **0345 268 1831**

(calls charged at local rate)

Visit: www.cottages.com/let-your-property

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