



MISREPRESENTATION ACT 1967.

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1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

ONLY TWO REMAINING.

Award winning contemporary style holiday homes for sale, nestled within the idyllic Yorkshire Dales, enjoying magnificent views over the Swaledale National Park.

Fantastic opportunity for lifestyle buyers and investors. Fully managed letting service included and achievable net yields of over 5.5%.

THE PROPERTIES

ONLY TWO REMAINING... offering modern open plan living, with glass frontage enjoying wonderful open views. Constructed on site using hand built timber frames and sedum roofs, all boasting approximately 1,000 sq ft of high specification accommodation including three double bedrooms and two contemporary bathrooms, open plan living spaces and an outdoor deck terrace.

LOCATION

Rurally located but only a scenic, 20-minute walk from the charming market town of Richmond, the lodges are self catering and are perfect for a relaxing and peaceful UK mid-week break or weekend getaway in the Dales.

There is an abundance of activities within easy reach, whether you're looking to lose yourself amongst mysterious gardens and other oddities at the Forbidden Corner or want to step behind-the-scenes of one of Yorkshire's most famous exports at the Wensleydale Creamery, there's something for everyone. Nearby Richmond hosts an eclectic mix of boutique gastro-pubs, cosy cafes, gorgeous shops and grocers, which are all just a short ramble away along a beautiful country lane.

GENERAL INFORMATION

The properties have been granted holiday use only planning consent and they cannot be used as a permanent residence. Any buyer must have another address which is classed as their primary residence.

There is an annual service charge which is paid on a quarterly basis. The charge is set at £3092.93 PLUS VAT for 2020. Full terms of letting management provided upon request.

The service charge includes:

- Coordination & General Site Management
- TV, Satellite & Internet
- Refuse Removal
- General Maintenance
- Site Equipment
- Water
- Window Cleaning
- Communal Areas Light & Heat

The properties generate excellent rental potential netting between £12k and £22k per annum in rent. This is dependent on your own personal use, and what time of year you choose to stay at the property. Personal occupation during high season months will have a significant impact on the rental return.

The properties come with Green Tourism accreditation, and feature green sedum roofs. The site has obtained the TripAdvisor Certificate of Excellence.

There is an on site team to oversee the day to day operations including housekeeping and maintenance.

There is a Management Lettings Agreement (MLA) Charge of 25% payable on the gross holiday rental rates . This includes the sales, marketing, third party distribution, financial management and head office operational management services.

In addition to the MLA charge, there is charge for cleaning, linen and meet and greet. This ranges from £145 - £160 depending on the property size.

A 5% deduction is made from the gross rental rate of each booking which is held in an FF&E (furniture, fixtures & equipment) fund to cover the ongoing maintenance of the properties. This payment is non essential, and any surplus funds are returned to the home owner annually.

The properties are leasehold and will be held on a 999 year lease.

Please note that the photography featured is indicative of the style of the properties, but may differ according to each lodge.