

# PREMIUM HOLIDAY LODGE INVESTMENTS WITH ESTABLISHED, CONSISTENT INCOMES, IN THE HEART OF YORKSHIRE



## FAWEATHER GRANGE

*Award winning lodges* · Sconce Lane, Yorkshire BD17 6BG

[www.faweathergrange.com](http://www.faweathergrange.com)

Prime Holiday Lodge Ownership Opportunity - located amidst  
the stunning scenery and tranquil surroundings of Ilkley Moor.



**HIL HUMBERTS LEISURE**

CHARTERED SURVEYORS  
INTERNATIONAL LEISURE BUSINESS CONSULTING

# FAWEATHER GRANGE

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- 🏆 *White Rose Awards 2010 Winner  
The Best Lodge Destination in the  
North of England*
- 🏆 *White Rose Awards 2009 Finalist  
Self Catering Awards*
- 🏆 *Hoseasons 2009  
Diamond Award Runner up*
- 🏆 *Hoseasons 2008  
Diamond Award Finalist*
- 🏆 *Hoseasons 2006  
Diamond Award Winner*
- 🏆 *White Rose Awards 2004 Winner  
Self Catering Holiday of the Year*
- 🏆 *Part of the Exclusive Hoseasons  
Autograph Collection*



Having been established for over 16 years, Faweather Grange offers luxury holiday accommodation and is regarded as one of the most prestigious lodge resorts in the country.

The quality permanent redwood pine lodges are to be managed in association with Hoseasons, the leading UK Holiday rental company, and the existing onsite reputable management team of Grange Leisure Ltd.

Together we aim to offer a unique and luxurious holiday Buy-to-let investment with an attractive return on capital based on existing consistently high levels of occupancy, income and profit generation. Alternatively you may wish to choose to purchase with a view to enjoying these wonderful lodges with family and friends.

Whatever plans you have for the future, you can be assured of a quality and unique property investment in a beautiful destination.

*“Faweather Grange has been a long standing and successful partner with Hoseasons for over 15 years and is still regarded both internally and externally as one of the most prestigious lodge resorts in the country. As a result, this exclusive location sits within our boutique ‘Autograph Lodge Holidays’ Collection and I would have no hesitation in fully endorsing this premier development of holiday lodges”*

Simon Altham, Director Lodges and Parks





*“Absolute bliss. A real place to  
relax and regenerate”*







## THE AREA

Faweather Grange is nestled in the tranquil countryside of West Yorkshire, in an elevated position overlooking picturesque open valleys and moorland, near the chic spa town of Ilkley.

Set within beautiful landscaped grounds covering nearly 7 acres, the Faweather Grange development offers a high level of accommodation in a fantastic rural idyll.

Faweather Grange offers a peaceful paradise deep in the rich, green heart of Yorkshire, and a wonderful place from which to enjoy the great outdoors or explore.

- 🍷 *Ilkley – chic spa town at the Southern edge of the Yorkshire Dales (6km)*
- 🍷 *Haworth – walk to Wuthering Heights (Top Withins) and visit the Home of the Brontes (16km)*
- 🍷 *Leeds – Royal Armouries and shopping (19km)*
- 🍷 *Saltire – World Heritage Site and home to the Hockney Art Gallery (5km)*
- 🍷 *Bolton Abbey – Old Abbey ruins and the Duke and Duchess of Devonshire's Estate (16km)*

- 1 Serenity (sleeps 2)
- 2 Tamarisk (sleeps 2)
- 3 Montana (sleeps 4)
- 4 Foxhollow (sleeps 6)

*“An idyllic escape. A touch of luxury.  
Peace and quiet guaranteed”*

## YOUR LODGE

Each lodge is individually sited and has a spring-fed water connection, mains electricity and private drainage. All benefit from generous private terrace areas with sunken American hot tubs, and are finished to an excellent standard of accommodation and letting specification including:

- ☞ *Fitted kitchens including microwave and dishwasher*
- ☞ *Bathroom suites with Jacuzzi bath*
- ☞ *Widescreen TV, DVD/CD and home entertainment cinema system*
- ☞ *Vermont Castings wood burning stoves in the living areas.*
- ☞ *All Serenity Lodges benefit from private saunas.*

There are 4 different types of lodge to choose from as part of your investment plan:

Serenity 1	Sleeps 2	45 sq.m.
Serenity 2-5	Sleeps 2	52 sq.m.
Tamarisk	Sleeps 2	45 sq.m.
Montana	Sleeps 4	58 sq.m.
Foxhollow	Sleeps 6	69 sq.m.

Prices start from £195,000

Owning a luxury lodge home overlooking the rolling Yorkshire Countryside is an opportunity not to be missed. Your holiday lodge home can be specified also to suit your requirements or level of investment.

The lodges are of Redwood pine construction, built to exacting standards and to last.





# *A very attractive UK-based holiday investment opportunity*



## *“Investing in Faweather Grange Lodges has never been easier”*

Faweather Grange offers a unique opportunity to own a luxury holiday home for your own personal use or as a buy-to-let investment through the services of the onsite management team and rental partners.

With significant levels of occupancy, gross sales and profit generated by all the lodges on an historical basis, and excellent forward and repeat bookings, there has never been a better time to purchase a dream holiday home or add to your property portfolio. Current UK legislation allows funding through private pension plans using a SIPP (Self Invested Personal Pension) which provides advantageous tax benefits.

Alternatively you can jointly purchase one or more of the Faweather Lodges amongst other investors, friends or relatives whilst still taking advantage of the tax benefits.

This unique opportunity property investment offers:

- 👉 *Established revenue stream*
- 👉 *Extremely high historical occupancy levels*
- 👉 *50 year transferable leasehold*
- 👉 *Quality built lodge*
- 👉 *Fully SIPP compliant*
- 👉 *Managed onsite and marketed by Hoseasons*
- 👉 *UK based investment*

*“The Bentley chauffeur service to the Boxtree restaurant was excellent and touches like the flowers and chocolates on arrival all added to make this a special break.”*

*“This was the perfect place to spend a relaxing weekend, the accommodation could not be faulted and the location was fabulous. We did not want to leave and can’t wait to return.”*

*“Absolute bliss, a real place to relax and regenerate. This was our 2nd time at the park and it was just as great as the first. The owners really make you feel welcome and they can’t do enough for you - the park is a credit to their hard work!”*



## MARKETED THROUGH HOSEASONS

Faweather Grange Lodges are marketed through Hoseasons, a national company providing quality holiday accommodation in some of Britain's most sought after locations. The company has an excellent reputation for achieving maximum possible occupancy, generating optimum income and returns for investors.

## MANAGED THROUGH GRANGE LEISURE

Grange Leisure has competently managed the onsite day to day operation of the lodges continually since conception. They are highly respected and their knowledge of the development, individual lodges and area, mean that you will benefit from established goodwill and expertise, whilst enjoying greater rental returns, safe in the knowledge that you have purchased an appreciating asset.

## FINANCIAL ADVICE

We recommend that you take independent advice from your financial advisor relating to this or any future investments you are considering.

## MANAGEMENT COST

The following charges will apply to each home:

- 🏠 Annual site fee
- 🏠 Cleaning and laundry service
- 🏠 Management fee
- 🏠 Utilities
- 🏠 Insurance charge

**HL HUMBERTS LEISURE**

CHARTERED SURVEYORS  
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