

A modern wooden lodge with a large deck and a chimney, set in a lush green landscape with large trees. The lodge features a dark roof and light-colored wood cladding. The deck is made of light-colored wood and has a railing. A chimney is visible on the roof. The lodge is surrounded by large trees and a green lawn.

LUXURY LODGE OWNERSHIP

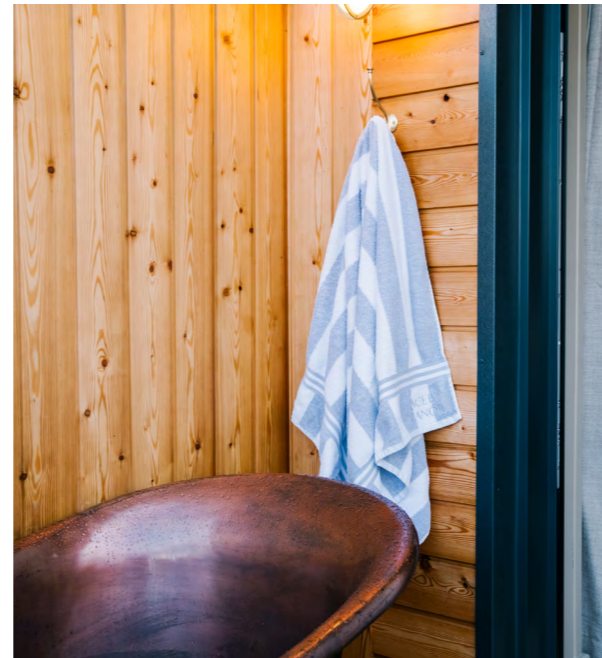
LACEBY
MANOR



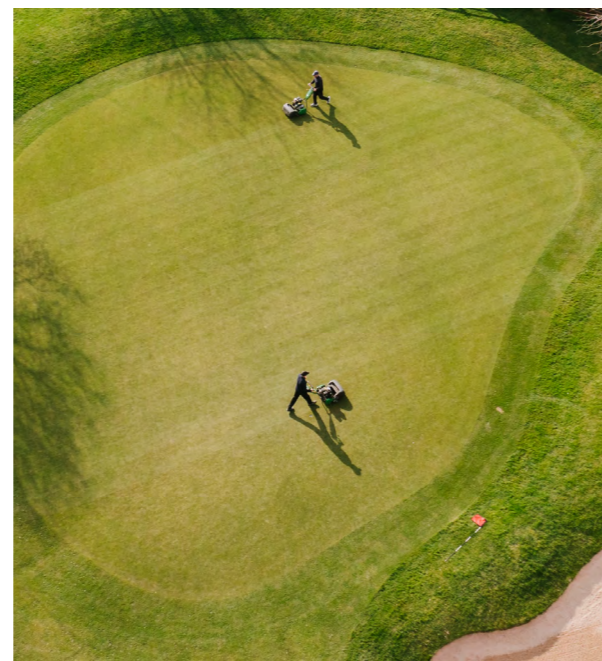
LUXURY AWAITS

Whether you're looking for an investment property, a weekend escape or a retirement retreat, the luxury lodges at Laceby Manor Golf and Spa Resort are the perfect solution.

With wellness tourism forecast to grow by 16.6% annually to 2027 and 94% of travellers incorporating self-care into the travels, Laceby Manor is perfectly positioned to deliver UK wellness staycations for lodge owners and their rental guests.



DISCOVER LACEBY MANOR



Nestled within 150 acres of grass and woodland on the edge of the Lincolnshire Wolds in an Area of Outstanding Natural Beauty, the sustainability-conscious Laceby Manor Resort provides laid-back luxury with an award-winning spa and gym, two restaurants, accommodation with spa suites, lodges and pods and a magnificently maintained 18-hole golf course.

The independently-owned resort has been completely transformed into a leading wellness retreat over the past decade, thanks to continual investment.

[DISCOVER MORE](#)



THE LODGES

We understand the importance of individuality and personalisation when it comes to creating your dream property. Working closely with our team you can bring your vision to life - from the layout of the rooms to down to plug socket placement - you can have as much, or as little, involvement as you wish.

Our team of experienced experts take the strain out of the design process with a curated selection of interior design packages to choose from, so that when you take delivery of your lodge it arrives fully furnished, with televisions installed and beds made.

As well as high quality craftsmanship, furnishings and fixtures, every lodge includes an outdoor hot tub and decked terrace, with further options such as infrared saunas available.

FULL OWNERSHIP
FROM £299,000

LUXURY BOUTIQUE RETREAT 2 BEDROOM

This luxury 2-bedroom is built to British Standard 3632 and protected by a 10 year structural warranty. The lodge is truly one of a kind and makes the perfect retreat. Spacious and light with a fully fitted kitchen and gorgeous soft furnishings. The Retreat really has it all for a place to escape to. This lodge has the wow factor with sliding patio doors opening onto deck commanding views over the Lincolnshire Wolds

The lodge has a fresh colour scheme, combined with a vaulted roof and high ceilings delivering a light, airy and sophisticated ambience. Driveway parking is available outside the lodge. Each lodge has its own private and secure hot tub garden at the rear of the lodge.

KEY FEATURES

45' x 22" Cedar Clad
2 x bedrooms
Fully fitted Kitchen, with integrated bin, dishwasher, induction hob, Microwave, Washer and Dryer, fridge freezer and single oven, Lighting and blinds throughout
1 x 65" smart TV, 1 x 43" smart TV and 1 x 40" smart TV
Fully central heated
LPG Worcester BOSCH gas boiler

FURNITURE PACKAGE

Grand sofa and chair
Ottoman
Dining table and chairs
Console table
Bathrooms
2 x ensuite shower rooms with tiled enclosures

LUXURY BOUTIQUE RETREAT

45' x 22" - 2 Bedroom

£299 000

BEDROOMS

5ft king divan beds with headboards
2 x zip and link divan beds with headboards

OUTDOOR

Decking
Hot Tub
Patio Dining set - 4 seater
Hot Tub garden and seating area
Delivery to site, finishing and fully connected

INTERIOR DRESSING AND FINISHING

Interior Dressing and finishing pack for soft furnishing, lamps, rugs, pictures, kettle, crockery etc



DEVELOPMENT OF SITE 4

West Park lodge site is currently under development and making fantastic progress, we are currently progressing phase 1 up to lodge 33. We have 3 other well established lodge areas onsite.





THE LACEBY MANOR EXPERIENCE



Every aspect of the maintenance and upkeep of your lodge is taken care of, from annual exterior oiling of the cedar cladding, to weekly servicing by our extraordinary housekeeping team to daily hot tub checks. Furthermore, as a lodge owner you will receive two memberships to the gym with spa access, two golf memberships and invitations to member events around the resort.

Whether you choose to rent your lodge, use it as a holiday home or a combination of both, you can relax knowing that every aspect of your lodge is taken care of with the utmost attention to detail.

[DISCOVER MORE](#)

OWNERSHIP BENEFITS

- No stamp duty surcharge
- No solicitor fees
- Significant tax advantages
- Hands off fully managed rental service through Landal Green Parks
- High ROIs
- 12-month unrestricted holiday-use license
- Built to BS3632 residential standards
- 2 x complimentary Golf memberships
- 2 x complimentary Gym memberships, some with spa access.

FEATURES



RENTAL INVESTMENT

FULL MANAGEMENT

The experienced lodge team at Laceby Manor manages every aspect of holiday lettings on your behalf, including bookings, check in, housekeeping, maintenance, repairs, and daily hot tub checks.

Our rental partner is the renowned Landal Green Parks. Lodge holidays are marketed and booked via their booking platform and via Hoseasons to give even more distribution power in the UK.

RETURN ON INVESTMENT

Laceby Manor typically achieves a minimum net return to lodge owners of 8%. With the UK Holiday market more popular than ever ROI has been increasing.

Our dedicated revenue management team works closely with our rental partner Landal Green Parks to maintain and increase occupancy and income rates year on year, maximising ROI for investors.

*Returns are determined by market conditions and rates are not guaranteed.

THE FACTS

Lodge purchases do not incur stamp duty surcharge or other fees and benefits include significant tax advantages compared to a typical buy-to-let residential property.

Lodges are built to high-spec BS3632 standards and include a 12 month unrestricted holiday-use leisure licence – they are not for residential use. All lodges come with a 50 year lease. Laceby Manor has a 12 month rental season and is open every day of the year.

COST OF INVESTMENT

ANNUAL RENTAL

It is exempt from the usual 3% stamp duty surcharge and there are no solicitor's fees or agent costs to pay.

You enter into a 50 year license agreement which carries an annual charge of £3,500 to cover all ground maintenance costs, an annual oiling of the cedar cladding, refuse, lighting, grass cutting etc.

All services water, electricity and gas are all metered in each lodge and charged per unit at cost.

Cleaning is £90 per clean this includes linen, and everything that is needed to be in a lodge including welcome items.

MONTHLY COSTS:

Rental admin fee	£200
Wi-Fi	£12
Window Cleaning	£10
Hot Tub Chemicals	£30
Hot Tub Water Testing <small>(Health and Safety water report has to be completed every month)</small>	£44

ANNUAL CHARGE:

Site Fee	£3,500
Business Rates <small>(approx - these are determined by the Government)</small>	£650

RETURN ON INVESTMENT:

Investing in a lodge you would expect it to achieve A Net Return after all costs on average of 8%.

With the UK Holiday market more popular than ever - returns on investment have been a lot higher. Working with our partners Landal Green Parks they maintain and increase booking and income rates year on year (returns are determined by market conditions and rates are not guaranteed).

We have a dedicated revenue management team which maximises the return on investment for our owners.

NON RENTAL

PERSONAL USE

The lodge is exempt from the usual 3% stamp duty surcharge and there are no solicitor's fees or agent costs to pay.

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All services water, electricity and gas are all metered in each lodge and charged per unit at cost.

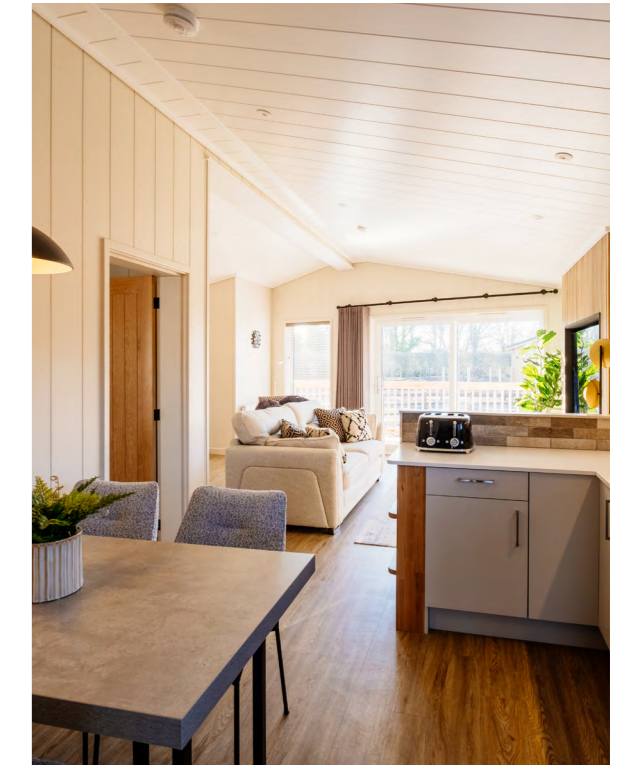
* Two full golf memberships available for the duration of the license agreement.
* Two x gym memberships for the duration of the license agreement,

MONTHLY COSTS:

Wi-Fi	£12
Window Cleaning	£10
Hot Tub Maintenance <small>(Health and Safety water report has to be completed every month)</small>	£50

ANNUAL CHARGE:

Site Fee	£3,500
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FINANCE

If you're looking to buy a holiday home, you can spread the cost of your purchase over a time frame that is convenient to you.

At Laceby Manor, we understand that not everyone may be able to pay for a holiday home outright. That's why we've teamed up with Sure Leisure Finance to source the best finance option to help you spread the cost.

WHO ARE SURE FINANCE?

Sure Finance is the UK's leading finance broker specialising in holiday lodge finance. Whether you're looking to purchase a brand new or used lodge, Sure Finance offers a range of options to meet your needs. For an initial telephone consultation, simply complete the short enquiry form by [clicking here](#).

Subject to status and available only to eligible customers.

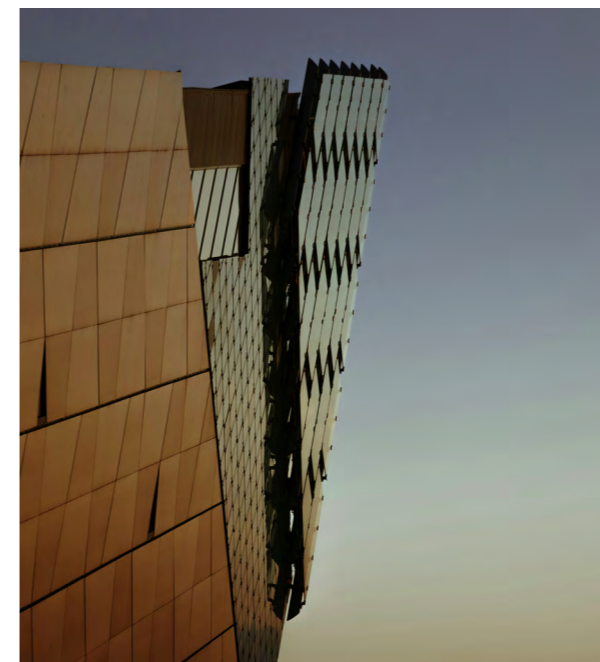


THE SURROUNDING AREA

Laceby Manor provides access to a host of activities and destinations within Lincolnshire and the surrounding area, conveniently located only a few miles from the popular village of Waltham, with its many facilities such as public houses, restaurants and boutique shops and supermarket only 5 minutes drive away.

Activities accessible from Laceby Manor include bridle paths for walking, cycling and running which begin and end in the resort, award winning seaside towns, the historic city of Lincoln, Louth market town, historic places of interest, and Humberside International airport ten minutes drive away.

Other local activities include Donna Nook Nature Reserve, RSPB Tetney Marshes, Market Rasen Racecourse, Cadwell Park Race Circuit, Grimsby Auditorium, Go Ape, Hubbard's Hills, Brigg Garden Centre, the Coastal Bird Trail and a host of other activities and interests for both adults and children.



REGISTER YOUR INTEREST

For further information about lodge ownership and its benefits please email lodgesales@lacebymanor.co.uk or visit lacebymanor.co.uk/own-a-lodge and complete the enquiry form.

One of our dedicated team will be in touch to arrange a tour of the resort facilities, answer any questions you may have and of course view a Laceby Manor lodge.