

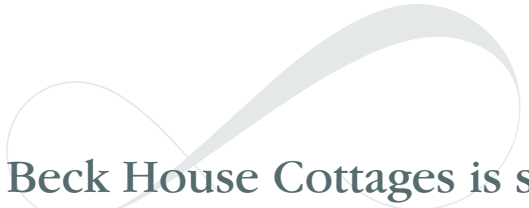


BECK HOUSE

# WELCOME TO BECK HOUSE

BECK HOUSE COTTAGES, CROPTON, PICKERING, NORTH YORKSHIRE, YO18 8ER





## Beck House Cottages is set in an area of outstanding natural beauty, nestled in the depths of woodlands and meadows within the North York's Moors National Park providing a vast array of attractions and adventures just a short distance from the cottages.

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The complex will provide excellent facilities including an indoor heated swimming pool with a steam room and sauna room purposely designed to provide a relaxing atmosphere and a well-equipped, modern gym with the latest equipment, a personal trainer and experienced staff are available when needed, ten spa treatments rooms, a relaxation area, a hair and nail salon with emphasis on well-being and lifestyle. There is also the convenience of a bistro restaurant using locally sourced produce. Coming soon (Spring 2017).

The exclusive holiday complex is set within landscaped gardens and open fields which provide the ideal setting for picturesque walks, cycling, horse riding and is the ideal location for shooting parties and fishing breaks.

The cottages are all well-appointed and have been converted from characterful farm buildings and still benefit from many original features including wooden beams and floors. There will be seventeen cottages to choose from, each having been individually designed to suit a variety of needs and are all fitted with modern kitchens with all the necessary appliances providing the option for a self-catering break or there will be the choice to eat in the bistro restaurant. For the most discerning client

there is also the option to have all meals prepared by the experienced chef and placed in your oven ready for your return. There is even the choice to request for your wood burner to be lit prior to your arrival providing the warming 'welcome home' feeling.

The cottages are located approximately 30 miles from the medieval city of York which has a wealth of museums and attractions including York Castle, York Minster and the historic Shambles offering several shops, restaurants and cafes. The quaint market towns of Helmsley and Pickering are also a short drive away. Pickering is home to the North Yorkshire Moors Railway with steam trains which travel from Pickering through several picturesque villages to the seaside town of Whitby famous for its award winning fish and chips. There are also several race courses within the area including the award winning York Racecourse which is home to the prestigious Group One Juddmont International race, won by famous race horse Frankel in 2012 and independently ranked the best race in Great Britain by the International Federation of Horse Racing Authorities last season. A chauffeur driven day at the races can easily be organized. Wombledon airfield is approximately 9 miles away, previously a World War II military airfield and still provides a landing strip today.



Outstanding Investment opportunity  
in the heart of the North Yorkshire  
Moors National Park

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## INVESTMENT BENEFITS

- 125 year lease with guaranteed 6% return per annum
- Paid quarterly
- Capital growth estimated at 3% to 4% per annum at present levels
- Buy back at market value when you want to sell
- Entrepreneur relief and capital growth
- Standard stamp duty land tax for holiday investments
- Refundable depreciation per annum on fixtures and fittings
- Two weeks personal use of cottage (optional)
- Membership to all facilities included

## FACILITIES

- Indoor heated swimming pool with steam room and sauna
- Well equipped modern gym with professional trained staff
- Ten spa treatment rooms
- Hair and nail salon
- Bistro restaurant on site
- Choice of seventeen individually designed cottages
- Kitchens fitted with all necessary modern appliances
- Set in landscaped gardens and parkland – 56 acres.
- Converted from characterful farm buildings with original features
- Will be serviced by biomass boiler, solar insulation and LED lighting



## BELISA SPA AND HEALTH CLUB

The health club and spa have been designed for the more discerning client who is looking for a high quality establishment in an environment that sets it aside from its competitors. Fully equipped with the latest technology and equipment enabling the client access to the correct information to maintain health and fitness all year round in luxurious surroundings. It has been designed to provide the best experience in health, fitness and lifestyle. The gym is equipped for cardio training, strength and sculpture, spin, exercise, pilates, yoga and has a dancing room. The swimming pool has a sumptuous steam and sauna room for both health and relaxation. There is also ten specially designed treatment rooms and a hair and nail salon.

## THE GROUNDS

The grounds provide an ideal setting for a variety of outdoor activities including picturesque walks, cycling and horse riding within the landscaped gardens and open fields. There are also the facilities for shooting parties and fishing weekends with two miles of fishing rights for Brown Trout and Grayling along the River Seven and Cropton Beck.

## RENEWABLE TECHNOLOGY

The properties will be serviced by a biomass boiler, solar insulation and LED lighting.

## LEASE

The cottages are offered to investors on a 125 year lease and leaseback investment basis with a guaranteed 6% return per annum, the vendor is proposing a 3-yearly investment review pattern, based on the CPI (Consumer Price Index,) with no management charges plus capital growth assumed at 3% to 4% per annum.



Images used for illustration purposes only

## DISCLAIMER

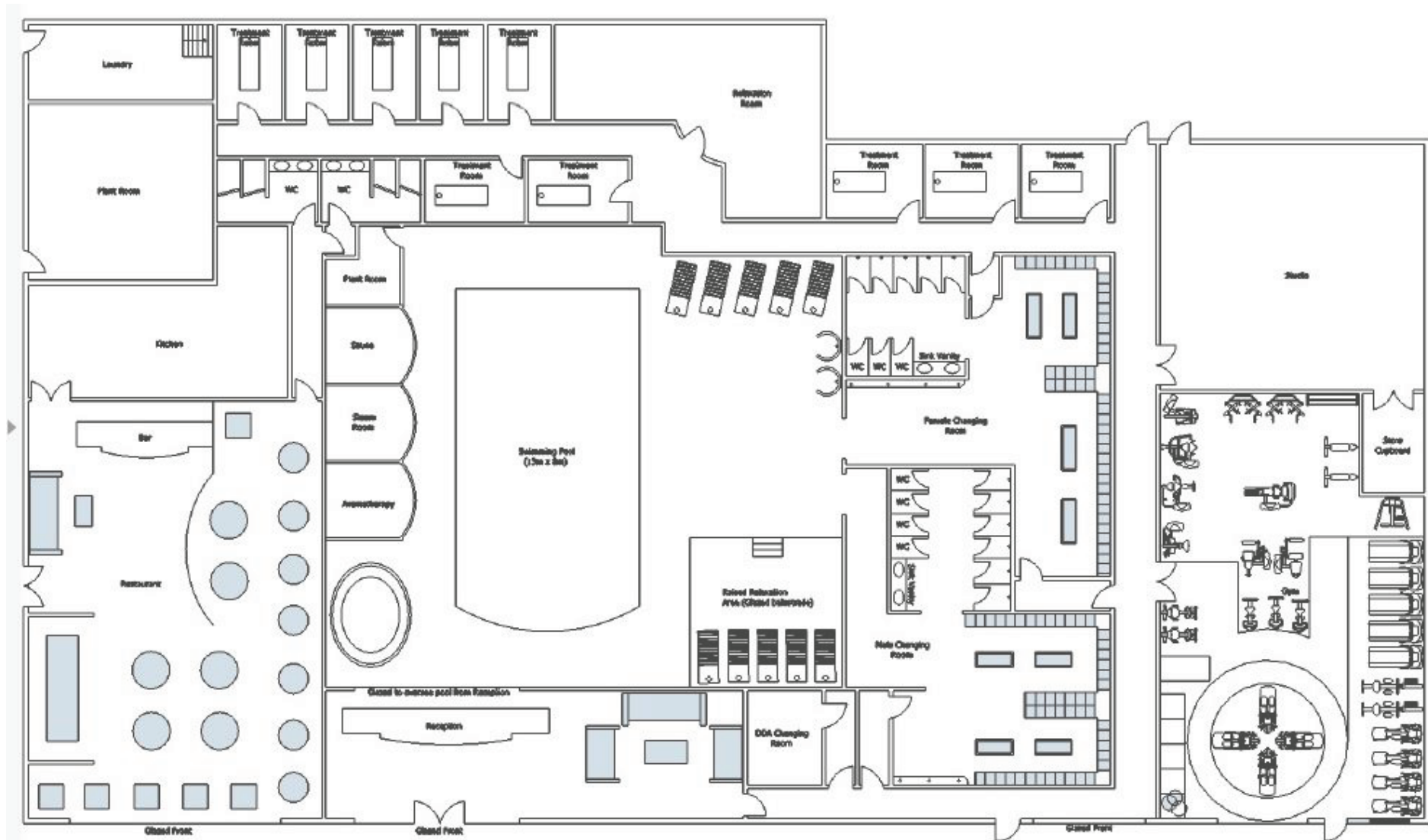
The particulars are intended to give a fair and reliable description of the development but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off / disconnected or drained services or appliances - All measurements are approximate. The images of the Belisa Spa and Health Club are from an imaginary view point and are used for the purpose of illustrating what the Belisa Spa and Health Club may look like once completed. Materials, finished products and positioning may differ from those in the images. Whilst every attempt has been made to ensure the accuracy of the floor plans used, all measurements are approximate and no responsibility is taken for any errors, omission or miss - statement. This plan is for illustration purposes only and should be used as such by any prospective investor. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.




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# BELISA SPA AND HEALTH CLUB

A video of the facilities can be viewed on this link: <http://youtu.be/t8hJlnVKOiy>







The North Yorkshire National Park, is one of Britain's breathing spaces, a treasured landscape, protected for everyone to enjoy.

From open moorland providing a sense of space. Away from the noise of the traffic you can hear the cries of moorland birds, the trickling water in a stream, and the buzz of insects in the heather.

To the coast, experience the roar of the sea, the wind in your hair and the sand between your toes.

To the dales form a rich patchwork of earthy colours and pleasing shapes – landscapes, created generations ago, still maintained by today's farmers.

Our woodlands and ancient trees provide a sense of well-being and a link to the past.

And far from the artificial lights of towns, there are truly dark skies where you can see majestic skyscapes full of stars.

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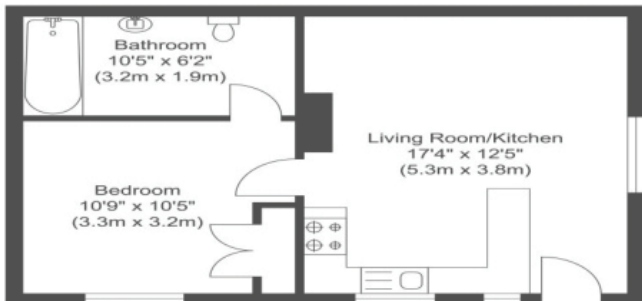


**PRIMROSE COTTAGE**

**ONE BEDROOM**

Situated adjacent to Rose Cottage, Primrose Cottage benefits from central heating, log burning stove, oak doors and a private south facing garden with patio. Boasting many original features including beamed ceilings. The accommodation sleeps two and briefly comprises of open plan living room/ kitchen, bedroom and bathroom.

**PRICE:** £175,000 with a guaranteed 6% annual return = £10,500 on investment plus capital growth, no maintenance charges and a 125 year lease.



Approximate  
Floor Area  
405.04 sq. ft.  
(37.63 sq. m.)

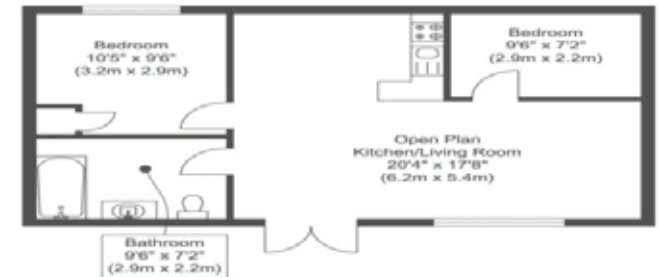


**ROSE COTTAGE**

**TWO BEDROOM**

Situated adjacent to Primrose Cottage, Rose Cottage benefits from central heating, log burning stove, oak doors and a private south facing garden with rural views over fields. Boasting original features including beamed ceilings. The accommodation sleeps four and briefly comprises of open plan living room/kitchen/dining room, two bedrooms and bathroom.

**PRICE:** £225,000 with a guaranteed 6% annual return = £13,500 on investment plus capital growth, no maintenance charges and a 125 year lease.



Approximate  
Floor Area  
534.75 sq. ft.  
(49.68 sq. m.)

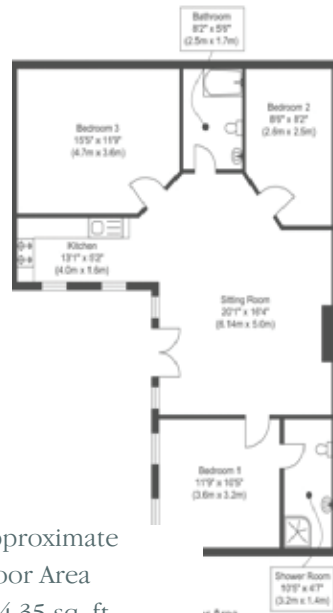


**COWSLIP COTTAGE**

**THREE BEDROOM**

Attached to Cornflower Cottage, Cowslip Cottage benefits from central heating, pine doors and a large feature fireplace with wood burning stove. Boasting original features including beamed ceilings. The accommodation sleeps six and briefly comprises of open plan kitchen/sitting room, three double bedrooms, all with en-suites.

**PRICE:** £250,000 with a guaranteed 6% annual return on investment plus capital growth, no maintenance charges and a 125 year lease.



**CORNFLOWER COTTAGE**

**TWO BEDROOM**

Attached to Cowslip Cottage, Cornflower Cottage benefits from central heating, pine doors, large window to lounge area and boasts original features including beamed ceilings and solid timber flooring. The accommodation sleeps four and briefly comprises of open plan kitchen/living room/dining room, bedroom with en- suite shower room and a further bedroom with en-suite bathroom.

**PRICE:** £275,000 with a guaranteed 6% annual return = £16,500 on investment plus capital growth, no maintenance charges and a 125 year lease.

Approximate  
Floor Area  
461.01 sq. ft.  
(52.12 sq. m.)







**JASMINE COTTAGE**

**TWO BEDROOM**

Jasmine Cottage benefits from central heating and a private south facing walled garden with views over the fields. The accommodation sleeps four and briefly comprises of open plan living room/kitchen, double bedroom with en-suite bathroom and further double bedroom with en-suite shower room. The cottage boasts original features including beamed ceilings, inglenook fireplace with log burning stove and oak doors.

**PRICE:** £225,000 with a guaranteed 6% annual return = £13,500 on investment plus capital growth, no maintenance charges and a 125 year lease.



Approximate  
Floor Area  
1255.93 sq. ft.  
(116.68 sq. m.)



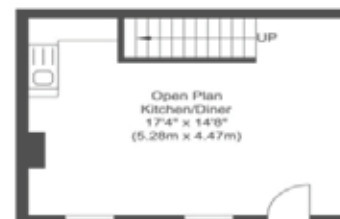
**DAISY COTTAGE**

**ONE BEDROOM**

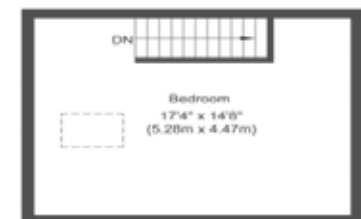
Daisy Cottage benefits from central heating, parking to front and log effect electric fire with original features including beamed ceilings. The accommodation sleeps two and briefly comprises of open plan living room/kitchen with breakfast bar, ground floor walk in shower room and a large double bedroom to the first floor.

**PRICE:** £175,000 with a guaranteed 6% annual return = £10,500 on investment plus capital growth, no maintenance charges and a 125 year lease.

Ground Floor  
Approximate Floor Area  
254.02 sq. ft. (23.60 sq. m.)



First Floor  
Approximate Floor Area  
254.02 sq. ft. (23.60 sq. m.)



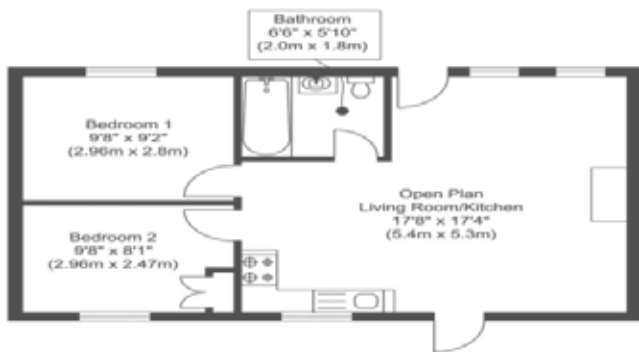


## HONEYSUCKLE COTTAGE

## TWO BEDROOM

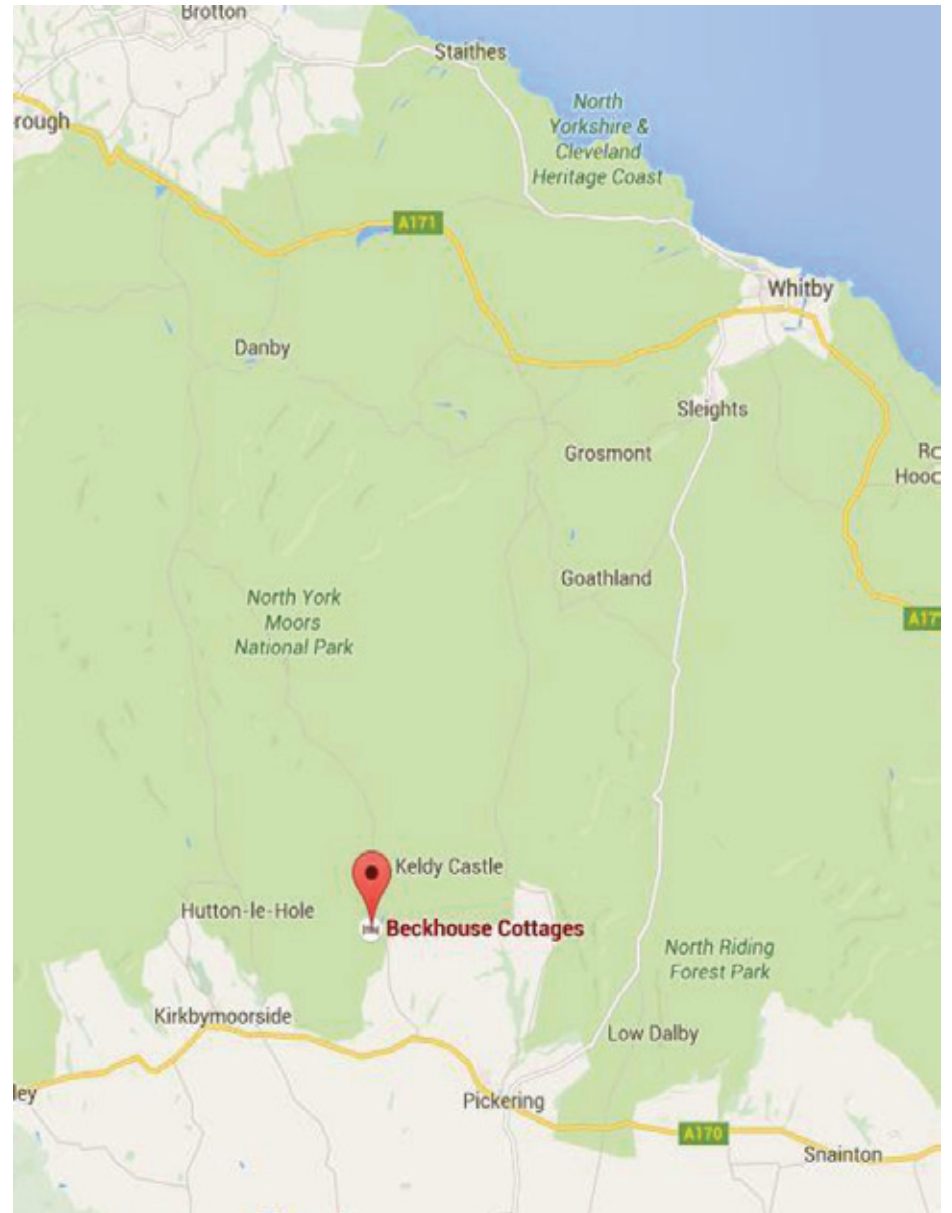
Honeysuckle Cottage benefits from central heating, log burning stove, oak doors and private south facing gardens boasting original features including beamed ceilings. The accommodation sleeps four and briefly comprises of open plan living room/kitchen/dining room, two bedrooms and bathroom.

**PRICE:** £225,000 with a guaranteed 6% annual return = £13,500 on investment plus capital growth, no maintenance charges and a 125 year lease.



Approximate  
Floor Area  
482.54 sq. ft.  
(44.83 sq. m.)

## LOCATION MAP





Discover this unique opportunity  
to own a high yielding & income  
generating investment.

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