



**RESIDENCES**  
AT SEAHAM HALL



# Stunning location



# Your sanctuary by the sea

The Residences at Seaham Hall offer a way of life that extends beyond property ownership. Positioned in the grounds of Seaham Hall - one of the best places to stay, dine, and celebrate in the North East - our residences provide a place where you can escape to, and come home to. They're a place where any day can be a weekend, and where unforgettable memories are made with the people that matter the most.

Located just a short drive from Durham, Newcastle and Sunderland, our two-bedroom residences boast striking modern architecture, beautiful interiors, and unbeatable views of the Durham Heritage Coast. Plus, as an owner, you can make use of Seaham Hall's award-winning spa facilities, restaurants, and enjoy a whole host of other exclusive perks.



# Ben Stokes

## OUR BRAND AMBASSADOR

International cricketer, **Ben Stokes**, has played for Durham since 2009 and called the area his home for the past 14 years. Living just 10 minutes away, he has become a regular visitor of Serenity Spa with his family and, over the years, has also enjoyed several stays at the hotel. Ben is a celebrated local star here in Durham and we're proud that he is the face of Seaham Hall and our Residences.

"It is a privilege to work with Seaham Hall, a local business whose values and strong ties to the community I greatly respect, and whose extraordinary hotel is an absolute joy to experience."

**BEN STOKES**  
International Cricketer



# The dramatic Durham Heritage Coast

The Residences are set in a stunning clifftop location, with the rugged Durham Heritage Coastline as a backdrop and Seaham Beach below. Acres of countryside stretch far and wide in every direction, and the historic city of Durham - with its many shops, attractions, and world-famous UNESCO cathedral - is less than 30 minutes away.



# Wake up to the waves

The Residences at Seaham Hall are set within a private gated community. Open 365 days a year, the site benefits from 24-hour security, offers unbeatable sea views, and is surrounded by 37 acres of beautiful grounds and gardens.

#### ROOM TO RELAX

Inside you'll find a spacious open-plan kitchen, lounge and dining room, complete with glass bi-folding doors that flood the space with natural daylight.

#### REST YOUR HEAD

The two spacious en-suite bedrooms provide plenty of room for families of four, groups of friends, or visiting guests.



# Natural hues and sea views

## THE BYRON BAY

**Two bedrooms | Two bathrooms | 1,500 sq. ft. | From £750,000**

With unbeatable sea views, striking architecture, and a large patio area, The Byron Bay is the ideal choice for a second home in the North East.

#### Inside you'll find:

- Vaulted ceilings throughout lounge and bedrooms
- Fully glazed front elevation onto terrace area
- Striking contemporary exterior design
- Entertainment system including Samsung TVs and Sonos speaker system
- Fully fitted kitchen with electric hob, eye-level oven, microwave, dishwasher, fridge/freezer, wine cooler, dual washer/dryer - all Bosch appliances
- Quooker hot tap
- Sky TV package
- Luxury inbuilt bar
- Luxury soft furnishings including sofa, curtains, flooring and carpets
- Dining table and full hard furnishing set
- Hansgrohe bathroom fittings
- Copper bath
- Energy-efficient A-rated boiler
- Hot tub / outside kitchens / fire pits available on request

#### VIEWS FOR DAYS

With a large patio area overlooking the nearby coastline, you can truly embrace the beauty of the surrounding countryside during your stay.

#### BRIGHT AND BEAUTIFUL

The bright, airy interiors channel the beauty of the surrounding countryside, creating the perfect space to unwind.



# Coastal Sanctuary

## THE SMUGGLERS COVE

Two bedrooms | Two bathrooms | 1,500 sq. ft. | From £750,000

The Smugglers Cove combines modern design with luxurious home comforts. Come nightfall, the exterior is highlighted with striking illuminations.

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# Let your lifestyle pay for itself

A furnished coastal property is a great opportunity if you're looking to enjoy regular getaways but also generate rental income.

With the UK's staycation market rapidly growing, and the potential for your property to increase in value in the future, there's never been a better time to buy. We'll take care of everything, from bookings to ongoing maintenance. Plus, you'll have the opportunity to earn all year round with our 12-month rental season.

## LIFESTYLE OR SUBLET?

When you purchase one of our Residences, you can choose to rent it out all of the time or just a few weeks of the year. Or, alternatively, your Residence can be solely used by you and your family.

Should you choose to sublet your coastal property, you can opt to rent it out during a range of low, medium, and premium periods (such as the summer months, school holidays, and public holidays) in order to maximise your return.

Choose between our Lifestyle and Sublet options, or opt for a combination of the two.

### Lifestyle

Visit your Residence whenever you like. You, your family and friends will be the sole users of your coastal

### Sublet

Allow us to rent out your Residence all year round.

### Lifestyle and sublet

Choose to rent out your Residence on selected weeks throughout the year to maximise your return.

## Finance options available below

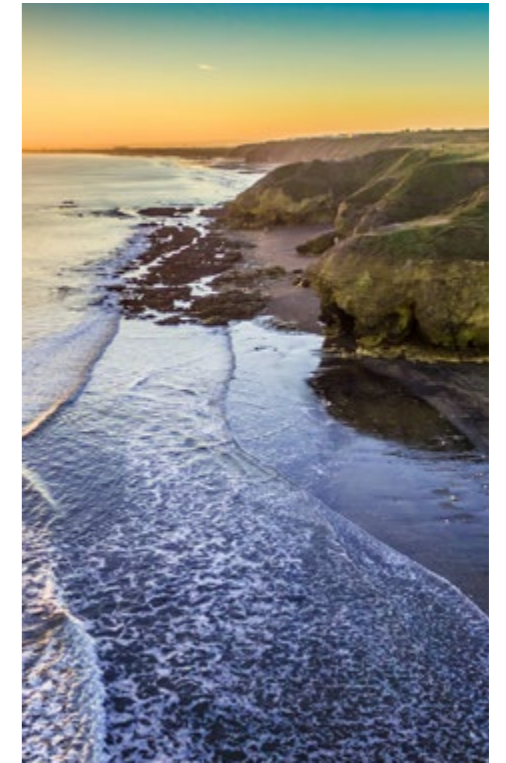
**HMC Funding** - offer a whole of market mortgage advice and can provide finance for any purpose and through a range of loan facilities including mortgages, secured loans, commercial mortgages and BTL's.

**Anglo Scottish Example**  
**Maximum lend:** £500,000  
**Minimum deposit:** 5-10%  
**Fee:** £270  
**Maximum term:** 7 years  
**APR:** 7.9%

## Sublet

Based on a typical two-bedroom luxury lodge at Seaham Hall.

- Completely flexible and fully managed sublet service available.
- Cover your annual running costs, with as little as 30% rental occupancy.
- All internal and external cleaning, linen change, slippers, and robes.
- We look after your hot tub whilst your guests are in the lodge, including refilling, cleaning and regular chemical testing.
- Holiday guests have access to all of the facilities including the 5-star hotel and 5-bubble luxury spa.
- Up to £49,617 potential net return per year with as little as 70% rental occupancy
- Any minor maintenance issues are taken care of by our highly experienced resort team.
- Sublet all year round, there are no limitations, you can rent as little or as much as you like.
- You can amend or add to your rental dates at any point, the service is fully flexible. Simply let us know which dates you want to rent and we do the rest!



The below example is based on a typical two-bedroom Residence at Seaham Hall.

Other examples are available on request.

|  | Weeks | Rent/usage | Weekly selling price | 100% Occupancy | 70% Occupancy | VAT 20% | Management charge 30% | Service Charge £10,000 plus VAT |
|--|-------|------------|----------------------|----------------|---------------|---------|-----------------------|---------------------------------|
| <b>Premium</b><br>August (4), July (4), Christmas / New Year (2) and May half term (1)                               | 11    | Rent       | £4,000               | £44,000        | £30,800       | £25,667 | £17,969               |                                 |
| <b>Medium</b><br>April (4), May (3), June (4), September (4), October (4) and February half term (1)                 | 20    | Rent       | £3,000               | £60,000        | £42,000       | £35,000 | £24,500               |                                 |
| <b>Low</b><br>November (4), December (2), January (4), February (3), March (4) - 4 weeks that have been added to low | 21    | Rent       | £2,000               | £42,000        | £29,400       | £24,500 | £17,150               |                                 |
|  | 52    |            |                      | £146,000       | £102,200      | £85,167 | £59,617               | £49,617                         |

\*\*Rental returns are not guaranteed, these figures are representative of our aspirations\*\*

You will receive 70% of the net rental income of the total number of weeks occupied. The net rental income is achieved by deducting VAT from the price that the occupied weeks rent for. Seaham Hall Management Company LTD. retains 30% of the net rent to support the sales, marketing, agency and overheads

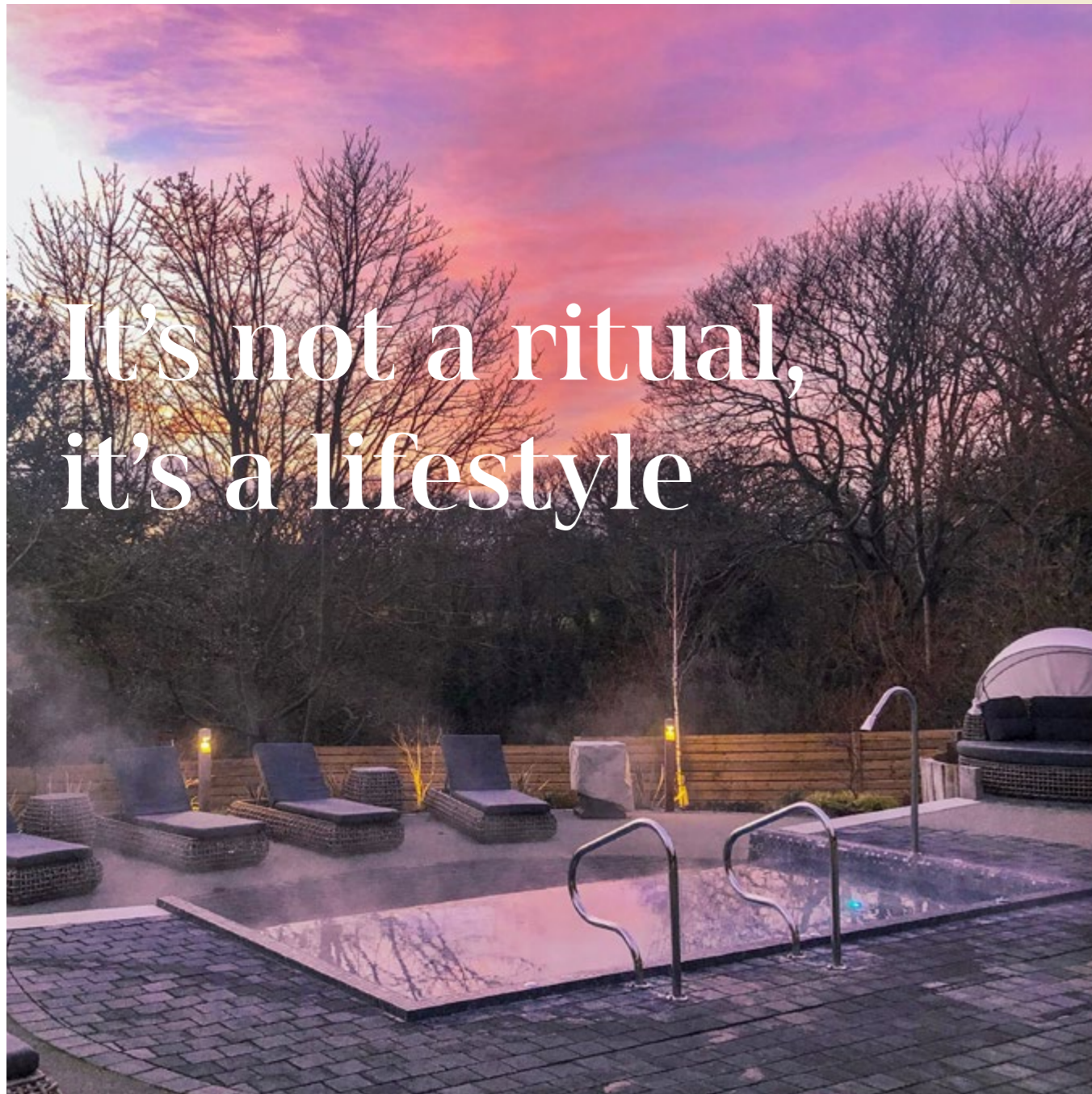
# All yours to enjoy

Your luxury residence is all yours to enjoy 365 days a year. Plus, when you purchase one of our Residences, you not only get to make the most of our award-winning spa facilities and restaurant, but you'll also be entitled to a whole host of perks.

- 20% discount on food, drink and spa treatments
- Four Serenity Spa memberships
- Over 50 gym classes a week including Pilates, spinning, BODYFLOW and HIIT
- Four residents' events a year
- Designated concierge service
- Private community with number plate recognition barrier
- 24-hour security
- Reduced green fees at Sharpley Golf Course
- Open 365 days of the year
- Subletting available\*\*
- Cleaning service available\*
- Room service available\*
- Personal training available\*

\*Available for an additional charge

\*\*Terms and conditions will apply to subletting



# It's not a ritual, it's a lifestyle

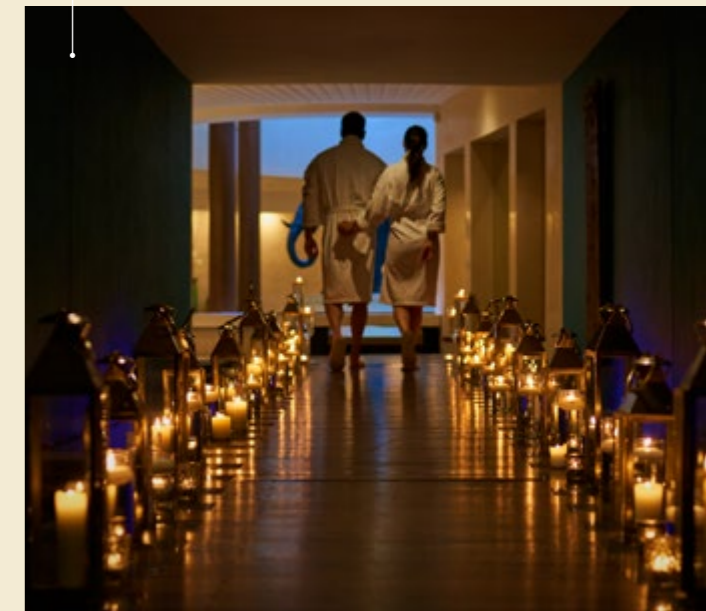
Drawing influence from Far Eastern healing and wellness rituals, the Serenity Spa is a tranquil, calming and inspiring space which engages the senses and nurtures the mind, body and soul.

- 20-metre pool with massage stations
- Hammam with snail showers and Jacuzzi
- Asian herbal sanarium
- Salt sauna
- Indian steam room with amethyst crystal
- Outdoor hot tubs
- Hydrotherapy pool
- Ice fountain
- Roof terrace
- Plunge pools
- Elephant Shanti lounge area
- Water beds
- Spacious aerobic studio
- State of the art fitness suite
- Zen Garden with relaxation beds and infinity hydrotherapy pool with jets



**NURTURE MIND, BODY AND SOUL**  
Our state-of-the-art gym features the very latest Technogym equipment and wellness technologies. You'll find Artis cardio equipment, a selection of free weights, and multi-use resistance machines.

All owners have access to the Mywellness app and a range of classes. Plus, you'll receive an individual training programme and one-to-one evaluations with our experienced personal trainers.



## HEALING HEDONISM

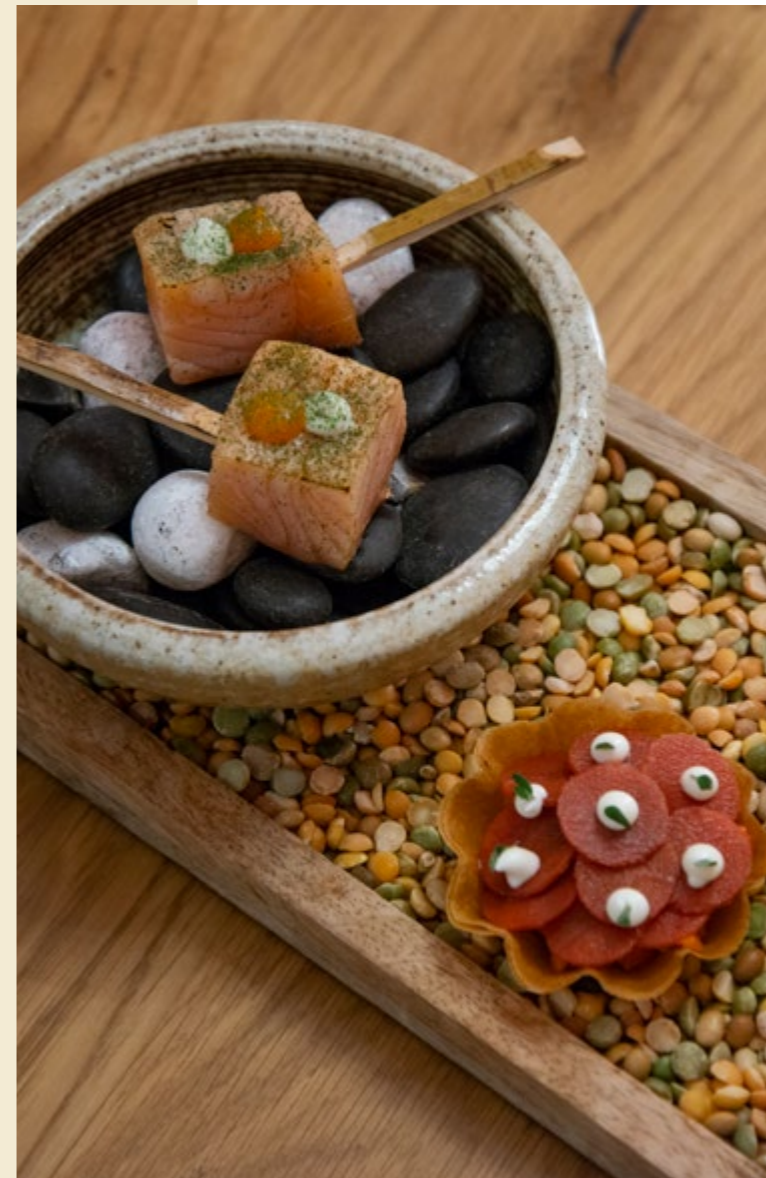
Fall in love with our luxurious 20-metre pool, indulge in our steam, sauna and hydrotherapy thermal experiences, then relax in our beautiful Zen Garden and soak up the views.

All owners can also indulge in a wide range of spa treatments, from intensely relaxing and energising therapies that target the whole body to our selection of hand and nail treatments.

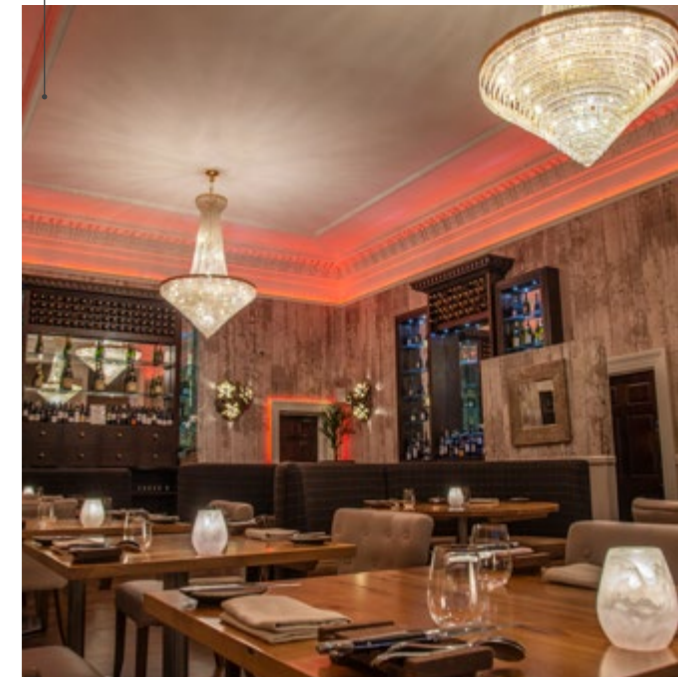


# Familiar flavours, unexpectedly crafted

Take a seat in The Dining Room and discover fabulous dishes inspired by ingredients grown, reared and foraged right here in Durham. Spend an afternoon tucking into tempting sweet treats, or head over to Ozone for authentic Pan-Asian cuisine.



**THE DINING ROOM**  
The menus in The Dining Room celebrate the best of British. Our Head Chef, Damian Broom, uses locally sourced ingredients to ensure his dishes always give a nod to the rugged North Sea and glorious countryside that surrounds us.



**OZONE**  
Ozone is where you can tuck into Asian-inspired cuisine in a truly theatrical setting. Think warming curries, vibrant stir-fries, and tempting tapas selections infused with punchy Pan-Asian flavours.



# On your doorstep

Step outside the grounds and you'll find mile-long stretches of sand, charming cycle routes, and Seaham's award-winning 1950s-style ice cream parlour. Head to Durham and soak up some history or experience the city's vibrant nightlife, explore acres of woodland at the nearby Hamsterley Forest, or stroll through the beautiful botanic gardens at Durham University.

With so much to discover on our doorstep, the North East is the perfect place to enjoy a luxury getaway, time and time again.



To discover more about our properties,  
book a tour of the grounds, or receive  
details of our ownership perks - please  
get in touch. We'd love to hear from you.

☎ 01994 426 026

✉ [residences@seaham-hall.com](mailto:residences@seaham-hall.com)

📍 [residences.seaham-hall.co.uk](http://residences.seaham-hall.co.uk)

### How to find us


Seaham Hall, Lord Byron's Walk  
Seaham, County Durham, SR7 7AG





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**SANDERSON  
YOUNG**