



We are delighted to announce the development of six newly-consented chalets, set alongside the private grounds Seaton Hall, on the outskirts of Staithes, this idyllic site neighbours an eight acre arboretum and extensive woodlands and parkland belonging to the Hall. It is a truly stunning location which provides a tranquil setting for holiday makers, close to the North York Moors, and only a few minutes walk to the beach, neighbouring amenities and the North York Moors and wider National Park. The investment chalets are now available to purchase in this 'ahead of launch' phase, providing you the opportunity to jump the queue and take immediate possession and choice of position.

- **INVESTMENT OPPORTUNITY**
- **Exclusive Location**
- **Parking & Patio**
- **Two Bedroom Chalets**
- **Private Setting with Views**
- **Excellent Anticipated ROI**

FIRST PHASE INVESTMENT OPPORTUNITY...

This exciting first-phase offer enables investors to secure a fully equipped chalet exclusively, with a new 99-year license agreement and no site fees in Year 1. Ongoing site fees for Years 2-3 will remain at only £3,995 (inc VAT) per annum - which includes the ground rent, grounds maintenance, rates, water and communal electricity. Off-plan buyers will also be entitled to Gold Card Member access to the popular on-site licensed Bistro and Antiques Mall.

Your Investment - Enjoy or Sub-let

When you purchase one of the lodges, you can choose to rent it out all of the time or it can also be used and enjoyed by you, your family and friends.

We anticipate that an annual return of towards £28,000 per annum could be achievable, however, this will entirely depend on bookings and how often the chalet is made available.

Location Setting & History

Seaton Hall is an ancient moated Manor with over 1000 years of recorded history. The Manor & ancillary buildings have been restored over a period of 22 years to provide 8 characterful holiday cottages, a licensed Bistro & tea room, an antiques centre, forthcoming indoor market & our Zodiac pinetum arboretum which is currently being planted. The chalets are located in an enclosed and private one acre south-facing plot, close to Staithes and the breathtakingly beautiful North Yorkshire Coast, surrounded by the North Yorkshire Moors.

Bespoke - Make it Your Own!

The extensive range of luxury lodges offers something to suit all tastes and budgets, what could be better than designing your own bespoke luxury lodge which gives you exactly what you want in terms of style, use of space and interior design.



A&G Land & Property Agents.

Anderson House, Crispin Court, Newbiggin Lane,
Westerhope, Newcastle upon Tyne. NE5 1BF

Tel: 0191 430 3025

Mail: info@agpropertyagents.com

Web: www.agpropertyagents.com

Exceptional Build Quality & Design

The lodges are manufactured by a leading park home and luxury lodge manufacturer. Having built residential park homes and lodges for over 50 years, and with thousands of satisfied customers across the UK, they know exactly what is required to make your dream home or luxury lodge become a reality.

Renowned for exceptional build quality and design, they ensure the highest possible standards and pay close attention to detail throughout the build of your home, ensuring a quality final finish and the very best customer service at all times.

The Chalets

Built to BS 3632 and protected by a 10-year GoldShield structural warranty

Feature vertical and horizontal CanExel cladding (available in a range of other colours and claddings)

Pitched tiled roof – roof tiles guaranteed for 40 years

uPVC double glazing (10-year frame warranty + 5-year glazing warranty)

Full glass front fascia with patio doors to the lounge and dining areas

Feature exterior lighting

Roof dormer over side entrance

Panelled vaulted ceilings throughout

Fully clad walls throughout

Interior

Spacious living area with kitchen lounge and dining areas

Features can include (depending on choice of chalet):

Built-out wall with inset electric fire and shelf

Feature Anthracite vertical radiators

Two 2-seater sofas and an armchair with scatter cushions and a nest of coffee tables and wall mirror to the lounge area

Dining area with contemporary 6-seater oak dining table

Full length curtains

Laminate flooring with underlay

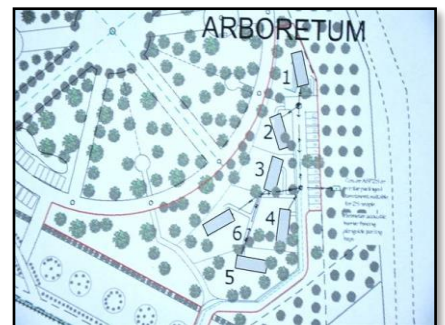
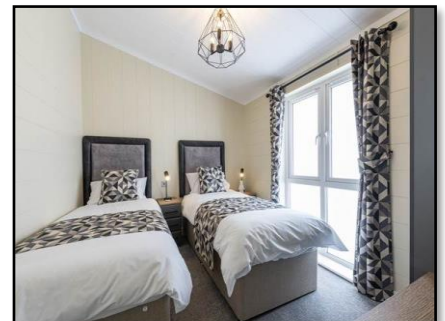
Services & Tenure

LPG central heating. Mains electricity, water and drainage.

99 years License agreement.

Size Options

From 50' x 22' to a maximum size of 65' x 22'.



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Disclaimer

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

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