

Lancaster Mews



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Lancaster Mews

The beautifully designed Lancaster Mews townhomes located in close proximity to our Padel & Pickleball Courts, Exclusive Homeowners Only Gym and Walking Nature Trails. They are 3 bedroom, 3 and a half bathrooms, 2,207 sq ft homes. They are fully furnished and ready to move in Q1 2026.



Images are indicative only and meant for illustrative purposes



Ground Floor

Corner Residence

£1,150,000

Center Residence

£1,050,000

When choosing a corner location, enjoy the 9' opening from the dining room to an additional 50' long by 8' wide corner terrace. Creating additional pool deck and additional outdoor lounge space.



First Floor

Key features

- 2,207 SQUARE FEET
- 2 STOREYS
- 3 BEDROOMS
- 3.5 ENSUITES
- 1 SWIMMING POOL





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The Locations

- A** Main Gate
- B** Sanctuary Gym, Pool and Heated Jacuzzi
- C** Clubhouse
- D** Padel Tennis and Homeowners' Gym
- E** Pickleball



Staged Payments

Land: £150,000 - Paid on conveyance of land

Build payments includes furnishings and living pack:

- 25% Mobilization.
- 25% Ground Floor Slab
- 25% Ring Beam
- 10% Install External Windows and Doors
- 12.5% Practical Completion
- 2.5% Snagging 6 months after Completion

Lancaster Mews - 3 Bedrooms

Estimated Annual Expenses

US\$ per annum

Property Owners Association (POA)	\$ 8,300
Neighbourhood Assessment - landscaping, roads - Est.	\$ 4,500
Annual Club dues - Social \$9,405; Full \$18,495	\$ 18,495
Land Tax estimated	\$ 3,500
Home & contents Insurance	\$ 3,000
Electricity - varies based on AC usage and occupancy	\$ 7,000
Water Consumption	\$ 1,200
Telephone / Internet Services	\$ 1,500
TV and Cable Services	\$ 2,000
Housekeeping 5 x week	\$ 10,000
Management fee;	\$ 11,000
Bill payments	
Maintenance of property account	
monthly pest control	
2x week pool cleaning	

Total Estimated Outgoing **\$ 68,088**

Estimated Revenue from Rental

	Est. Rate/ Occupancy	Nights	Revenue
Low season May to November	\$225 / 30%	214	\$14,445
High December (not Xmas) to April	\$500 / 70%	135	\$47,250
Festive season	\$790 / 75%	15	\$8,888
Income			\$70,583

	Est. Rate/ Occupancy	Nights	Revenue
Low season May to November	\$225 / 30%	214	\$21,400
High December (not Xmas) to April	\$550 / 75%	135	\$55,688
Festive season	\$860 / 90%	15	\$11,610
Income			\$88,698

	Est. Rate/ Occupancy	Nights	Revenue
Low season May to November	\$300 / 45%	214	\$28,890
High December (not Xmas) to April	\$670 / 80%	135	\$72,360
Festive season	\$960 / 95%	15	\$13,680
Income			\$114,930



Developer Incentive

An optional 'comfort period' is being extended to allow for construction to complete around the Lancaster Mews Residences

Optional Comfort Period:

- For 2 years starting 1 months after practical completion

The developer will pay the following expenses:

- Annual RW Property Owners Association (POA) dues; home insurance; Land tax; provide property management; pool and garden maintenance; housekeeping 5 days a week for a ½ day; utilities, annual full Club Membership.

This is paid in exchange for rental control of the home.

The homeowner will have up to 8 weeks of usage a year, excluding the 2 weeks over the Festive Season (21 Dec to 4th Jan). During occupancy, the homeowner will pay for the housekeeping and electrical expense. The homeowner will pay for the one-time RW POA working capital assessment, currently US \$9,718 and their one-time contingency fund of US \$2,162.



To find out more please contact property sales
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