



Woodpecker Lodge Willow Lakes Ashby Cum Fenby, North East Lincolnshire DN37 0RU

The first three lodges in this boutique collection of 14 Lodges for sale have now been released on this stunning 44 acre private country estate known as Willow Lakes which is surrounded by natural woodland complemented by a 2 acre private carp fishing lake. Offered with a 50-year licence, the lodges come fully furnished, complete with hot tubs and decking. An additional incentive has been offered of no site fees or insurance costs for the first year which will be covered by Willow Lakes to make your purchase more affordable. Woodpecker Lodge has a generous open plan family living, dining and kitchen, three bedrooms and two bathrooms.

£220,000

- HOLIDAY LODGE AT WILLOW LAKES
- THREE BEDROOMS
- TWO BATHROOMS
- HOT TUB
- OUTSIDE VERANDA
- FULLY FURNISHED
- EASY ACCESS TO LOUTH, THE WOLDS & CLEETHORPES
- ON SITE RESTAURANT
- HIGH SPECIFICATION
- FRACTIONAL 25% SHARE
£65,000 (inc set up fee)



OWNING A LODGE IS MORE AFFORDABLE THAN YOU THINK

For the first time, a choice of 2- & 3-bedroom lakeside and woodland lodges are available to purchase at Willow Lakes. Set in a secluded area of its 44-acre private country estate surrounded by natural woodland and a 2-acre carp lake, it's the natural choice for anyone looking to embrace lodge ownership, country life and peace and quiet.

ARIEL OF THE LAKE



FIRST LODGES RELEASED FOR SALE

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FISHING LAKE



WILLOW LAKES LODGE OWNERSHIP - WHAT'S INCLUDED?

All our lodges include as standard:

- * All furniture and window fabrics
- * New Hypnos mattresses
- * Wall Art
- * Table Lamps
- * Wi-Fi connection
- * Smart TV
- * Fully fitted kitchen including dishwasher, washing machine and fridge freezer
- * Additional kitchen equipment comprising of crockery, cutlery, pots & pans, cooking utensils, glasses, mugs, kettle, microwave & toaster
- * Decking
- * Hot tub
- * Patio dining table and chairs
- * Fishing pegs specific to the lodge
- * 365-day season
- * First year site fees (£4,800)
- * First year Insurance (£400)

LODGES BY THE LAKE



Willow Lakes has also teamed up with Fractional Park Solutions to make holiday lodge ownership even more affordable.

WHAT IS FRACTIONAL OWNERSHIP?

Fractional ownership is when unconnected individuals (usually 4) combine resources to collectively share ownership of a property.

HOW DOES FRACTIONAL OWNERSHIP WORK

Each owner (member) is allocated up to 13 weeks per year on a 4 year rolling diary, so everyone has a fair spread of exclusive weeks (normally in two week slots) throughout each year for their use. Members may swap weeks (via the management company) by negotiation with other owners allocated weeks, creating full flexibility.

WHAT ARE THE BENEFITS OF FRACTIONAL OWNERSHIP

- * You have extended use of a luxury holiday home for a fraction of the price you would normally pay
- * You have an asset that may grow in value and that can be sold or handed down to your children
- * All buying costs are included in the purchase price
- * You do not have to pay all the year-round running costs of owning a full property
- * The property will be managed and maintained on your behalf

FINANCE AVAILABLE

Each owner (member) is allocated up to 13 weeks per year on a 4 year rolling diary, so everyone has a fair spread of exclusive weeks (normally in two week slots) throughout each year for their use. Members may swap weeks (via the management company) by negotiation with other owners allocated weeks, creating full flexibility.

VISION OF THE FUTURE

Since January 2020 the owners have developed Willow Lakes into the dynamic and diverse business that it is today, with the completion of the first phase of lakeside & woodland lodges and most recently, the development and opening of Landmark Caf  & Restaurant, which has exceeded everyone's expectations and has become the 'go to' destination serving over 100,000 customers a year.

The park remains unspoilt, and every effort is made to ensure that any development does not directly impact the natural beauty of this incredible countryside location. That ethos remains and any further development will follow the same disciplines.

LAKE LIFE



WOODLANDS



OPEN PLAN LIVING AREA



LIVING AREA



KITCHEN



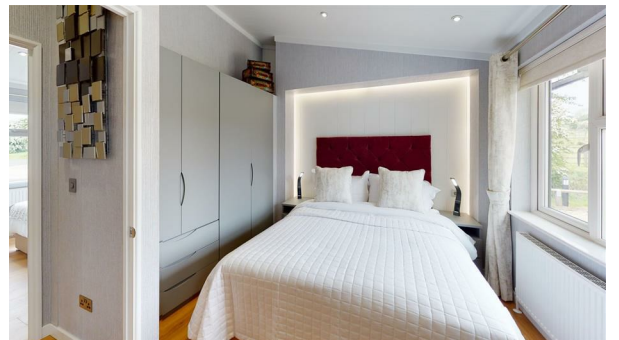
DINING AREA



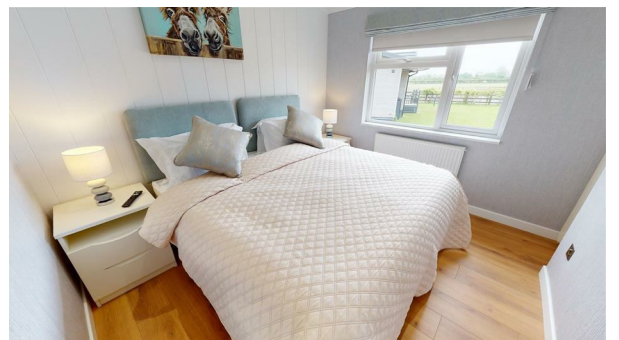
BEDROOM 1



BEDROOM 2



BEDROOM 3



FAMILY BATHROOM



HOT TUB



OUTSIDE TERRACE



INTERESTED PARTIES

Contact Kevin at Willow Lakes on 07736 164870 alternatively e mail the Joy Walker Estate Agents via Rightmove to start your journey to holiday lodge ownership.

We will be happy to arrange for you to have a tour of the park and view the available lodges.

Alternatively, why not book a 'try before you buy' stay on park for a few days to really get a feel for the place and appreciate all that Willow Lakes has to offer.

If you proceed to purchase either outright or on fractional ownership, we will refund the cost of the short break once the purchase has been completed.

OPENING TIMES

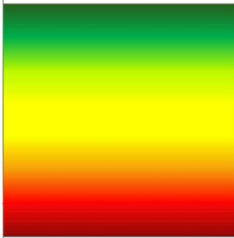
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



Energy Rating
www.thencc.org.uk



Residential Park Home - BS 3632

Energy Rating	
	< 159
Manufacturer	Omar Park Homes Ltd
Model Name	Special 43x22x3B
Home Serial Number	20 OM 24 0526
Estimated Annual Energy Consumption	159 kWh/m ² .Year
Estimated Annual CO ₂ Emissions	28.79 kg CO ₂ /m ² .Year

Note: This rating is provided for comparison purposes only.
It is not equivalent to a Domestic Energy Assessment rating or EPC

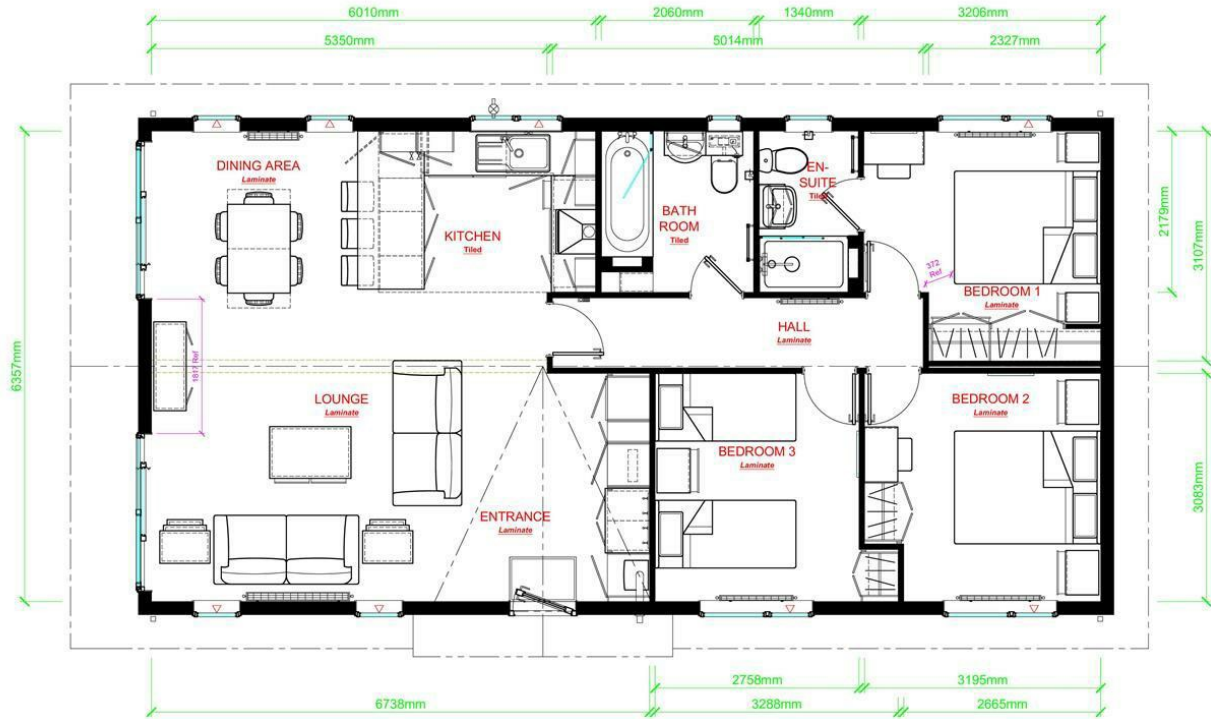
NCC Energy Rating Calculator v19 © 2017

OMA Special 43x22x3B 20 OM 24 0526 040920123123.xlsx

B

13° Vaulted Ceiling Throughout

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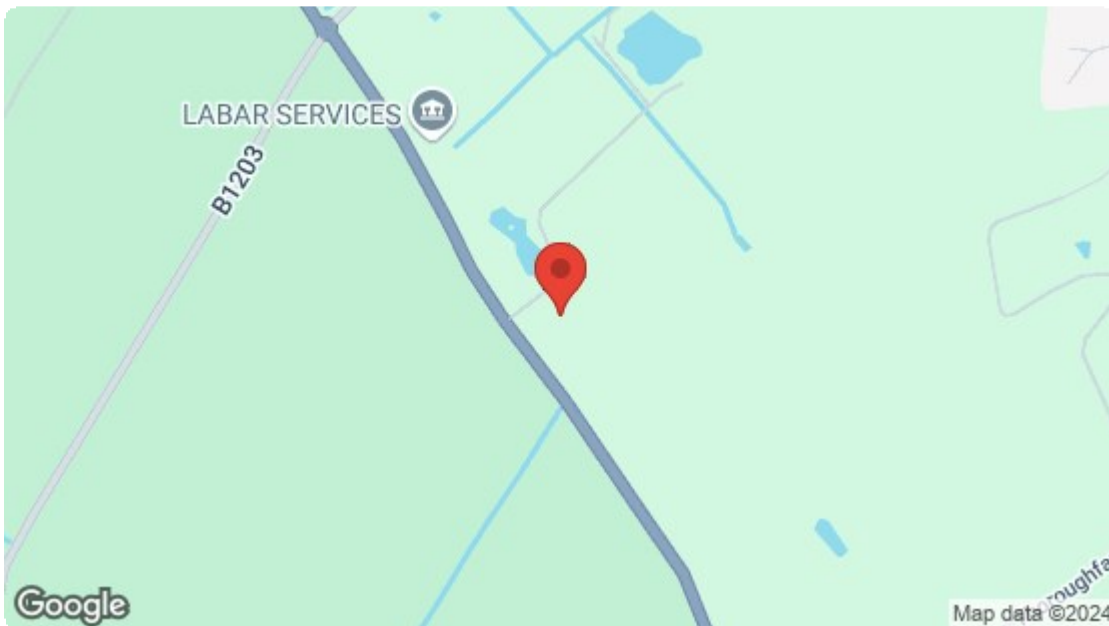
OMAR
PARK & LEISURE HOMES
London Road, Brandon, Suffolk, IP27 0NE
Phone: 01842 810673 - Fax: 01842 814328

PARK OWNER: APPROXIMATE DIMENSIONS
Please note that the following overhang dimensions will need to be considered in order to comply with the spacing requirements of the Model Standards - 1500p on your park
Overall Wall Length Including Cladding = 13.195m
Overall Wall Width Including Cladding = 6.712m
Overall Wall Length Including Roof & Windows = 13.032m
Overall Wall Width Including Roof & Windows = 7.410m
Maximum Transport Width = 3.755m
Maximum Transport Height = 4.400m

13.106m x 6.622m (43'-0" x 22')
Special 3DB
Willow Lakes - Rental

No:	Revision:	Date:	Date:	25-08-20	A-13653
			Scale:	1:50	
			Drawn By:	WIK-LIF-LIF-PLA-AGP-LIF-PLA-LIF	
			Drawing No:	24 20 0724	
			Serial No:		
This home is designed in accordance with BS 3632					

D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales		Current	Potential
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales		Current	Potential

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.