



D A R T M O U T H   G R O V E

11 LUXURY 3 BEDROOMED LODGES



# Dartmouth Grove

Dartmouth 4 miles • Slapton Sands 6.5 miles • Totnes 8 miles

## 11 luxury holiday lodges for sale at Dartmouth Golf & Spa Hotel

- For use as a second home or as a holiday let investment property
  - Substantial projected annual revenue
    - Hot tub and terrace included
  - High quality fittings and fully furnished
- Access to all the Bar & Bistro, Golf course and Spa & Health club facilities
- 25% discount on all green fees, buggy hire, spa treatments and spa purchases

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## Situation

An exclusive collection of 11, 3 bed luxury lodges situated in an elevated position overlooking the stunning grounds of The Dartmouth Hotel Golf & Spa and the beautiful rolling South Hams Countryside. These lodges offer the purchaser an exclusive opportunity to use them as a second home, or to be let to create an attractive income or a mixture of both. The location of the lodges is a perfect short walk from Dartmouth Hotel Golf & Spa, and also only 4 miles from Dartmouth and 8 miles from the historic town of Totnes.

Dartmouth is not your average sleepy coastal town. It is buzzing with culture, art, gastronomic offerings and a lively community spirit. Well known for its famous Royal Regatta and Royal Naval College, Dartmouth recently voted one of the UK's favourite locations is steeped in history and its architecture is unique to the town. Dartmouth provides a good range of shops, restaurants and galleries and offers numerous tourist events such as the food festival and the crab festival, amongst others.

In the surrounding South Devon countryside, you can take part in all manner of outdoor activities, including walking, horse riding, cycling, watersports and of course enjoy the pleasures of the River Dart by getting out on the water. With the South Devon Area of Outstanding Natural Beauty on your doorstep – and the Dartmoor National Park a short drive away, you don't have to venture far to enjoy the stunning Devonshire countryside and coastal walks.

There are plenty of tourist led activities close at hand with some of the best beaches in Devon, including the stunning beach at Slapton Sands a short drive away. Woodlands activity centre is located almost opposite the golf club and has plenty of activities for all ages.

The A38 Devon expressway allows good access to the cities of Exeter and Plymouth, with mainline rail links to London Paddington from Totnes, in short Dartmouth Grove is a fantastic location. You can even fully personalise your interior design by reserving early enough ensuring your lodge is designed to your personal taste and style.







## Golf

The Dartmouth Hotel Golf & Spa offers 2 exceptional golf courses which makes the most of the dramatic landscape. The 18 hole Championship Course opened in 1992 designed by renowned British golf course architect Jeremy Pern. Dartmouth is reputedly one of his best creations and the course makes clever use of undulating terrain and numerous water features. The course regularly features in the top 100 golf courses in the UK. The 9-hole Dartmouth Course was designed and built to the same exacting standards as the Championship Course and has slightly more generous fairways and caters for all abilities.

In addition, there is a large putting and chipping green which will present ample challenge to all levels of golfers.

## Bar & Bistro

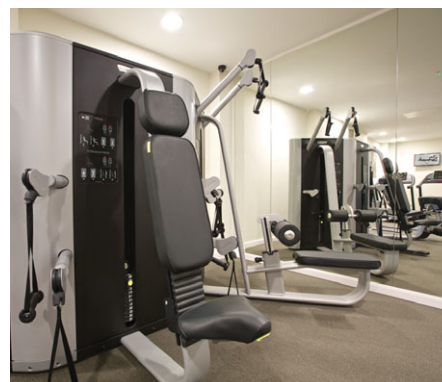
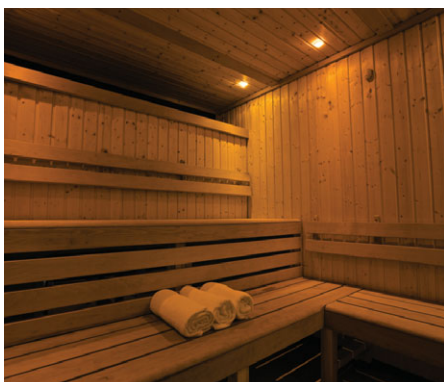
The Bar & Bistro, literally a few minutes walk away, overlooks the fantastic rolling hills and serves up the finest local cuisine, cooked using locally sourced produce and offers a comprehensive menu on offer from breakfast, lunch, afternoon tea and dinner through to a Sunday carvery.

## Spa & Health Club

The Spa and Health Club again a few minutes walk away, offers a wide range of luxury facilities to unwind amongst the peaceful surroundings of the South Devon countryside.

These facilities include:

- Spa with comprehensive range of treatments
- Indoor heated swimming pool
- Sauna, Steam Room and Jacuzzi
- Gym with range of TechnoGym equipment
- Personal Training
- Relaxation Room





## The Lodges

Dartmouth Grove is located on a private driveway within the golf estate. There are 11, 3-bedroom lodges all with terraces, private hot tubs and two designated parking spaces. The lodges will be fully decorated and furnished, compliant with all British standards and codes of practice. The only items which will not be provided are items such as linen, cutlery, crockery and glassware. You can personalise your interior design by reserving early.

## Occupation

The lodges are consented as holiday homes, they are not allowed to be used for permanent residential use, having said that the lodges can be occupied 365 days per annum, and they are built to comply with all of the building regulations standards for all year-round occupation.

## Management Company

Dartmouth Grove Management Company is set up to ensure easy and trouble free ownership for those who are not locally based, this management structure will ensure the resort is maintained to a very high standard throughout the year and will manage all key areas such as waste collection, communal area insurances, grounds maintenance, communal area power, and will recover the costs by way of an annual service charge, which will be accompanied by fully transparent accounts and the opportunity for any questions to be raised at an annual general meeting.

## Purchase Structure

The 125-year lease is a fixed contractual document which can be entered into with or without legal representation, it is however non-negotiable, this is important so that all lodge owners know the terms and conditions of their neighbour's occupation.

## Directions

From Totnes, proceed along the A381 signposted Dartmouth/Kingsbridge and proceed through the villages of Harbertonford and Halwell. At Totnes Cross take the A3122 and after approx. 2.5 miles you will find the entrance to The Dartmouth Hotel Golf & Spa on the left hand-side.

From Dartmouth, follow the A3122 out of the town passing Sainsburys supermarket. Follow the road around to the left at the bend opposite the Sportsmans Arms and after approx. 1 mile you will find the entrance to The Dartmouth Hotel Golf & Spa on the right hand-side.



Typical Lodge Interiors





## Income

The lodges at Dartmouth Grove not only offer a fantastic lifestyle but also a strong investment opportunity should a purchaser wish to let their lodge. An exclusive agreement has been reached with Hoseasons and revenue projections are shown here in.

## Tenure

Each plot is sold on a 125-year lease, rather than a licence agreement which many other holiday lodge resorts typically provide. This offers a much greater level of security to the purchaser and forms an appreciating asset over the longer term. The lodges are sold with a £375 annual ground rent which is index linked. The service

charge is approximately £1500 per annum which covers site maintenance, lighting and CCTV. The ground rent includes membership to The Dartmouth Hotel Golf & Spa. This is linked to the property which allows all occupiers to access and enjoy the pool, tennis and social amenities and enjoy a 25% discount on all green fees, buggy hire, spa treatments and spa purchases.

## Services

The individual lodges have their own meters for mains water and electricity supplied by a site supply and will be invoiced half yearly in advance with a balancing figure taken from the actual consumption figure 1, so that any savings or excess costs are recovered in the subsequent charging period.







## Revenue Projections Overview

A three year revenue forecast has been modelled by the UK's leading self catering accommodation specialists, Hoseasons. Please note that the caveat on these figures is that Hoseasons will always produce projections aimed at the more reserved end of the scale - they find that basing revenues on a worst case scenario is the most sensible and prudent tact to take.

In compiling these projections Hoseasons have used their extensive birds eye view of not only product in our specialist portfolio but from the wider Hoseasons portfolio too, giving confidence through 'real time' trading analysis. You can expect to see a natural upward growth trend in terms of AWR (Average Weekly Rate) and Occupancy, thus revenue.

Please note that the incremental growth in year-on-year figures is something that can only be estimated, but is not guaranteed. There are many variables at play which can alter these figures both positively and negatively.

The table has been created to give an insight into the rates which could be achievable across the off-peak and peak season.

## Price Points

Low	Off Peak		Peak	
	Week	Short Break	Week	Short Break
3 Bed	£825	£579	£1,649	£1,269

High	Off Peak		Peak	
	Week	Short Break	Week	Short Break
-				
3 Bed	£949	£715	£1,899	£1,465



## Revenue Projections Summary

- Hoseasons have advised the expected annual occupancy will start at 77- 82%, which is to be expected when launching a new location with an initial phase of 11 luxury lodges. The consecutive years will grow simultaneously in line due to the increase in reputation and repeat custom whereby maturity figures (84 - 89%) will be seen in year 3 once the site is fully developed.

- The same theory applies for price increases (AWR – Average Weekly Rate) which will start at £1049 - £1109, however this is of course determined by a number of external factors. The present demand has certainly had a positive effect on rate, but we have modelled these figures on a worst case scenario to give you comfort on the figures presented.
- Please note that these figures are appropriate annual estimates based over a 3 year period and subject to change.





## 3 YEAR REVENUE FORECAST

LOW	3 Bed Standard Lodge	3 Bed Luxury Lodge
Year One	Hot Tub	Hot Tub
Units	1	1
Occupancy (Weeks)	35.4	35.4
Occupancy (%)	68%	68%
AWR	£1,089	£1,147
NET Revenue per unit	£38,507	£40,558
NET Revenue per class	£38,507	£40,558

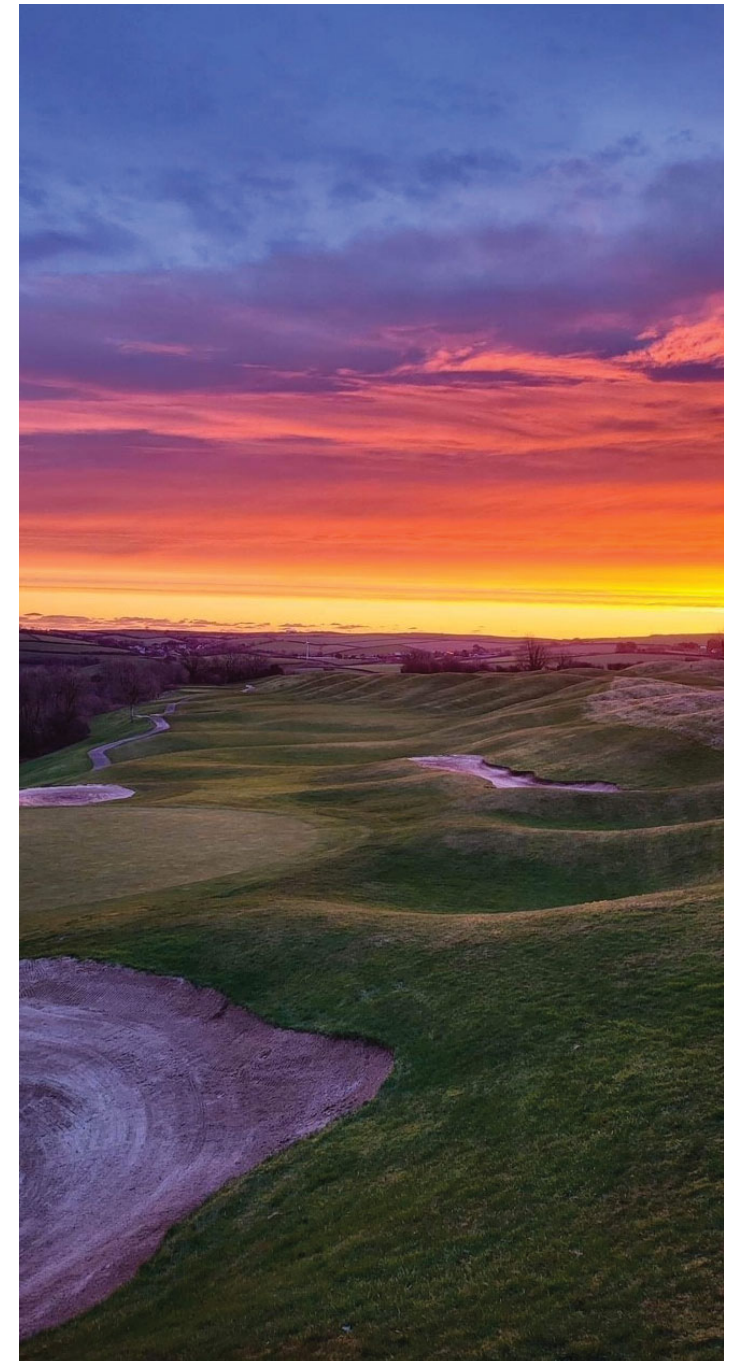
LOW	3 Bed Standard Lodge	3 Bed Luxury Lodge
Year Two	Hot Tub	Hot Tub
Units	1	1
Occupancy (Weeks)	36.9	36.9
Occupancy (%)	71%	71%
AWR	£1,122	£1,181
NET Revenue per unit	£41,412	£43,618
NET Revenue per class	£41,412	£43,618

LOW	3 Bed Standard Lodge	3 Bed Luxury Lodge
Year Three	Hot Tub	Hot Tub
Units	1	1
Occupancy (Weeks)	38.0	38.0
Occupancy (%)	73%	73%
AWR	£1,155	£1,217
NET Revenue per unit	£43,856	£46,192
NET Revenue per class	£43,856	£46,192

HIGH	3 Bed Standard Lodge	3 Bed Luxury Lodge
Year One	Hot Tub	Hot Tub
Units	1	1
Occupancy (Weeks)	37.5	37.5
Occupancy (%)	72%	72%
AWR	£1,176	£1,239
NET Revenue per unit	£44,083	£46,431
NET Revenue per class	£44,083	£46,431

HIGH	3 Bed Standard Lodge	3 Bed Luxury Lodge
Year Two	Hot Tub	Hot Tub
Units	1	1
Occupancy (Weeks)	39.0	39.0
Occupancy (%)	75%	75%
AWR	£1,211	£1,276
NET Revenue per unit	£47,295	£49,814
NET Revenue per class	£47,295	£49,814

HIGH	3 Bed Standard Lodge	3 Bed Luxury Lodge
Year Three	Hot Tub	Hot Tub
Units	1	1
Occupancy (Weeks)	40.1	40.1
Occupancy (%)	77%	77%
AWR	£1,248	£1,314
NET Revenue per unit	£50,012	£52,675
NET Revenue per class	£50,012	£52,675













## Lodge Manufacturer

The lodge manufacture is undertaken at a specialist, high quality manufacturing facility in the UK, purchasers are very welcome to visit the factory by appointment.

There are numerous benefits to the offsite manufacture process for example the accuracy and the tolerances of the build are much better than the onsite methods of construction where trades people are working in variable conditions and there is a much better level of quality control constructing the lodge in a fully indoor factory facility with a high level of laser controlled construction methods.

The lodges are built to comply fully with all the British Codes of Practice and Standards and have the benefit of a 10-years insurance backed gold seal warranty.

All of the lodges come fully ready for immediate use on completion, literally the same day you could move in and occupy the lodge (there will even be a bottle of champagne waiting in the fridge!) This includes all of the services being connected and commissioned, all of the furniture being installed, positioned and ready for use, this enables a purchaser to market the accommodation from a lettings point of view if that is their preference or to plan for family or own use holidays, literally from the date of completion.









