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

Dartmouth Grove
Blackawton
Near Dartmouth
Devon, TQ9 7FX

www.dartmouthgrovelodges.co.uk

Situation

An exclusive collection of 11, 3 bed luxury lodges situated in an elevated position over looking 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.



Blackpool Sands about 4.5 miles away



Dartmouth Castle about 6.5 miles away










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

Each lodge 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 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.

The annual ground rent is £100 and there is a charge of £275 for the bearer card. Both the ground rent and bearer card are index linked.

The service charge for the current year is forecast to be £1500 which includes grounds maintenance, lighting, waste management and CCTV.





Typical Lodge Interiors





The payment of £275 for the bearer card allows those occupying bedrooms within the lodge access (if available) to the indoor heated swimming pool, the sauna, steam room and Jacuzzi and the Gym which features a range of TechnoGym equipment.

In addition, those occupying bedrooms within the lodge can enjoy 25% discount off the standard price of all pre-booked non-discounted spa treatments, golf usage, green fees, golf buggy hire, accommodation charges and golf lessons at the The Dartmouth Hotel, Golf and Spa.

Plus, for those occupying bedrooms within the lodge, there will be 15% discount off the standard price of food and beverages purchased in the Clubhouse or Club restaurant and a 50% discount off the standard price of annual full golf and spa membership.

Services
The individual lodges have their own meters for electricity and mains water.

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.



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.


Hotel access road
Dartmouth Grove - Lodge Development
Lodge
access
Hedge line
1.
2.
3.
4.
5.
6.
7.
8.
9.
10.
11.
SOLD
SOLD
SOLD
SOLD
SOLD
SOLD
SOLD


DAY ONE





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 platinum 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.

To streamline the sales process, the standard legal fees excluding disbursements can be met by us, the vendor, Dartmouth Grove LTD.

To enquire about this opportunity or to arrange a viewing appointment, call 0778000 6640

info@dartmouthgrovelodges.co.uk





