

Rookery
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LUXURY HOLIDAY LODGES

Rookery Manor

Rookery Manor Lodges is an opulent holiday resort in the heart of beautiful Somerset, offering investors the chance to own a luxury holiday lodge within an established, income-generating holiday haven.



The development...

Rookery Manor Lodges is an established holiday park consisting of 52 luxury holiday lodges in the heart of Somerset, one of the UK’s most desirable holiday destinations.

Set across 28 acres of land in the stunning rural country, Rookery Manor Lodges is perfectly placed to allow guests to experience everything Somerset has to offer. The site is close to the beautiful Brean Sands, Burnham on Sea, Weston Super Mare, Mendips Glastonbury, Cheddar and more.

This enchanting retreat is home to all one could ask for in a UK holiday resort. Each lodge benefits from its own private decking and hot tub whilst also offering breathtaking views over the surrounding countryside. In addition to this, guests can discover the unrivalled site facilities including the luxurious spa that offers various treatments as well as a sauna and steam room to name a few.

The lodges themselves are fitted and furnished to an extremely high standard. Each one features an enviable open-plan lounge, kitchen and dining area, all tied together by the cosy electric log burner — the perfect place for a tranquil getaway.

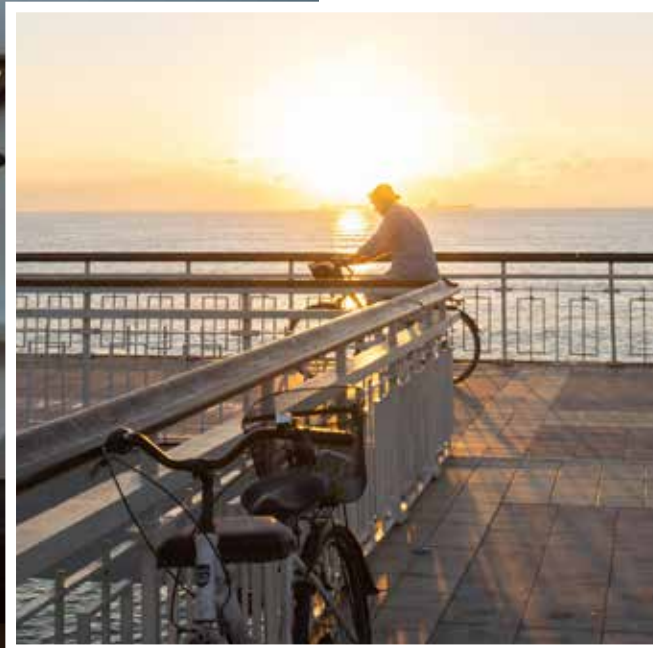




Guests at Rookery Manor Lodges will benefit from truly unrivalled amenities during their stay. All lodges have their own private decking and hot tub as well as private parking spaces.

In addition to this, Rookery Manor Lodges is home to a luxurious spa as well as a café and bar. For those looking for a more active holiday, Rookery Manor Lodges is also home to a private tennis court.

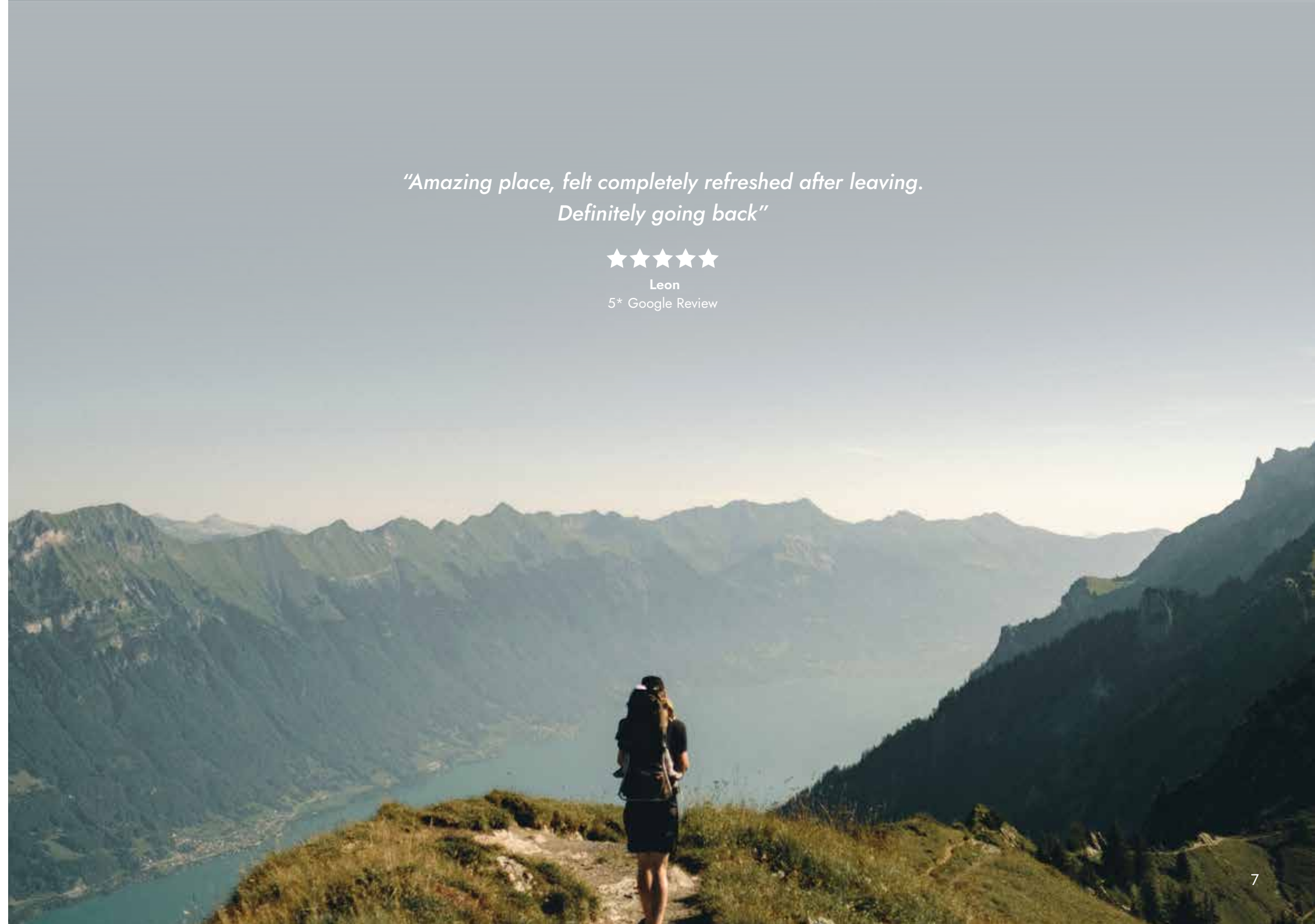
Guests at Rookery Manor Lodges can also take advantage of the plethora of activities available throughout Somerset, including the likes of hikes, bike rides and even horse riding. There really is something on offer for everyone.



*“Amazing place, felt completely refreshed after leaving.
Definitely going back”*



Leon
5* Google Review



The investment...

Rookery Manor Lodges offers investors the chance to purchase a luxury holiday lodge in an established and income-generating holiday resort.

Lodges offer a rental guarantee of 12% NET for 5 years. Upon completion of this 5-year guarantee, there is an optional buy-back clause for 100% of the initial purchase price.

This means that investors will receive continuous rental income throughout the rental guarantee, regardless of whether or not the lodge is tenanted, before being guaranteed an increase in sale price upon completion of the guarantee, equating to a minimum guaranteed 50% increase on your initial investment. In addition to this, investors will also benefit from 2 weeks of personal annually.

Rookery Manor Lodges offers a unique opportunity for investors to benefit from consistent rental income at an above-average, guaranteed rental yield from the moment they purchase, with the lodge guaranteed to retain value thanks to the optional 100% buy-back clause, whilst also benefitting from the option to experience all that Rookery Manor Lodges has to offer thanks to the annual personal use on offer.



Investment Highlights:

The luxury holiday lodges at Rookery Manor offer investors the chance to capitalise on the booming UK holiday let market with a hands-off investment opportunity that offers immediate income.

	2 weeks of annual personal use included*
12% guaranteed NET returns for 5 years	Unrivalled holiday resort amenities
100% optional buy-back	No management fee
Fully managed investment	Stunning Somerset location
No ground rent	Parking available
No service charge	

**Subject to availability and not at peak times*



The holiday let market...

The UK has a thriving tourism industry, with millions of visitors flocking to its captivating landscapes, historic sites, and vibrant cities each year, ensuring a consistent demand for holiday accommodation.

The market has reached new heights even after the initial boom from the pandemic to become one of the most profitable investment classes available, something that looks set to continue for the foreseeable future.

UK tourism is set to be worth an impressive £257 billion by 2025, showcasing just how crucial of a role the sector is playing in fuelling the economy's growth. VisitBritain's forecast of 35.1 million visits in 2023 further reinforces the immense popularity of holiday destinations in the country. These visits are projected to result in a tourism spend of £29.5 billion, reflecting the increased enthusiasm of travellers to explore the UK's diverse offerings.

What's even more remarkable is the anticipated 86%+ surge in UK holiday visits in 2023 compared to 2019 levels, showcasing the resilience and allure of the holiday let market even after the pandemic boom. As the numbers suggest, this thriving industry holds great promise and continues to attract both domestic and international tourists, making it an appealing and secure prospect for potential investors.



£257 billion

UK tourism is predicted to be worth £257bn to the economy by 2025

VisitBritain

35.1 million

Visit Britain are forecasting 35.1 million visits in the UK in 2023

VisitBritain

£29.5 billion

UK tourism spend is forecast to reach £29.5 billion in 2023

VisitBritain

86%+

UK holiday visits are forecast to increase by 86% in 2023 compared to 2019 levels

VisitBritain

Weston-super-Mare...

Rookery Manor Lodges benefits from a truly excellent location within the welcoming town of Weston-super-Mare. Located on the Bristol Channel coast, Weston-super-Mare is one of Somerset's most prominent and desirable tourist destinations, and it's easy to see why.

An extremely family-friendly holiday destination, the town is home to one of the largest naturally occurring beaches in the UK which has the second-highest tidal range in the world. Along the long and sandy beach, you will more than likely stumble across the world-famous Weston Donkeys, a local tradition in which Donkey rides have been offered to beachgoers at Weston since the 19th century.

Along the seaside, you can also visit the iconic Grand Pier. One of the most well-known spots in the town, the Grand Pier features an indoor fairground and hosts a plethora of events throughout the year, offering a truly quintessential seaside vibe.

Moving further into the town, visitors are definitely not short of things to do and places to eat. The town centre offers a perfect mix of high-street brands and local independent stores, whilst there is a wide selection of pubs, restaurants, and cafes, making it an excellent destination for food and drink.

For those looking to indulge in a little more culture, visitors can also explore the town's history at the Weston Museum, featuring a captivating display of the town's rich heritage, spanning from ancient times to the contemporary era.

Weston-super-Mare is also an excellent location for those looking to enjoy some stunning scenery along numerous tranquil walking trails. The Mendip Hills is one of Britain's most beautiful natural landscapes to explore and was officially declared an 'Area Of Outstanding Natural Beauty', whilst Cheddar Gorge is another famous local spot for adventurers to explore.



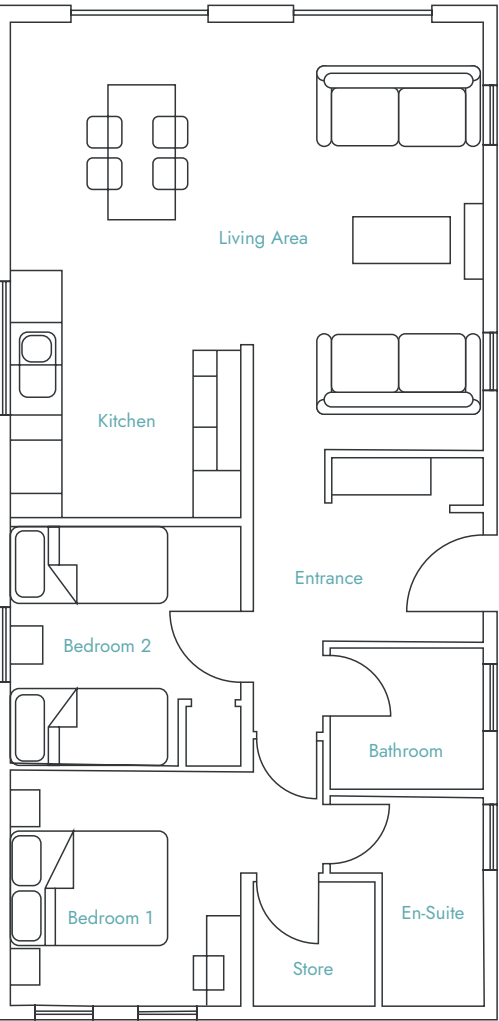
Rookery Manor Lodge Site Plan

Rookery Manor offers a lakeside tranquil retreat amongst the stunning Somerset countryside.

- Lodges
- Rookery Manor
- Lake

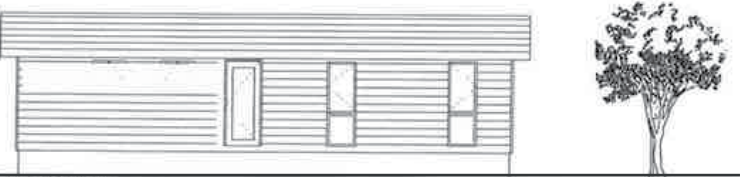


Example Floor Plan



Example Elevations

North View



East View



West View



Frequently Asked Questions...

What is the address of the site?
Rookery Manor Lodges, Edingworth Rd, Weston-super-Mare, BS24 0JB.

What is the price of a lodge?
The luxury lodges start from just £220,000.

Is the property completed?
Yes, all lodges at Rookery Manor Lodges are completed and fully operational, offering investors the chance to benefit from immediate income.

What are the guaranteed returns on this project?
Investors are guaranteed 10% NET returns for 5 years.

How much is the ground rent?
There is no ground rent to pay at Rookery Manor Lodges.

What are the management fees?
Whilst the lodges are all fully managed, there is no management fee.

What is the service charge?
There is no service charge to pay at Rookery Manor Lodges.



