

An exclusive Holiday Lodge Development
opportunity on the East Yorkshire Wolds

Holiday & Investment LODGES



WESTFIELD
Country Park



PLATINUM
LEISURE PARKS
Limited

Westfield Country Park

Exclusive Holiday Lodge Development opportunity on the East Yorkshire Wolds

Platinum Leisure Parks Limited are pleased to announce a new Holiday Lodge Development in the small hamlet of Fitling in East Yorkshire. A beautifully landscaped park providing the perfect escape from the hustle and bustle of everyday life.

Whether it is a second home or an investment opportunity you are looking for, we can guide you through the hassle free process towards
LUXURY LODGE OWNERSHIP.



“Westfield Country Park represents an exciting investment opportunity with a guaranteed 8% return on investment over the first 3 years”

Holiday Lodge Ownership

Imagine the joy of endless holidays in a stunning location or take advantage of the attractive investment rewards lodge ownership can bring

Westfield Country Park is nestled in the quiet countryside in the small hamlet of Fitling in East Yorkshire uniquely offering first class holiday lodge accommodation set in beautifully landscaped grounds covering 37 acres and three well stocked fishing lakes.

Onsite there is The Spotted Duck, a lovely tea room serving an excellent range of foods and a newly sited beauty therapy suite.

Lying in the heart of 'Hockney' Country in East Ridings, Yorkshire, Westfield Country Park is the perfect place to relax and enjoy the outdoors (and a spot of fishing). You could also take the opportunity to explore the surrounding market towns and coastline this area has to offer. Discover the maritime city of Hull, the attractive Georgian town of Beverley or seaside resort of Withernsea... all just a short drive away.

Holiday, investment or both!

Are you looking for a holiday lodge home to buy and visit regularly with friends and family? Are you considering the purchase of a lodge home as an investment which can be rented and professionally managed, creating a residual income? As demand for UK based holidays continue to grow, there has never been a better time to invest in the UK holiday home market.

Phase 2 now released

There is a site licence for 29 lodge homes in total on the park and with 22 homes now available for sale within phase 2 of the development.

Prices start from just £99,950 and plots are available to reserve now. Call us on **01964 598266** or **07818 070902** for further information.



Why it's a good time to invest?

- There has been sustained growth in the UK holiday industry over the last few years despite the country facing austerity and cutbacks.
- Travelling abroad is now becoming more expensive which means holiday destinations in the UK have been growing in demand.
- It is predicted that tourism in the UK is likely to continue to grow.

Quality Luxury Holiday Lodge Homes from the UK's leading manufacturers

Whether you choose to use your new holiday lodge for your own personal use or wish to use our Rental Managed Programme, we want you to have peace of mind and enjoy the benefits of purchasing a quality home that will provide years of comfort and provide a greater investment return.

We have selected a number of highly rated UK based holiday lodge manufacturers with an excellent reputation for value and quality to supply holiday lodges to Westfield Country Park.

Each holiday lodge can be individually designed and specified to suit your requirements and will be supplied fully furnished throughout to include all furniture, soft furnishings and a comprehensively fitted out kitchen comprising: oven, hob, dishwasher and washer drier.

Built to quality BS3632 residential standards, these fully insulated luxury lodges have full central heating and double glazed windows & doors guaranteeing year round comfort.

Homes will be positioned and finished off with a fully decked balcony.



All homes are supplied with a 10 Year Platinum or Gold Shield manufacturer's warranty.



Site Plan

Westfield Country Park covers 37 acres and 3 well stocked fishing lakes with plans to accommodate 29 luxury lodge homes.

Each home is individually sited and connected to all essential utilities.

Private parking is allocated alongside each home.

Phase 2 homes are available to purchase now.

Prices start from £99,995



Choice of luxurious lodge homes

We can offer a wide choice of quality craftsmen built lodge homes from leading manufacturers. Illustrated below are just a small example of our lodge designs.





Why invest at Westfield Country Park?

Westfield Country Park offers a unique opportunity to own a luxury holiday home for your own personal use or as a buy- to-let through the services of our Rental Management Programme.

There has never been a better time to purchase your dream holiday home or to add to your property portfolio. Current UK legislation allows funding through private pension plans using a SIPP (Self Invested Personal Pension) which allows advantageous tax benefits.

What is included in your purchase?

When you purchase your lodge you will receive:

- Your new fully furnished lodge.**
- A 99 year license on Westfield Country Park.**
- Guaranteed min of 8% return (before Tax and covers initial 3 year period)**
- An option to give back your free weeks to increase your rate of return.**
Some people choose to rent out their lodge 100% of the time; others elect to take advantage of their annual allowance and enjoy their exclusive lodge themselves.
- A complete Managed Rental Programme**
Relax and enjoy hassle free income for years to come.

For further detailed information, contact our sales advisors on 01964 598266 or visit our website: www.platinumleisureparks.co.uk

The Investment Opportunity

An exclusive Holiday Lodge Ownership opportunity presented from
Platinum Leisure Parks Limited

When it comes to holiday home investments, we offer a **GUARANTEED RENTAL INCOME** letting scheme of 8% for the first 3 years with potential to increase further after this time.

Not only can you achieve a guaranteed investment return, these lodges will appreciate in value in the same way that a house does, yet there is **NO CAPITAL GAINS TAX** or **INHERITANCE TAX**. You will also not incur any of the usual costs associated with holiday lettings.

Recent changes in the law affecting traditional buy-to-let investments means luxury holiday lodges are fast becoming a popular and attractive alternative.

You have exclusive use of your holiday home for six weeks 'off peak' each year. Alternatively, feel free to negotiate your own personal package to suit your circumstances. This might involve using your own lodge in peak times in exchange for negotiating your personal guaranteed rental income.

Holiday Lodge ownership couldn't appear more appealing

- Guaranteed rate of return***
- 99 Year transferable lease**
- Fully SIPP compliant**
- Quality lodge homes**
- Managed Rental Programme**
- 10 Year Platinum Warranty**
- Annual holiday allowance**
- Prices from just £99,950**

Buy to Let Scheme

Investors seeking a managed buy-to-let opportunity have the option to have their holiday lodge fully managed by Platinum Leisure Parks Limited.

Benefit from our expertise in the holiday rental marketplace and enjoy greater rental income, safe in the knowledge that you have purchased an appreciating asset that will grow in value.

Finance

Finance can be arranged. Please ask for further details.

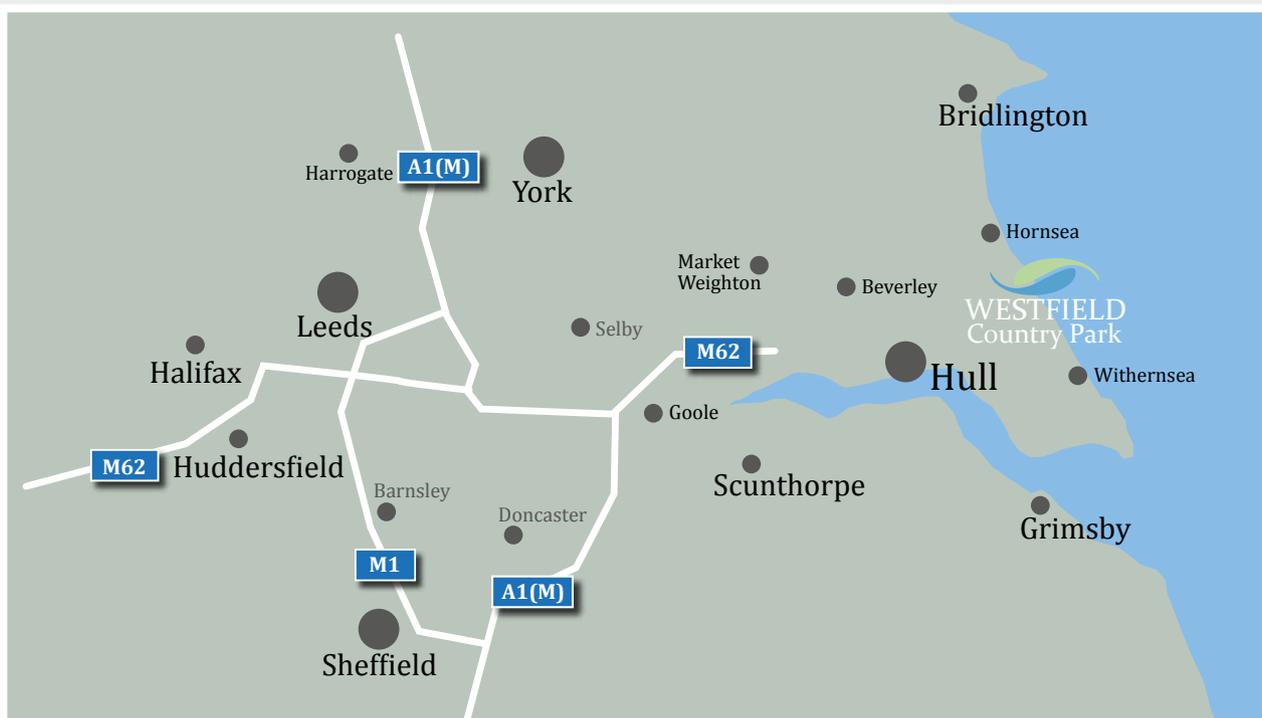
We recommend that you take advice from your financial advisor relating to this or any other future investments you are considering.

**Initial 3 year period*

Where to find us

Westfield Country Park is situated in the small hamlet of Fitling near Burton Pidsea in East Riding of Yorkshire, England.

Withernsea (7 miles) Hull (13 miles) Bridlington (25 miles) York (50 miles)
Doncaster (58 miles) Leeds (72 miles)



Fitling, Burton Pidsea, Yorkshire, HU12 9AL
Telephone: 01964 598266/07818 070902
Email: westfieldcountry@gmail.com
www.westfieldcountrypark.co.uk

A quality development from:



www.platinumleisureparks.co.uk

All information contained in this brochure may be subject to change and is intended to be used for informational purposes only. You should take independent financial advice from a professional in connection with any intended investment or purchase. E&OE.