

Silverwood

LODGES & BISTRO



FAMILY LODGE

3 Bedrooms, from £245,000

Sleeps 

A wonderfully spacious lodge with accommodation for SIX people.

Perfect for families or groups sharing. Three bedrooms, two with double beds and one twin Room. En-Suite bathroom with a luxury roll-top bath and a further walk in shower room.

Relax and enjoy time together in the spacious sitting room on luxurious sofas and share meals around the table while admiring the beautiful countryside and stunning sunsets.

SPACIOUS FAMILY LODGE

Months	Weeks	Rate	3 Nights Rates	4 Nights Rates
Jan	5	off peak 4 / high peak 1	625 / 825	645 / 865
Feb	4	off peak	625	645
Mar	5	peak	735	795
April	4	peak	735	795
May	5	peak	735	795
June	4	high peak	825	865
July	4	high peak	825	865
Aug	4	high peak	825	865
Sep	5	peak	735	795
Oct	4	peak	735	795
Nov	4	peak	735	795
Dec	4	peak 3 / high peak 1	735 / 825	795 / 865

Occupancy	100%	Weekend Rate Guarenteed	Monthly Income Guaranteed
Weekend	Weekend and Midweek Combined	times number of weeks	
3325	3,445.00	625	£3,125.00
2500	5,080.00	625	£2,500.00
3675	7,650.00	625	£3,125.00
2,940	6,120.00	625	£2,500.00
3,675	7,650.00	625	£3,125.00
2,940	6,760.00	625	£2,500.00
2,940	6,760.00	625	£2,500.00
2,940	6,760.00	625	£2,500.00
3,675	7,650.00	625	£3,125.00
2,940	6,120.00	625	£2,500.00
2,940	6,120.00	625	£2,500.00
3,030	6,280.00	625	£2,500.00
£37,520	£76,395.00		£32,500.00

Based on 70% occupancy - **£53,476**,

less 20 % management and 10 % operating cost £16,042 = **£37,434**

Silverwood Lodges & Bistro - Luxury & Bespoke Holiday Accommodation

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HIDEAWAY LODGE

2 Bedrooms, from £115,000

Sleeps 

Two double bedrooms with accommodation for FOUR people and a walk-in shower room.

The Hideaway Lodge is a fantastic retreat.

Perfect for family or friends getting together. With open plan sitting room and kitchen with views over the stocked trout loch and surrounding landscape, ideal for watching the wildlife.

HIDEAWAY LODGE

Months	Weeks	Rate	3 Nights Rates	4 Nights Rates
Jan	5	off peak 4 / high peak 1	495/635	525/595
Feb	4	off peak	495	525
Mar	5	peak	565	595
April	4	peak	565	595
May	5	peak	565	595
June	4	high peak	635	665
July	4	high peak	635	665
Aug	4	high peak	635	665
Sep	5	peak	565	595
Oct	4	peak	565	595
Nov	4	peak	565	595
Dec	4	peak 3 / high peak 1	565/635	525/665

Occupancy	100%	Weekend Rate Guarenteed	Monthly Income Guaranteed
Weekend	Weekend and Midweek Combined	times number of weeks	
3,110	5,310.00	495	2,475.00
1,980	4,080.00	495	1,980.00
2,825	5,800.00	495	2,475.00
2,260	4,640.00	495	1,980.00
2,825	5,800.00	495	2,475.00
2,540	5,200.00	495	1,980.00
2,540	5,200.00	495	1,980.00
2,540	5,200.00	495	1,980.00
2,825	5,800.00	495	2,475.00
2,260	4,640.00	495	1,980.00
2,260	4,640.00	495	1,980.00
2,330	4,570.00	495	1,980.00
£30,295	£60,880		25,740.00

Based on 65% occupancy - **£39,572**,

less 20% management and 10% operating cost £11,873 = **£27,701**

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Silverwood

LODGES & BISTRO



LUXURY SPA LODGE

2 Double Bedrooms, from £215,000

Sleeps 

A truly relaxing lodge with accommodation for FOUR people.

2 double bedrooms one with en-suite facilities and a further walk in shower room.

What better way to end the day by relaxing in the jacuzzi spa bath overlooking its private deck with a glass in hand.

Laze on the deep sofas and enjoy the tranquillity of SILVERWOOD.

LUXURY SPA LODGE

Months	Weeks	Rate	3 Nights Rates	4 Nights Rates
Jan	5	off peak 4 / high peak 1	535 / 795	565 / 825
Feb	4	off peak	535	565
Mar	5	peak	635	685
April	4	peak	635	685
May	5	peak	635	685
June	4	high peak	795	825
July	4	high peak	795	825
Aug	4	high peak	795	825
Sep	5	peak	635	685
Oct	4	peak	635	685
Nov	4	peak	635	685
Dec	4	peak 3 / high peak 1	635 / 795	685 / 825

Occupancy	100%	Weekend Rate Guarenteed	Monthly Income Guaranteed
Weekend	Weekend and Midweek Combined	times number of weeks	
2,935	6,020.00	535	2,675.00
2,140	4,400.00	535	2,140.00
3,175	6,600.00	535	2,675.00
2,540	5,280.00	535	2,140.00
3,175	6,600.00	535	2,675.00
3,180	6,480.00	535	2,140.00
3,180	6,480.00	535	2,140.00
3,180	6,480.00	535	2,140.00
3,175	6,600.00	535	2,675.00
2,540	5,280.00	535	2,140.00
2,540	5,280.00	535	2,140.00
2,700	5,420.00	535	2,140.00
£34,460	£70,920.00		£27,820.00

Based on 70% occupancy - **£49,644**,

less 20% management and 10% operating cost £14,893 = **£34,751**

Silverwood Lodges & Bistro - Luxury & Bespoke Holiday Accommodation

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SILVERWOOD INVESTMENT PACKAGE EXPLAINED

SILVERWOOD LODGES are a **unique investment opportunity**, based on a term of ownership period. Unlike any other holiday lodge resort, SILVERWOOD is not solely reliant on holiday lets as there are 4 wedding venues within a five mile radius and also with our own Marquee. SILVERWOOD can host weddings and events on the lawn for 150+ guests, utilising all on site accommodation for up to 100 guests ensuring occupation levels are high.

The Carse of Gowrie is Perthshire's country **wedding venue nucleus** and every weekend the area has on average 500+ guests looking for accommodation.

SILVERWOOD is a perfectly located resort, welcoming wedding and holiday guests 12 months of the year.

Owning a SILVERWOOD lodge gives a monthly return in arrears on your investment, By purchasing the ownership of a lodge you will have:

- **Guaranteed weekend bookings for the first year.**
- **Stress free letting, general upkeep and light maintenance included.**
- **Grounds maintained to a high standard.**
- **Regular checks of the property.**
- **SILVERWOOD market and manage your booking for a commission, ensuring your lodge is performing for you.**
- **No Legal Fees, Council Tax, Second Home Tax or Stamp duty.**
- **Return rates - above buy to let property, bank interest rates or other investments.**
- **Access to a growing rental marketplace.**
- **On site 24hr sales and security office.**
- **No exit fees or final payments**
- **Fully insured by SILVERWOOD**

Example Buying a Holiday Cottage

- Purchase price + stamp duty + 15% + legal fees £2,000 + second home tax + home report £400 + estate agent fee average 1 %
- **Running cost** – gas, electric, repairs , cleaning, linen, checking, marketing, management 20 %, no guaranteed bookings
- Sale of cottage- advertising £ 600 + legal fee £2000 + capital gains tax, hassle & time taken to sell

Example buying a Silverwood lodge

- Purchase price - no legal fees, no stamp duty or council tax.
- Running cost - Quarterly ground fee & management charge,
- weekend bookings guaranteed first year
- All running taken care of, lodge maintained
- No end of term fee,
- instant rentals from start of ownership
- hassle free investment



SILVERWOOD operates a charge of 20% for management and 10% for changeovers + VAT. This includes insurance, booking fee, marketing, check in/out, cleaning, linen, toiletries and cleaning supplies, security.

By purchasing a SILVERWOOD lodge you or your family may use it for set weeks yourself for holiday use or utilise letting all 52 weeks to generate income. As a managed financial investment this will return you money less the commission for operating the bookings and cleaning.

An additional community fee per quarter is chargeable for security, sewage, bins and grounds maintenance ensuring the upkeep of the surroundings of the lodges are kept in top class condition.

THE CURRENT TAX ADVANTAGES OF OWNING A HOLIDAY BUY TO LET IN THE UK

(You must take independent financial advice. The following information has been obtained from an independent financial specialist within the caravan industry. Personal situations can differ. However at time of print all facts are believed to be correct but remain for guidance only)

If you acquire a holiday lodge with the intention of letting it out as a holiday home, you could enjoy a range of tax advantages. The basic principle is that so long as certain conditions are fulfilled, furnished holiday lettings will continue to be treated as a trade, rather than an investment activity, for tax purposes.



The Basic Conditions

The criteria that apply for the lodge to be treated as a furnished holiday letting trade are:

- **It is furnished. It must be available to let for at least 210 days a year and it must be let for at least 105 days.**
- **It must not be occupied by the same tenant for more than 31 consecutive days or if it is occupied by the same tenant for more than 31 days, no more than 155 days of such "long term occupation" in total**

These requirements may be difficult to fulfil, as the owner may fail to let the property for 105 days year in, year out. However, businesses that do not achieve this target every year will be able to elect to be treated as if they met the rules in the two years following a year where the criteria are met.

Consequently, so long as the new condition is met at least once every three years and it is apparent that in the years that fail it is not for the want of trying, then the furnished holiday letting status will be retained.

Should you have more than one furnished holiday let, the occupancy rules may be applied across all properties on an average basis rather than looking at each property in isolation.

Income Tax and Losses

The income from your furnished holiday letting business is determined after taking into account all the costs (*other than the cost of the lodge itself*) incurred in respect of the letting business, including, but not restricted to, repairs and renewals, maintenance costs, agency fees, finance costs, etc..

Losses arising from the letting activity cannot be offset against other income and can only be carried forward against future profits arising from the same letting business.

Please note - relief for losses may be denied if HMRC successfully contend that lettings have not been on a commercial basis. For example, using the lodge yourself in peak seasons or letting it at a reduced rent to friends and family would probably lead to the losses being disallowed.



Capital Allowances

You will be entitled to Capital Allowances on the furniture, furnishings, white goods etc that are in the qualifying log cabin or lodge, as well as plant and machinery used outside the property, but there are no capital allowances for the cost of a log cabin itself, which is immovable. The allowances are set against your letting income to determine the taxable result.

Pensions

The net income derived from furnished holiday lettings is treated as relevant earnings for pension purposes. Self-Invested Pension Plan cannot invest in furnished holiday property.



Capital Gains Tax

Once the furnished holiday letting business has been owned by you for a complete year, any subsequent sale may be eligible for Entrepreneur's relief and, so long as the owner has not used up their life time allowance of £10 million, the gain will be taxed at 10% rather than 18%, or potentially 28%. The property may be eligible for roll over relief by means of which the payment of Capital Gains Tax can be deferred.

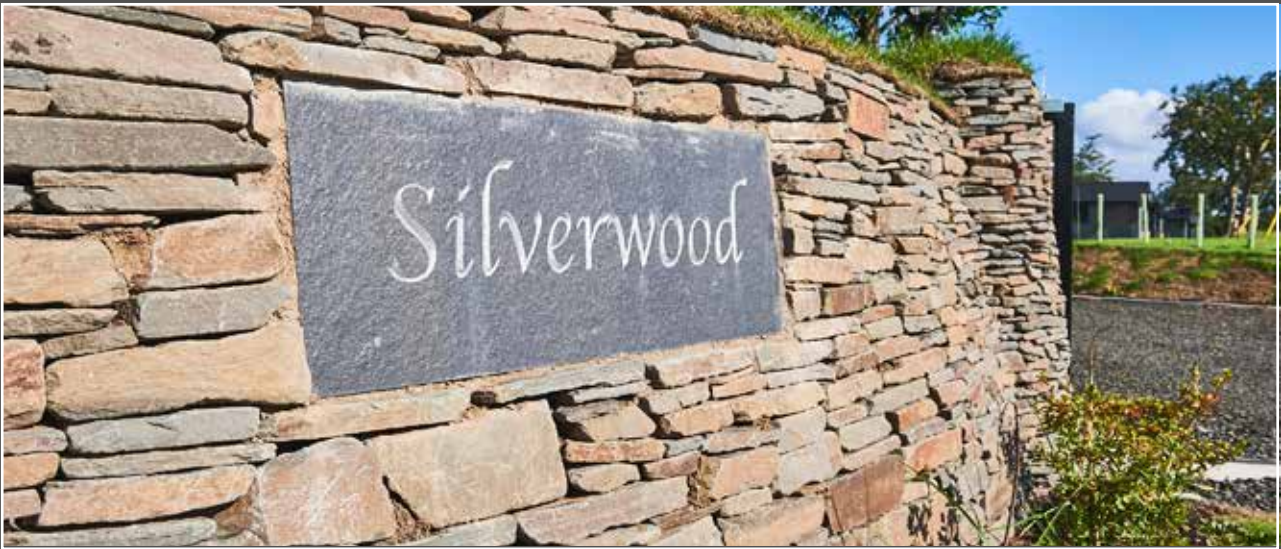


Inheritance Tax

The lodge may attract Business Property Relief from Inheritance Tax, although two criteria have to be met in order to qualify. Firstly, the lodge must have been used in the furnished holiday letting business for at least two years prior to death and secondly, either you as owner, or someone acting for you must be substantially involved with both the property and the holiday makers, carrying out activities such as: advertising for and interviewing prospective tenants, repairs and maintenance, provision of laundry and cleaning services, dealing with tenant's complaints.

If, on the other hand, HMRC regard the property as an investment, Business Property Relief will not be available. You should seek the advice of an accountant to ensure that you keep the appropriate records and make the correct returns to HMRC in order to maximise the tax advantage of your investment.

This advice is taken from HMRC Website HS253 Furnished holiday lettings (2015) and may be subject to change and is merely to make you aware of the possibilities. We are not providing a tax advisory service and do not accept any liability for any decisions taken based on this. As every situation is unique you should seek advice from your own tax advisor before taking any action.



OWNING A SILVERWOOD LODGE - YOUR QUESTIONS ANSWERED

Our lodges are bespoke and have been designed to suit the landscape at SILVERWOOD. All our lodges are brand new from March 2018.

Our lodges are solely for 12-month holiday let, by SILVERWOOD Management. You as the owner are entitled to use the lodge for pre booked holidays and while not in use the lodge generates income from lettings. This returned to you less, any management charge for the cost of facilitating the booking.

Q Tenure?

You need peace of mind about your investment and we understand that. You need to know that your investment is protected, and we offer a guaranteed weekend income for the first year, and buy back subject to conditions which will provide you with the comfort you are looking for.

Q Is my purchase an investment?

Our lodges are solely for 12-month holiday let, by SILVERWOOD Management, you as the owner are entitled to use the lodge for pre booked holidays, and while not in use the lodge generates income from lettings. This is returned to you less any management charge for the cost of facilitating the booking.

Q Do you offer finance?

You may wish to fund your lodge personally or we can provide the details of finance providers specialising in holiday lodges.

Q Can I re-sell or remove my lodge?

The Agreement that you will receive as a purchaser allows you to resell your holiday lodge ownership title at any time to anyone for the remainder of the agreement time, prior to agreement by SILVERWOOD by a landlord's waiver however there is a charge for this facility. The Purchase Agreement and Licence can be viewed at our office. At the end of the licence period you may remove your lodge.

Q What's included in the purchase price?

Included in the price of the lodge is the lodge and internal content, beds, sofas, soft furnishings, crockery, bedding (excluding linen), exterior steps and skirting. A full content list will be provided.

Q What's not included in the purchase price?

The area and surrounding ground the lodge is set on, the pipework and service hook ups, mains services, any outdoor furnishings, any bookings or revenues before or after agreed sale date.

Build Quality & Warranty

Your SILVERWOOD lodge will be built to full British standards meeting all the requirements for residential accommodation. A manufacturer's 10-year warranty covers the lodge from first delivery, a copy is included in the terms of sale. The cladding is CanExel, a high quality wood composite that has a guarantee up to 25 years, giving the stylish but durable finish and metal Decra roof tiles giving a feature roof finish.

• Community Fees & Service Charges

The Plot fees are set in line with annual maintenance costs for the upkeep to SILVERWOOD to ensure your lodge surroundings are as well maintained as your lodge. This covers security, groundworks, general maintenance, refuse and recycling and regular inspections of the property. Charges are per quarter paid in advance. Beginning 1st March (prices subject to an annual % increase) No council tax or rates. Service charges for mains gas, water and electric are passed to the guests renting the lodge by metered supply.



Silverwood's Office

Our onsite office is open 7 days. In the evenings will be manned by overnight security to ensure all guests abide by our strict policy.

GENERAL POINTS

- SILVERWOOD do not accept pets
- No commercial or HGV vehicles on site
- Well behaved children are welcome
- Free onsite parking
- Insurance provided
- Vat will be charged on sales commission and services
- Wifi is installed on site and will be available in all lodges
- The site is covered by CCTV
- Dedicated site office
- 24-hour security and CCTV coverage, gated with electric sliding gate.
- Dedicated marketing team

SILVERWOOD PROMISE

We realise that buying a holiday Property is a major investment but with SILVERWOOD's Luxury Lodges and unique location, our plan is to create a successful investment for you and to ensure maximum achievable occupancy in order to give you peace of mind. It is important you understand SILVERWOODS policy to ensure the site is kept in pristine condition as possible. Your lodge may be sold to you with scheduled bookings already in its occupancy diary of which you will receive a % of this at the end of the month the booking has taken place, allowing you to already receive payments.

Should you wish to exit your investment, SILVERWOOD will have the option to purchase this back less wear and tear and general depreciation agreed, Or you may sell this on the market.

SILVERWOOD maintain the right to ensure all lodges are kept to a high standard. Any damage caused by customers will be charged to them, but any worn furnishings will be required to be replaced/repaired. SILVERWOOD will rectify any small issues however to ensure your lodge performs to its best potential. SILVERWOOD will keep you informed of any major damage or wear that needs to be rectified with funds held by our approved contractors at an agreed cost.

