



Old Station Park

Red Wharf Bay Anglesey



Exclusive new development of luxury holiday lodges

www.oldstationpark.com



Welcome

Many visitors to the magnificent Isle of Anglesey dream of owning their own retreat. Old Station Park turns those dreams into reality with a rare opportunity to own an exceptionally desirable holiday lodge on a stunning private development, architecturally designed to accommodate just nine lodges.

A few reasons to choose Old Station Park:

- An exclusive development with only nine plots
- High specification and energy efficient holiday lodge
- Holiday lodge will be an appreciating investment
- Unrestricted 365 year round use of your lodge
- You are a shareholder in your own park
- No ground rent or Council Tax
- Let your holiday lodge without restrictions to offset your investment

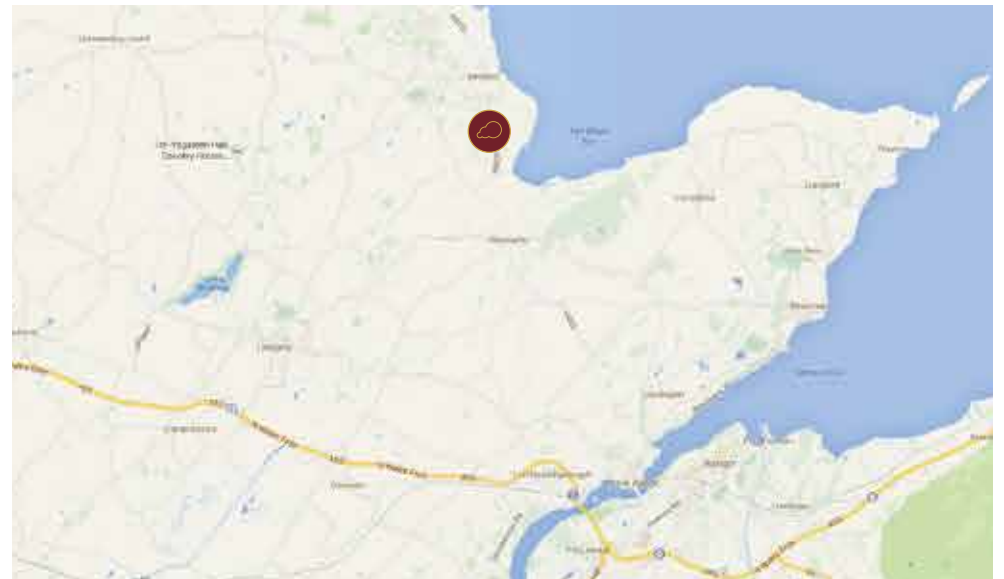




Location

Situated a stone's throw from the soft sands of Red Wharf Bay, the amenities of the holiday town of Benllech and the superb boating waters of the Menai Straits our vision is to create an exclusive park for the privacy and relaxation of the owners.

At less than two hours drive from Manchester, Cheshire and Merseyside, Old Station Park is in an attractive and convenient setting in one of the most desirable locations on the east coast of the island.





Plots

Old Station Park offers a unique opportunity to invest in a freehold plot on a private and secure gated development served by individually metered utilities and broadband.

There are three purchase options to this fantastic opportunity:

Option 1 – Purchase a freehold plot and holiday lodge at a later date

This option allows the plot owner the flexibility to build their lodge within a year of purchasing the plot to spread the cost of the investment.

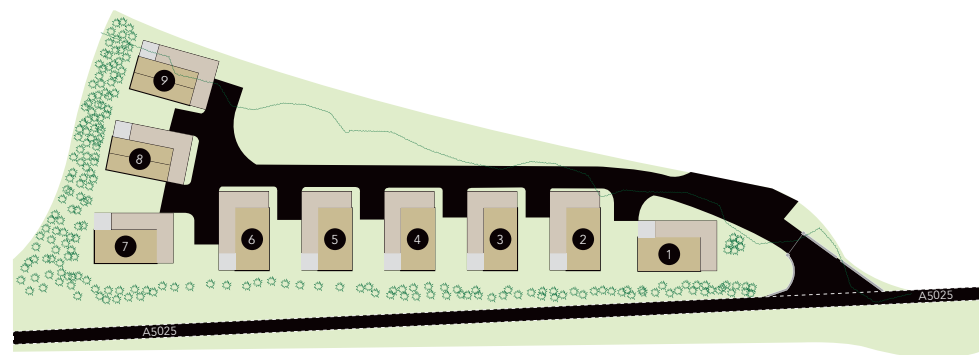
Option 2 – Purchase a freehold plot and self-build holiday lodge kit

This option allows the plot owner to self-build their lodge or have it built by their own contractors - ideal for those wanting more involvement in the build and fit out of their lodge.

Option 3 – Purchase a freehold plot and fully built holiday lodge

This option allows the plot owner to have their lodge fully built and fitted out ready to move in - ideal for those wanting a turn-key solution.

For plot availability refer to the Availability & Price List on our website.



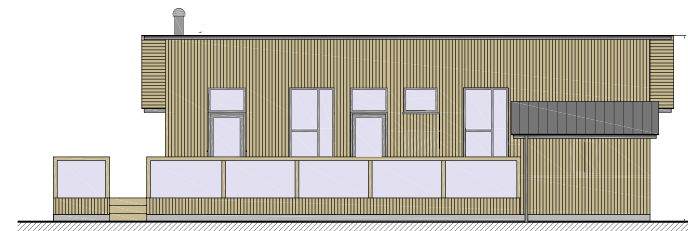
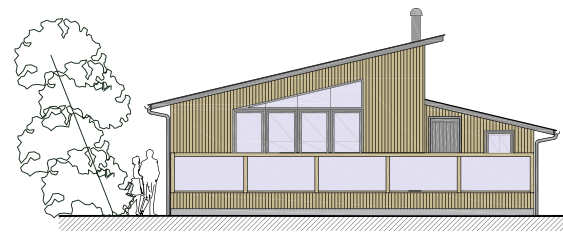


Holiday Lodges

Our award winning architect has created a bespoke holiday lodge specifically for Old Station Park to represent the best in ecological design and building quality.

The contemporary look on the exterior is complete with Thermowood cladding, anthracite coloured window frames and mono pitch roof for a striking appearance. The lodge interiors will be comfortable, warm and well appointed with an opportunity to select kitchen, flooring and decorative finishes.

Request the Lodge Information Pack at lodges@oldstationpark.com



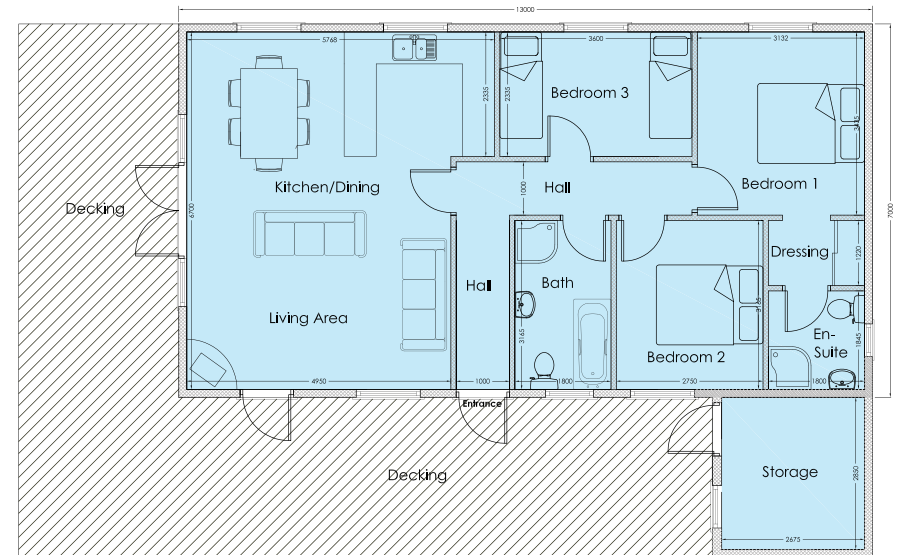


Holiday Lodges

Standard features of the lodges:

- Structural Insulated Panel (SIP) construction
- Highly sustainable, insulated and durable building
- Built and certified to UK Building Regulations
- Contemporary living with a combination of timber and painted interior finishes
- Floor to ceiling windows throughout
- French doors from the living area to the private decked area
- Master bedroom with dressing area and ensuite shower room
- Two further bedrooms suitable for doubles, twins or bunks
- Bathroom with bath, shower, basin and WC

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Investment

We understand many prospective purchasers will be assessing the pros and cons of investing in a holiday lodge at Old Station Park.

The key features of the holiday lodge as an investment:

- The plot is freehold not held on a licence
- Total investment for a plot and holiday lodge from £180,000
- Turn-key investment/holiday property solution
- No restrictions on renting out as a holiday let
- No ground rent or Council Tax to pay
- Annual service charge around £1200 to cover maintenance
- Low running costs with energy efficient holiday lodge
- Tax efficient investment as a furnished holiday let





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Arrange a visit
to view and discuss
the development
at Old Station Park.

John Blythe

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