



THANK YOU FOR YOUR INTEREST IN EDES WELL VALLEY LUXURY LODGES

We are pleased to provide you with information regarding our development for holiday lodges at Edeswell Valley. We have a range of luxury holiday lodges available to view and purchase.

All holiday lodges are fully furnished throughout and a range of lounge and bedroom designs form part of the standard specifications.

Prices of the holiday lodges are inclusive of delivery, siting, connections to services, including provision for telephone connection, skirting, decking and steps. The price also includes a driveway and parking bay next to your lodge, and landscaped gardens.

The purchase of a new holiday lodge includes a 35 year licence agreement with Edeswell Valley which is endorsed by the Code of Practice produced by our trade association the British Holiday and Home Park Association.

We have enclosed some information on our lodges; we welcome you to visit us so you can take in the stunning views and natural settings.

Please do not hesitate to contact us if we can be of further assistance.

Yours sincerely,

Edeswell Valley

A quick guide to owning, occupying and selling an Edeswell Valley Lodge

Introduction

This guide is intended to assist a prospective lodge owner through the purchase and decision making process and explains how the law may affect the buyer of a lodge at Edeswell Valley also the rules and regulations that apply in order to make it a peaceful and pleasurable place to for your holiday home.

Purchasing a lodge differs in many ways for buying a house of 'bricks and mortar'. Although the lodge owner does not own the land on which the lodge is sited, they do have the right to use their lodge for the extent of the licence agreed.

Because there is no land title to transfer, for your peace of mind legal conveyance is required but there is no land registry fees and no stamp duty. If you feel the requirement, you should seek legal advice from a solicitor or other qualified body.

According to the industry Code of Practice, you have the right to a written agreement for siting the lodge and rights concerning the inheritance and sale of the lodge.

Buying a lodge – Where do I start

We can provide information about owning your own holiday lodge at Edeswell Valley. This will include details of lodges currently available; you can also find the lodges on our website: www.edeswellvalley.co.uk

We can also quote a fully inclusive price for any lodge that may be of interest to you.

About new lodges

We have a selection of new plots which can accommodate a new holiday lodge that we have in stock (or an order) or we can order a new lodge of your choice. Prices of new lodges include transport, delivery, siting, connection to services, skirting, steps driveway and parking and garden store, furnishings and fitting, carpets and curtains. Lodge owners are allowed to erect TV aerials.

What rights and obligations are there?

All holiday lodge owners will have a formal written statement recommended by the main trade organisations. The agreement sets out the obligations of both the lodge owner and the site owner. Please ask for a copy of the agreement if you would like more details.

How long can my lodge stay at Edeswell Valley?

We are pleased to offer owners of new lodges an agreement for 35 years.

When can I use my holiday lodge?

You can use your holiday lodge as a holiday home for 12 months of the year.

Can I sub-let my holiday home?

We do not allow commercial sub-letting of lodges, although your family /friends are welcome to stay in your lodge.

Who will maintain my lodge?

You are responsible for maintaining your lodge. We can provide information if requested and details of local tradesman.

What are the annual costs?

The ground rent for 2010 is £3391.57 including VAT.

This includes;

Pitch Fees	£2,950 incl. VAT
Local Rates	£374.32 incl. VAT
Sewerage Discharge Fee	£67.25 incl. VAT

Water/Drainage	metered
Gas	metered / LPG System
Electricity	direct from supplier

What other facilities are available at Edeswell Valley?

At Edeswell Valley we have a large heated indoor swimming pool with changing rooms and showers. The pool is set to 29 degrees Celsius.

How do I sell my lodge?

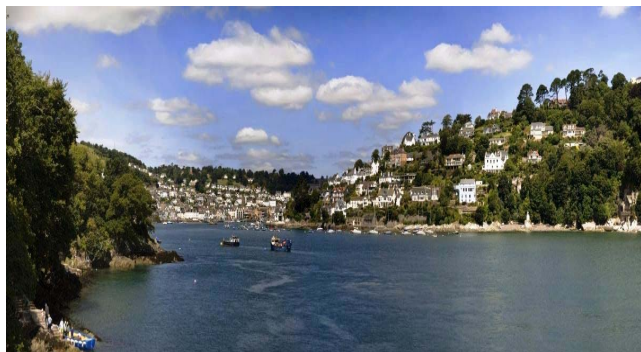
All sales of holiday lodges are documented by us and the transaction takes place through us, this applies to all sales including family and friends. Please let us know if you wish to sell your lodge and we can provide more details of this procedure.

- **Please read the following, it is important that you understand the following information:**

No holiday lodge may be used by any occupant as their main or sole residence and no owner of a holiday lodge is permitted to give Edeswell Valley as their address for the purpose of registering on the Register of Electors.

Each lodge owner must give the management of Edeswell Valley their current home address and change of home address

- **This information sheet contains explanatory information and does not form part of any contract.**



Area Information

Edeswell is located in a beautiful part of the country and benefits from a wide range of delightful scenery and attractions. The area of South Hams has something for everyone. From Brixham fishing harbour in the East, Plymouth with it's shopping

and wide range of attractions in the West, dramatic Dartmoor in the North and Bolberry Down which is on our doorstep.

Local Towns & Villages

The village of **Rattery** is two minutes away (0.9 miles), where you will find a Post Office and a historic 13th Century Inn. Visit their website: www.thechurchhouseinn.co.uk
Booking is advisable due to popularity.

South Brent is approximately 2.2 miles away and here you will find a supermarket, newsagents, bakery, butcher and some other local shops and the local doctor's surgery.

Approximately four miles away is **Dartington**, a historic place and well worth a couple of hours spent browsing the shops and looking at the sights.

Totnes is around 6 miles away and **Paignton** is around eleven miles away.

Plymouth is around 18 miles away.

Local Beaches include:

Broadsands Beach – around 13 miles away.

The red sandy beach rests between rock headlands and provides a safe sheltered area with parkland at the rear. The long promenade with its colourful beach huts provides a level walk to both ends of the beach. Its location also positions it as an ideal starting point for scenic coastal walks

Slapton Sands – around 13 miles away.

A long shingle beach with windsurfing, sailing and canoeing. Slapton Sands is also well known as the beach where many lives were lost during rehearsals for the D-Day landings in 1944.

Bigbury – around 13 miles away.

Bigbury, a small resort with excellent, large, beaches in a secluded position. Burgh Island, which you can walk to at low tide or get there on a large wheeled tractor.



Salcombe - is around 20 miles away.

An area of unspoilt natural beauty, so rich and varied, there is always something new to discover.

Salcombe is surrounded by tranquil countryside with a magnificent scenic coastline.

Golf Courses

Some of the local Golf Courses include:

- * Bigbury, Kingsbridge TQ7 4BB
- * Churston, Brixham TQ5 0LA
- * Dainton Park, Totnes Road, Newton Abbot TQ12 5TN
- * Dartmouth Country Club, Totnes TQ9 7DE
- * Dinnaton Club, Ivybridge, PL21 9HU
- * Torquay Club, Torquay TQ1 4QF
- * Thurlestone Club, Kingsbridge TQ7 2NZ

Other Attractions

Hatchlands Trout Farm, Rattery

Offering two stream fed lakes set in rural countryside
Rainbow, Brown, Golden, Brook and Triploid fish stocked daily, with fish averaging over 3lbs

Contact: Malcolm Davies on 01364 73500 or Email:
hatchlandsfarm@yahoo.co.uk

Open all year.

Woodlands Leisure Park, Dartmouth

All weather family fun park
www.woodlandspark.com

Paignton Zoo

Home to thousands of amazing animals and plants - always worth a visit.
www.paigntonzoo.org.uk

South Devon Railway

A wonderful steam railway experience between Buckfastleigh and Totnes
www.southdevonrailway.org

Pennywell Farm

A multi award winning Farm Activity Park
www.pennywellfarm.co.uk

Digger Land

Ride in or drive Dumper Trucks, Mini Diggers and Giant Diggers - great fun

www.diggerland.com

Location Map

Edeswell is set in 23 acres of beautiful rolling countryside in the heart of south Devon.

We are conveniently close to the A38 expressway that links the area to the M5, and Edeswell is only about 20 minutes from south Devon's famous and beautiful coast.



Directions - from the North

A38 - Devon Expressway
Ignore all signs for: Rattery.

Approximately 23 miles south of Exeter take the MARLEY HEAD junction. Follow the A385 sign posted towards Paignton and the Brown tourist signs to EDESHELL, which is half a mile on the right.

Directions - from the South

Ignore all signs for: South Brent.

Approximately 20 miles north of Plymouth take the MARLEY HEAD junction.

Follow the A385 sign posted towards Paignton and Brown tourist signs to EDESHELL, which is half a mile on the right.