

FOR SALE | FREEHOLD | UNENCUMBERED

Belton Woods Lodges

32 purpose built holiday properties set in beautiful mature woodland

With scope for further development, on the edge of Belton Woods Spa & Golf Resort, Lincolnshire.

An opportunity to take ownership of and develop further permanent holiday lodge accommodation in the heart of England.

**AVISON
YOUNG**



BELTON | GRANTHAM | NG32 2LN

Investment Summary

Belton Woods Lodges were originally built to complement De Vere's Belton Woods Hotel Spa & Golf Resort, which is now part of the QHotels Collection.

The lodges are now in separate group ownership, and are being offered to the market on an unencumbered freehold basis.



The lodges are not for sale individually, & are offered as a whole as detailed within this brochure.

- Stunning location - ideal for holidays and short breaks
- Purpose built permanent lodges
- A mixture of detached and semi-detached units
- Sleeping between 6 – 8
- Holiday use only (restricted under planning and covenants)
- Convenient access to the 4* Belton Woods Hotel facilities (local rates apply)
- Estimated annual net income of £1.2 - £1.3m (source - Landal Green Parks)
- Annual operating costs of circa £700,000 (source – Landal Green Parks)
- Considerable space and opportunity for additional lodge development (STP)
- 27.9 Acres / 11.29 Hectares (circa only 30% developed)
- Centralised administrative facility - Birch Lodge (leased from Belton Woods Hotel)



LOCATION

Grantham

Grantham is a historic market town located in the South Kesteven district of Lincolnshire, England. Nestled along the River Witham, it lies approximately 23 miles south of Lincoln and 25 miles east of Nottingham.

Grantham is renowned for its rich heritage, charming Georgian architecture, and its connection to notable figures such as Sir Isaac Newton, who was educated at The King's School, and former Prime Minister Margaret Thatcher, who was born in the town.

The town offers a blend of historical charm and modern amenities, featuring a bustling town centre, weekly markets, and attractions including the National Trust's Belton House, a grand 17th-century estate set in beautifully landscaped grounds which is less than 5 minutes from the Lodges.

Surrounded by scenic countryside and offering a gateway to the Lincolnshire Wolds and Vale of Belvoir, Grantham is a welcoming location for both residents and visitors seeking a mix of cultural interest, green spaces, and accessible urban life.

The town has excellent road and rail infrastructure links, being accessible from the A1(M) and also on the East Coast Mainline with direct and regular train services to London (Kings Cross), York, Leeds, Edinburgh and beyond.

The Resort

The wider Belton Woods Resort provides comprehensive leisure facilities including two 18-hole golf courses (Woods and Lakes), Elemis Spa, Health Club, three dining venues, and **136** hotel bedrooms and suites.

The hotel was awarded a **2025 Tripadvisor Travellers' Choice™ Award** for being in the Top 10% of Hotels Worldwide.



Situation, Access & Resort

Belton Woods Lodges are situated in a beautiful mature broadleaf woodland belt on the north west edge of **Belton Woods Hotel Spa & Golf Resort**, overlooking and adjacent to the 4* Resort's championship Woods golf course.

All the lodges benefit from picturesque and far-reaching southerly views across manicured fairways and greens, interspersed with mature planting and boundaries.

The Lodges are conveniently accessed via the hotel's main entrance, off the **A607**, with a restricted, secure private vehicular access through the woodland directly to the lodges for visitors.



The Lodges

The lodges are set out and positioned sympathetically in a linear style to provide privacy and tranquillity in the natural countryside woodland setting.

All benefit from separate parking (two vehicles per lodge) and ample circulation areas and spacing.

The development comprises three distinctive configurations of accommodation provision with each lodge set out over two levels as follows:

Lodge Type	Quantity	Sleeping	Sqm*	Lodge No. (Site plan)
Golf View 2	12	6	97	3/4, 5/6, 8/9, 14/15, 24/25, 26/27
Golf View 3	14	8	160	1, 2, 7, 10, 11, 12, 16-23
Woodland View	6	8	150	28-33

*Excluding balcony areas



• Golf View 2

A two storey semi-detached lodge accessed from the ground floor / upper level with an open plan living, dining and kitchen area that also benefits from a rear south facing balcony. Two bedrooms (both with ensuites) are located downstairs.

All lodges have 3 bathrooms.

Upper level:

- Entrance hallway with stairs to lower ground floor
- Cloakroom
- Bathroom – with shower and sauna
- Open plan living, dining and kitchen, with pull down bed
- Large south facing Balcony

Lower ground floor:

- Master bedroom with ensuite bathroom (shower and separate spa bath*)
- Twin bedroom with ensuite bathroom (shower)

Sleeps 6 – 97 sqm (+balcony)

(*not all lodge have spa baths and saunas)



• Golf View 3

A two storey detached lodge accessed from the ground floor / upper level with an open plan living, dining and kitchen area that also benefits from a rear south facing balcony. Two bedrooms (both with ensuites) are located downstairs.

A third bedroom is located on the entry level, down the hall from the open plan living/ entertaining area. All lodges have 3 bathrooms.

Upper level:

- Entrance hallway with stairs to lower ground floor
- Cloakroom
- Bathroom – with shower and sauna
- Twin bedroom
- Open plan living, dining and kitchen, with pull down bed
- Large south facing Balcony

Lower ground floor:

- Master bedroom with ensuite bathroom (shower and separate spa bath*)
- Twin bedroom with ensuite bathroom (shower)

Sleeps 8 – 160 Sqm (+ balcony)

(*not all lodge have spa baths and saunas)



• Woodland View

A two storey stone and timber built detached lodge with access from the ground floor / bedroom area with a large lobby. All three bedrooms (two with ensuites) are located with easy access and a staircase leads to an open plan living, dining and kitchen area at first floor that also benefits from a rear south facing balcony.

First Floor

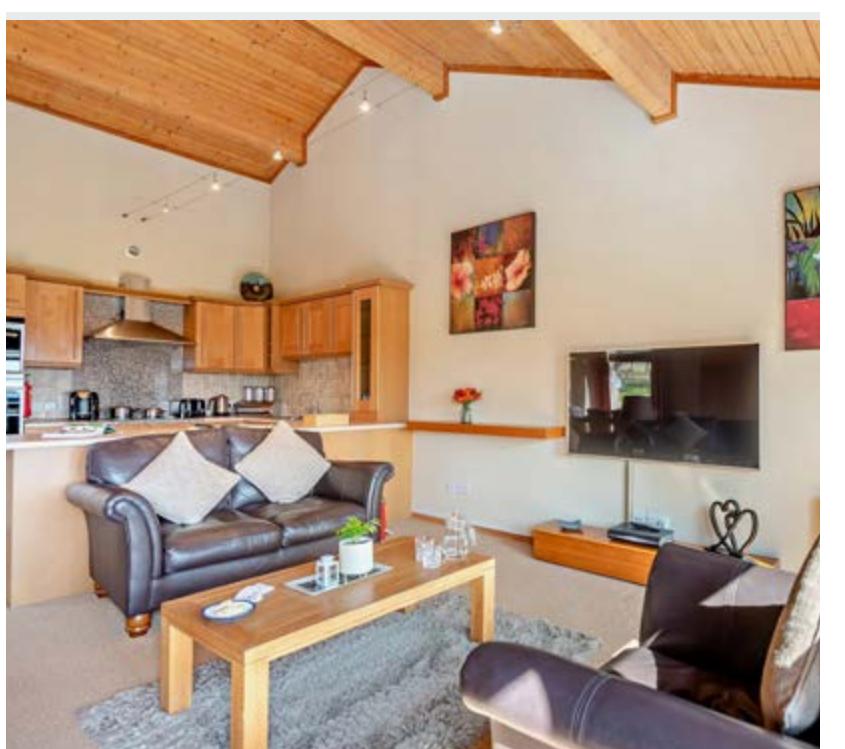
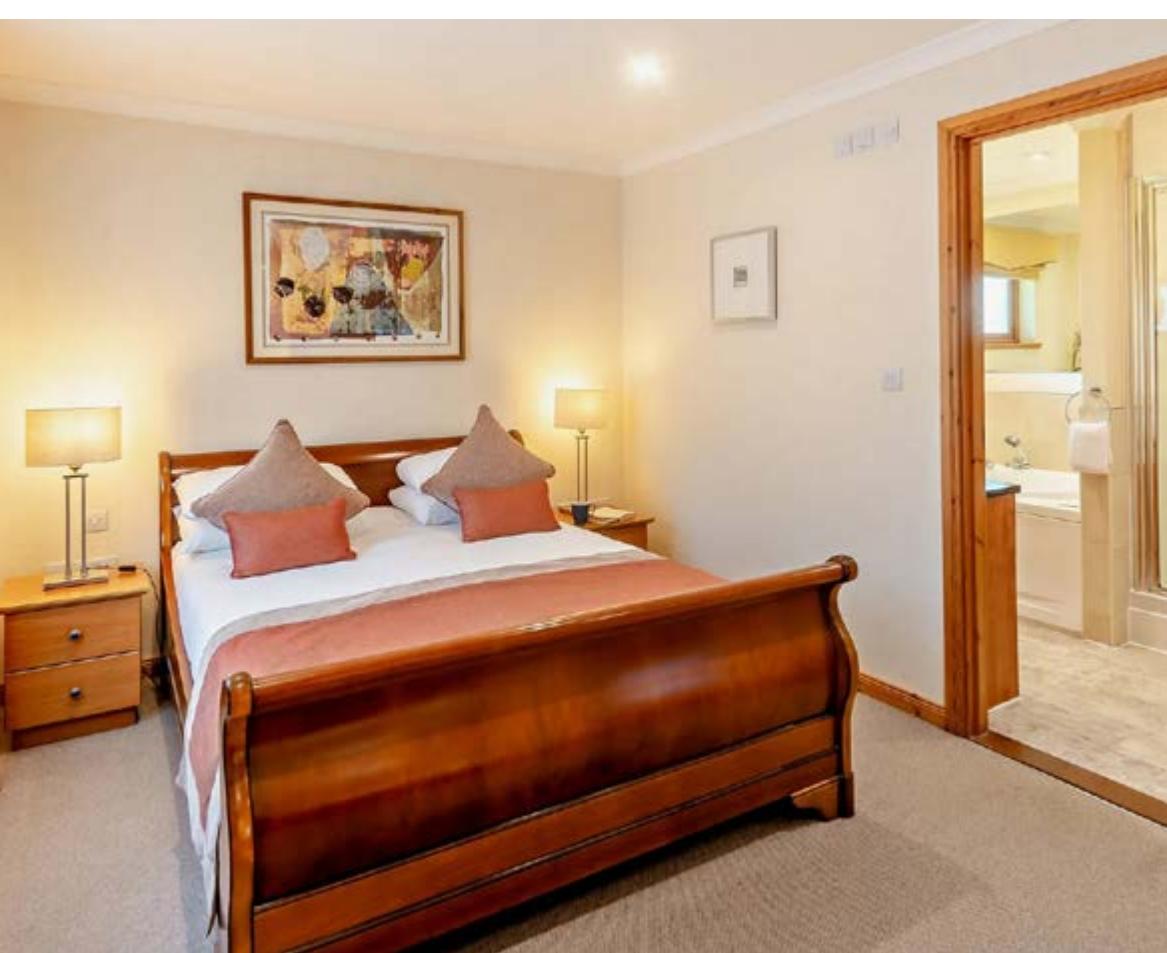
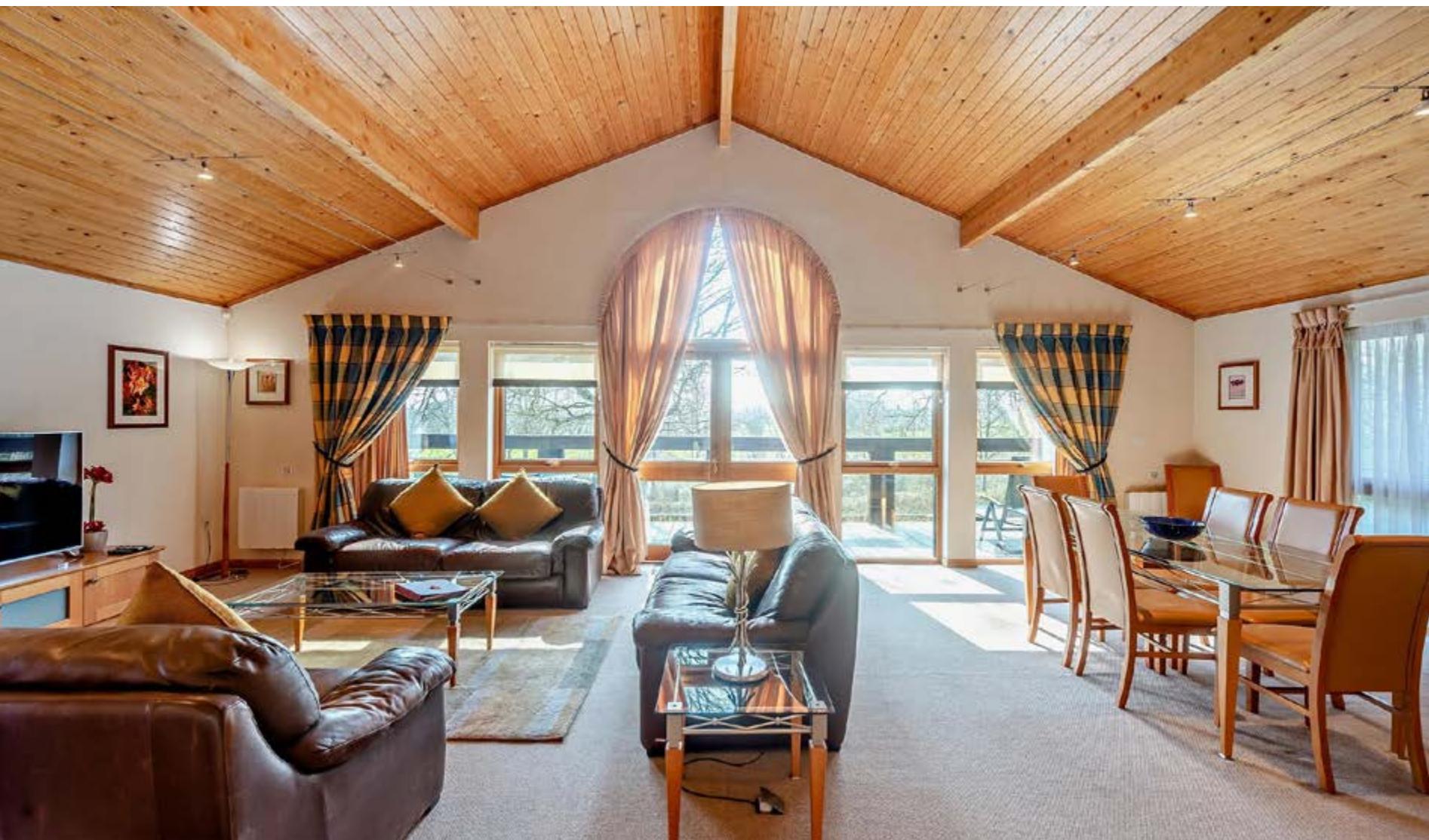
- Bathroom – with shower and sauna
- Open plan living, dining and kitchen, with pull down bed
- Large south facing balcony

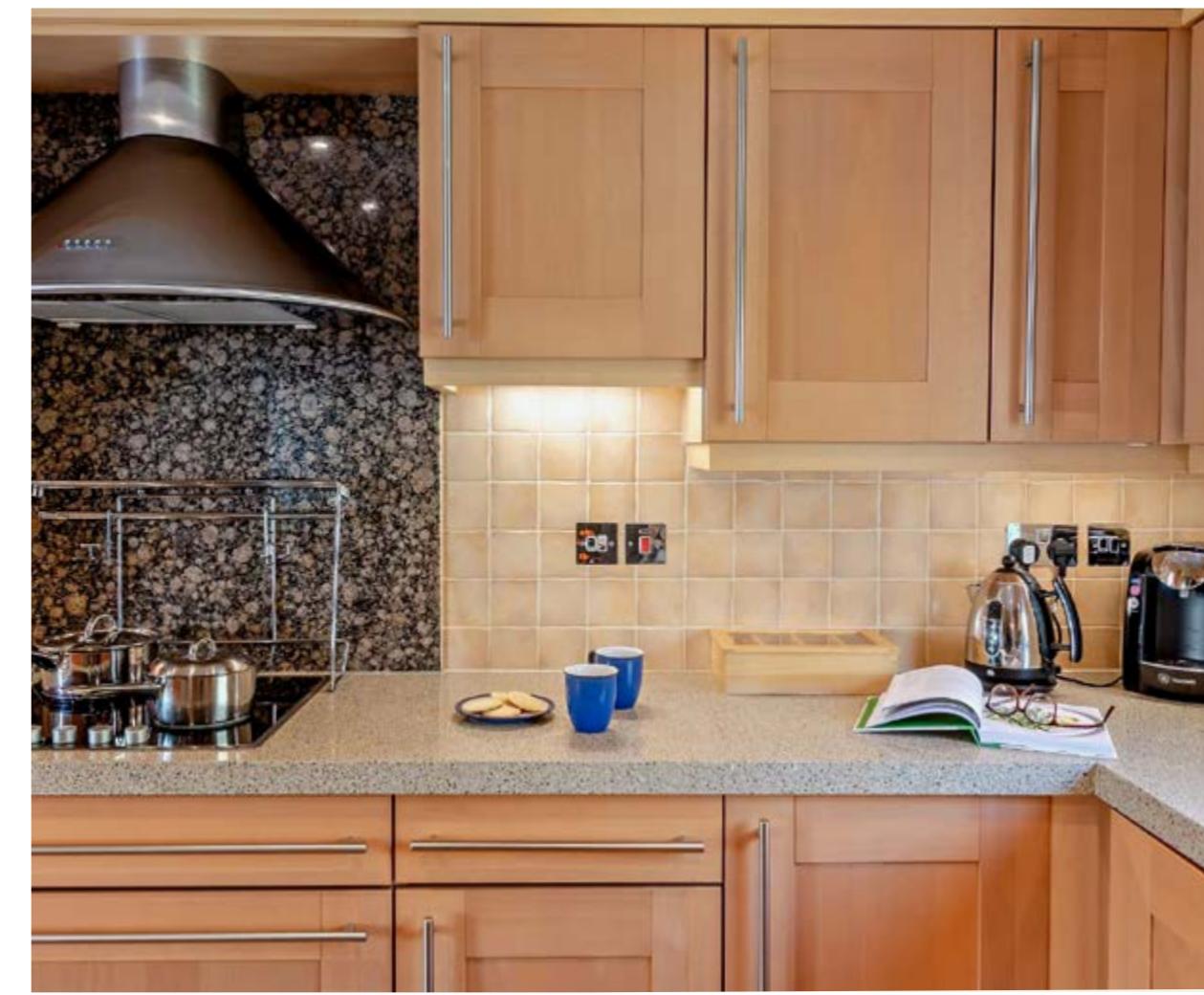
Ground Floor

- Entrance hallway with stairs to first floor
- Cloakroom
- Master Bedroom with ensuite bathroom (Shower and separate bath)
- Twin Bedroom with ensuite bathroom
- Twin Bedroom

Sleeps 8 – 150 Sqm (+balcony)

(*not all lodge have spa baths and saunas)





Finishes

All the lodges are finished to an excellent standard of holiday accommodation with a commensurate inventory of fixtures, fittings, equipment adequate for the purposes of short- and longer-term holiday lettings.

They all include well-specced kitchens with electric ovens, convention hobs and fridge freezers, comfortable soft furnishings throughout and fitted bathroom suites and saunas (in the majority of cases).

Service

🔌 Each lodge is connected to mains electricity (separately metered), water and drainage.

🌡 Heating and hot water is supplied by individual electric radiators throughout and immersion water tanks.

📶 Wifi is available throughout the development.

Ancillary & service accommodation

The development benefits from dedicated private additional parking for approximately 30 vehicles and a small general purpose service compound.

Birch Lodge

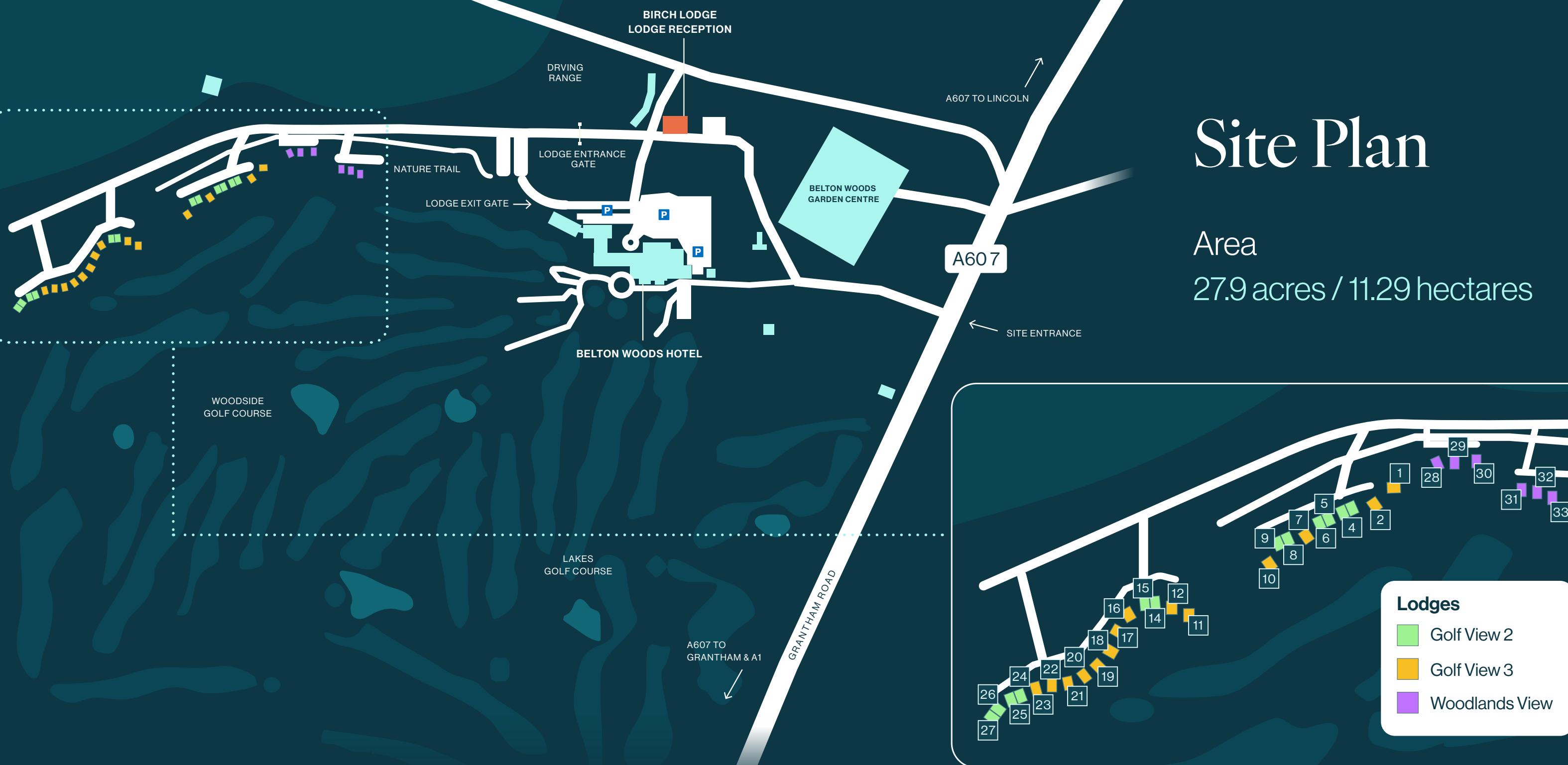
Not owned

The lodges are currently administered from this central facility which is rented from Belton Woods Resort on a short term basis. This provides a general visitor reception, management facilities, staff and meeting rooms.

Site Plan

Area

27.9 acres / 11.29 hectares



Development Opportunity

The entire freehold extends to over:

27.9 acres (11.29 hectares)

The existing development only encumbers approximately 30% (8.5 acres) of this and the wider site therefore affords significant opportunity for potential future sympathetic development and diversification (STP). The site has a precedent for the use, and is established.

Operational Overhead

The lodges are all currently managed centrally, within the existing ownership structure. This includes (non-exhaustive) management fees, housekeeping, maintenance, insurance, rates, water charges, factorial fees and sinking funds. Under the current operational structure the annual costs break down to approximately £20,800 per lodge*.

(*Y/E Dec 2024 - straight-line pro-rata allocation).

It is anticipated that under a new ownership and operational structure with open lettings, that the cumulative overheads would be at a similar level in the region of £700k* overall.

(*Landal Green estimates – inc. hot tubs).

Projected Income

The lodges are currently owned and let privately through an exclusive wider members club structure. As a consequence historic letting, occupancy and trading information is not available to prospective purchasers.

For the purposes of this sale we detail below estimates of the trading supplied by Landal Green Parks. (These are indicative estimates, and should not be relied upon).

Total Revenue	£1,282,000
Total Payroll	£312,000
Total Costs	£423,000
Profit	£547,000*

(*before commissions & based on lodges having hot tubs)

(Detailed projections are available to view in the date room)

EPC's

All lodges have achieved EPC ratings of E. Copies of individual certificates are available in the data room.

Rateable Value

£115,000 – Effective date 1 April 2023
Time Share Complex and Premises

Basis of Disposal

The lodge portfolio and development is for sale as one holding.
Offers are invited for the unencumbered freehold title of all **32 lodges**.

All the lodges will remain fully furnished with a full inventory to allow their immediate occupation and continued letting as holiday lodges.

Lodges are not available individually. Premium offers will be considered for smaller groups.

Birch Lodge – occupation of this lodge is by separate negotiation.

Local Authority

South Kesteven District Council

[Click here to access SKDC's website and planning portal.](#)

Learn more →

Guide Price

Offers in the region of: £5m

Data Room

Title information, income projections, operational overheads, EPC certificates, floor plans, and a suite of additional photos of the lodges is available in the data room which can be accessed through Avison Young.



Process

The sale of Belton Woods Lodges is by informal tender. All interested parties will be informed of the appropriate bidding process, deadlines and associated proforma information necessary to submit bona fide bids.

Viewings

It is anticipated that there will be a limited number of viewing days with access to a number of lodges available for prospective parties to inspect internally.

Please contact Avison Young for more information.



Further Information

Contact

All enquiries relating to this unique opportunity should be directed to:

Richard Baldwin MRICS

Director

Leisure Advisory

richard.baldwin@avisonyoung.com
+44 (0) 7920 824275

**AVISON
YOUNG**

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

- 1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- 2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- 3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- 4) All prices quoted are exclusive of VAT.
- 5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include.

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.



FOR SALE | FREEHOLD | UNENCUMBERED

Belton Woods Lodges

BELTON | GRANTHAM | NG32 2LN

avisonyoung.co.uk