



# Mulberry Lodge

[WWW.PROPERTY-VAULT.CO.UK](http://WWW.PROPERTY-VAULT.CO.UK)



01405 380 150  
[INFO@PROPERTY-VAULT.CO.UK](mailto:INFO@PROPERTY-VAULT.CO.UK)

# Table of Contents.

- 01** Table of Contents
- 02** General
- 03** Highlights
- 04** Features
- 05** The Mulberry
- 06** Gallery
- 07** Investment Opportunity
- 08** Local Area
- 09** Amenities
- 10** FAQs
- 11** Site Fees
- 12** Contact Details

*5\* Award Winning Country Park  
near Leeds, Baildon & Guiseley*

# General

Welcome to The Mulberry, a sanctuary of comfort & luxury tucked away in a tranquil, gated Country Park in West Yorkshire. Every detail has been meticulously crafted to create a home of unparalleled elegance.

Step inside to be greeted by vaulted ceilings and a flood of natural light. The open-plan lounge, with its soothing neutral tones, flows seamlessly into a cozy living space. Expansive patio doors lead to a private outdoor decking area, perfect for unwinding in the serene beauty of the Yorkshire Countryside.

The fully-equipped kitchen boasts top-of-the-range integrated appliances, ensuring a premium culinary experience. Situated on a large, private plot with a spacious driveway, this home offers both privacy and security. Beyond your doorstep, the Country Park offers a wealth of amenities.

The park's picturesque landscape creates a truly idyllic setting. You'll find a strong sense of community here and a place to forge lasting friendships with like-minded individuals, all while enjoying exceptional value without sacrificing style.

PAGE 02

*Viewings available now - call 01405 380 150 or [info@property-vault.co.uk](mailto:info@property-vault.co.uk)*



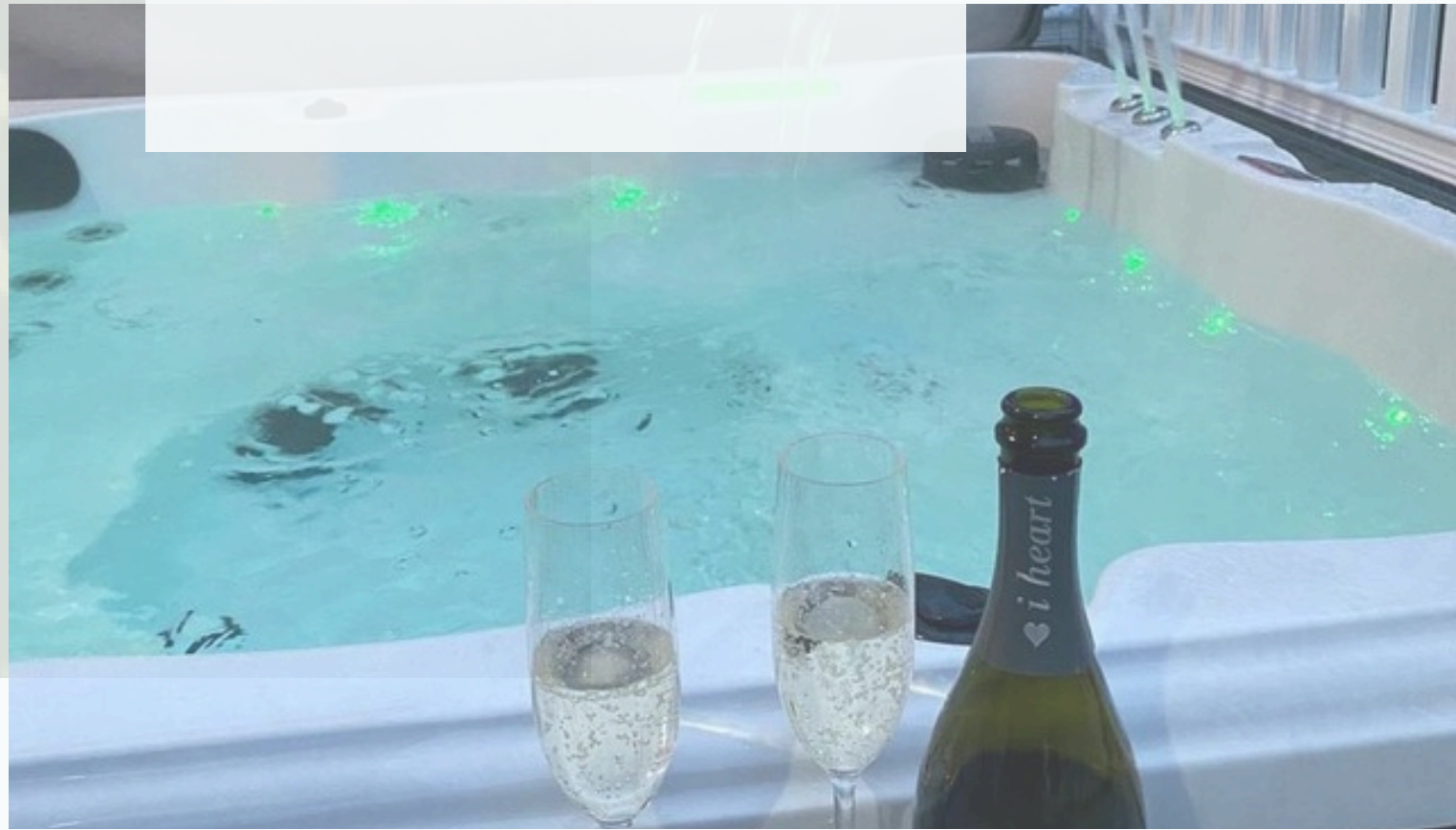
# Highlights

- Free Site Fees for 2025 & 2026 - Site Fees Fixed for 3 Years providing stability & peace of mind
  - 5\* Award Winning Country Park in West Yorkshire
    - Residential Specification BS3632
    - Have your Groceries, Post and Parcels delivered
- 2 Bedrooms & 2 Bathrooms – Beautifully Modern - Private Plot with Bushes to the Front & Fantastic Views over Baildon Moor - Walk in Wardrobe
  - Colour Changing & Jet Powered Hot Tub (optional extra)
  - Huge Veranda area Modern & Durable UPVC Composite Gated Decking
    - Car Park Facility
    - Pet Friendly Park
  - Stunning with all modern facilities for extra comfort and luxury
- Fully Furnished with Intergraded Appliances & Furniture even including Pots, Pans, Cutlery and so much more
  - All your grassed areas constantly maintained & beautifully landscaped across the Country Park
- Passcode Controlled Electric Gates, 24/7 Security, on site Reception, Site Manager, Maintenance Team & CCTV
  - Fibre Optic WIFI Integrated throughout
- Beautifully Landscaped Gated Country Park encompassed with beautiful Countryside, Streams & Becks
  - Perfect Investment (for Rental Income offering fantastic ROI) or Personal Use
    - Numerous Walks & Options to Explore
      - On site Pub & Restaurant
    - 20 mins to Leeds Bradford Airport
  - Central to Baildon, Bradford, Leeds, Otley, Keighley & Ilkley (Fantastic geographical location)
- Surrounded by the Stunning Yorkshire Countryside with Numerous Walks & Options to Explore many Local Amenities for all ages!





The  
Features.



Passcoded Electric  
Entrance Gate



Small Exclusive  
Private Country  
Park



Onsite Pretty Becks  
& Streams



Fixed Site Fees for  
3 Years



2 Bedrooms



Cost Effective  
Utilites



2 Bathrooms



Pet Friendly



Car Park Facility



Post, Parcel &  
Grocery Deliveries



Hot Tub (Extra)





# Mulberry Lodge

£89,950

*Picturesque Country Park*

The Mulberry offers a spacious yet intimate feel throughout. The interior is a symphony of calm, with carefully coordinated fabrics and natural furnishings that create a serene atmosphere, perfect for ultimate relaxation.

This model provides a truly contemporary, high-quality & luxurious ambiance, making it ideal for those seeking exceptional value without compromising on comfort or style.

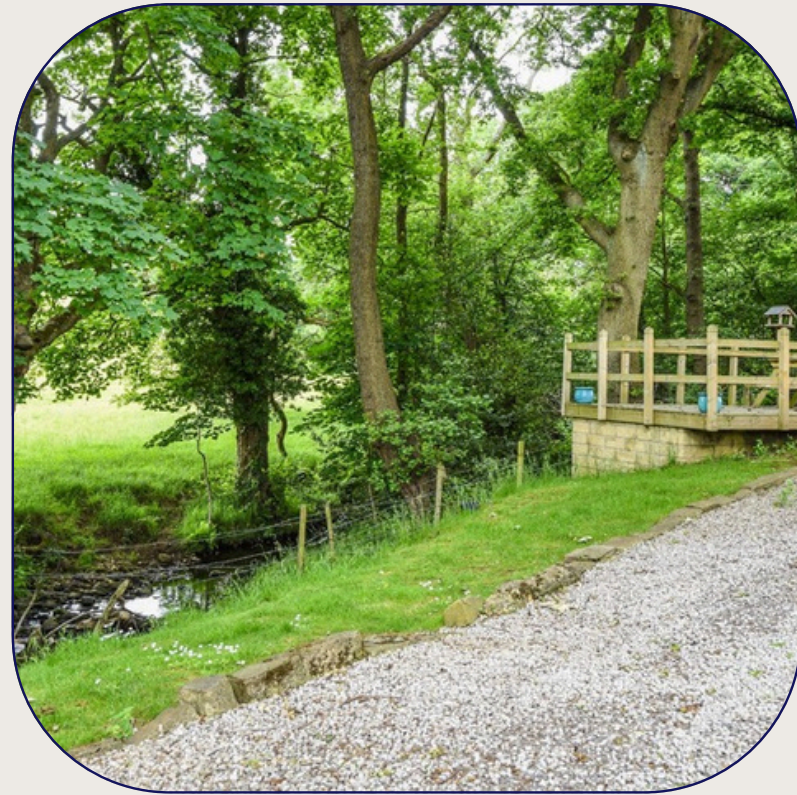
The modern, natural colour palette provides a fresh, clean aesthetic, while practical features such as generous lounge seating, a dedicated dining area and ample storage are seamlessly integrated throughout the design. This space allows you to fully immerse yourself in the natural beauty of the Yorkshire Countryside.

*Viewings available now - be quick this will not be on the market for long*





# Gallery





# Investment Opportunity

PAGE 07



An unparalleled investment opportunity awaits. By leveraging our Management Service at Property Vault, your lodge can become a highly lucrative asset, generating a substantial weekly income of £1,000 or more.

This passive revenue stream can effectively offset ownership costs or serve as a robust, standalone business venture. Our professional management service handles all aspects, including guest acquisition, check-in, and housekeeping, ensuring a seamless, high-yield investment with a remarkable return on investment (ROI). This presents a unique chance to establish a profitable rental business and secure a consistent cash flow.



## Great Location.

An ideal location with amenities for all ages, making for a prime investment for outstanding rental returns.



## Great Returns.

A very lucrative business model, consistently deliver fantastic rental returns, ensuring a highly profitable investment.



## Full Management

Enjoy the flexibility of a fully managed service or the option to handle rentals yourself.



*Close to Leeds, Baildon & Guiseley*

# Local Area

Set within picturesque West Yorkshire countryside. The Country Park offers the ideal place to relax in tranquil and secure surroundings with views over the Yorkshire Rural landscape.

With acres of stunning meadow views surrounded by great walks on the doorstep; this Park is the ideal location to relax and enjoy time with those closest to you. Start your new lifestyle today!

In one of the most attractive locations in England, set within a comfortable drive of the famous Yorkshire Dales National Park. If you are searching for Luxury in the heart of Yorkshire, this modern Country Park is perfect for you!

Take your pick from City, County or Coast, the surrounding area at the Country Park has it all! It's the perfect location to explore everything the diverse counties of Yorkshire have to offer from woodlands & waterfalls to cosmopolitan city shopping & quintessential market towns, to seaside towns, bays & beaches all within a car journey. You're spoilt for choice at how to spend your days with fantastic amenities within a short distance of the Country Park, you are within easy reach of some of the UK's most stunning cities and landscapes.



Doctors



Shops



Bars



Walks



Restaurants



# Amenities

## *Coast & Countryside*

- North Yorkshire Moors National Park: Within a comfortable driving distance.
- Seaside Destinations: Close to Whitby, Scarborough, Bridlington, Filey & Robin Hood's Bay.
- Natural Beauty: near Harewood House, Roundhay Park, Temple Newsam & Kirkstall Abbey.

## *Attractions & Activities*

- Local Swimming Pool, Gym & Spa
- Family Fun: Tropical World, Tumble Town Adventure Play and The Grand Theatre & Opera House.
- Culture & History: Royal Armouries Museum, Bingley Five Rise Locks

## *Shopping & Amenities*

- Shopping: Victoria Quarter Leeds, Harvey Nichols, Leeds Market Corn Exchange & nearby supermarkets such as Waitrose, M&S & Sainsbury's with delivery options.
- Services: Local doctors, Hospital, Dentist and other essential services are available.



*The surrounding area offers something for everyone*







### *How can I reserve?*

You can reserve with a deposit of just £1000 this takes it off the market & means no further viewings will be conducted on it & any other scheduled viewings will be cancelled. We would encourage you to book a viewing at your earliest convenience to avoid disappointment, for **Exclusive Offers & Discounts reference “Property Vault” on enquiry & at viewing.** Alternatively, you can pay the full balance in one sum, to purchase in its entirety (see below). There is no stamp duty to pay on your purchase.

---



### *How do I purchase?*

A Sales Agreement / Ownership Document is completed you then transfer the purchase price minus the deposit. There is no lengthy Solicitors Conveyancing process involved with purchasing a Lodge, it is as easy as buying a car. The Park will run through both the Agreement, Licence & Park Rules with you, once you are happy, you will sign the Agreement & Licence, together with the exchange of funds, you are given your keys and can stay over that very same night, the Lodge is fully furnished even including Pots, Pans, Cutlery so you just need to bring your clothes.

---



### *Can I sub-let?*

Yes of course - Renting out your Lodge when you are not using it, is a fantastic way to let it pay for itself, with earnings of £1000+ per week, you can earn a very lucrative income. We offer a Management Service here at Property Vault which takes care of sourcing all guests, checking them in and housekeeping. Alternatively, you may wish to purchase with the sole intention of using it as an Investment Business Opportunity to earn you continual cash flow, which creates a fantastic Rental Business for you and incredible ROI!





*Free Site Fees for 2025 & 2026 - Site Fees Frozen for 3 Years providing stability & peace of mind*



PAGE 11

## Site Fees

### *What are site fees?*

This is an annual fee & it goes towards the maintenance of the park and your use of facilities. The Park works hard to maintain the communal areas of the Country Park to ensure that it remains clean and beautifully presented, the fees help to cover the running costs that are involved. Site Fee £3995 - this includes

11 Month Park  
Grass Cutting & Landscaping (Grounds kept immaculate)  
No Stamp Duty to pay  
Passcode Controlled Electric Gates  
24/7 Security  
On site Reception  
Site Manager  
Maintenance Team  
CCTV  
Waste removal  
Water & Drainage  
Car Parking Facility



# Book your Viewing today

PAGE 12



Phone

01405 380 150



Email Address

[info@property-vault.co.uk](mailto:info@property-vault.co.uk)



Website

[www.property-vault.co.uk](http://www.property-vault.co.uk)