

# Dorchester 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)

# Highlights

- Free Site Fees until 2027
- 5\* Award Winning Country Park near York with 5\* On Site Facilities - 12 Month Country Park (365 days of the Year)
- Residential Lodge (BS3632)
- Have your Groceries, Post and Parcels delivered
- BRAND NEW LODGE - Fantastic Brand New Private & Exclusive Development of ONLY 10 Luxury Lodges - Be quick & secure your favourite Plot
- First come First Serve - Luxury Lakeside Plot with Brand New Driveway and Tarmac - 2 Bedrooms & 2 Bathrooms - Walk in Wardrobe
- FREE Park Shuttle Bus to Local Pub / Town
- Colour Changing & Jet Powered Hot Tub (extra)
- Huge Veranda area Modern & Durable UPVC Composite Gated Decking & Driveway to the side (plenty of space for 2 cars)
- 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
- Full Central Heating with Piped Gas (no need for Gas Bottles)
- All your grassed areas constantly maintained & beautifully landscaped across the Country Park
- Passcode Controlled Electric Gates, 24/7 Security, Maintenance Team & CCTV
- Fibre Optic WIFI Integrated throughout
- Beautifully Landscaped Gated Country Park encompassed with Lovely Streams & Little Bridges
- Multiple Stunning Fully Stocked Fishing Lakes on site with Picturesque Water Fountains
- Perfect Investment (for Rental Income offering fantastic ROI) or Personal Use
- Stunning 9-hole 18-card Golf Course (on site) with FREE Annual Golf Membership & on site Golf Shop
- On Site Modern Male & Female Locker & Changing / Shower Rooms (Inc Hairdryers)
- Award Winning Bar, 5 Star Restaurant & Shop (on site)
- FREE Direct Food Delivery from on site 5 Star Restaurant
- Indoor Comfy & Relaxed Seating Area with Log Burner Fire & Many Outdoor Picnic Areas & Outdoor Seating Terrace next to the Bar
- Driving distance to York, Flamingo Land, Knaresborough, Harrogate & the Coast, Close to York City Centre / Fantastic geographical location
- Surrounded by the Stunning Yorkshire Countryside with Numerous Walks & Options to Explore many Local Amenities for all ages!

# Dorchester

Solely For Sale by Property Vault Estate Agents - Viewings by Appointment Only (available 7 days per week inc evenings)  
- Call 01405 380 150



Spacious Plot



Great Price.



Great Size.

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.

£124,950

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

# Key Features

01

## 2 Bedrooms

Spacious bedrooms: option to convert one bedroom to a dedicated home office/ walk in wardrobe to suit your needs



02

## 2 Bathrooms (Inc Shower & Bath)

Main Bathroom & ensuite



03

## FREE Sites Fees until 2027

See later in the Brochure for Site Fees explained & what's included



04

## Post & Parcels Delivered



04

## Beautiful Tranquil Location

Only 20 mins to York & 5 mins to Local Town (inc shops, pubs, doctors and dentist)



05

## Fantastic Property & Plot (with Large Double Drive)

BRAND NEW LODGE - Fantastic Brand New Private & Exclusive Development of ONLY 10 Luxury Lodges - Be quick & secure your favourite Plot - First come First Serve - Luxury Lakeside Plot with Brand New Driveway and Tarmac - 2 Bedrooms & 2 Bathrooms - Walk in Wardrobe



06

## Bar, Restaurant & Shop on site

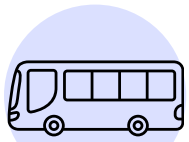
Have a meal brought to your door from the on site restaurant - delivery free!



06

## Onsite Bus

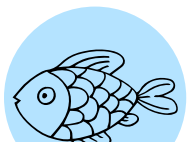
There is an onsite bus which can take you into the local area



07

## Multiple Fishing Lakes

Stocked with a variety of species, Carp (including specimens reaching over 20lb), as well as others



07

## Golf Course on site

Features a 9-hole parkland course that is often played as an 18-hole round (using two loops).



*Residential Lodge (BS3632)*  
*5-Star Award-Winning Country Park near York*  
*• Premium Facilities • All Year*

**Solely For Sale by Property Vault Estate Agents - Viewings by Appointment Only (available 7 days per week inc evenings)**  
**- Call 01405 380 150**

A sanctuary of comfort & luxury tucked away in a tranquil, gated Country Park near York. 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.

Enjoy a round on the on-site golf course or relax at the restaurant and bar. The park's picturesque landscape features serene streams, beck & beautiful Fishing Lakes with fountains, creating 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.

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

# Dorchester Lodge



## Exterior / structure

- Premium aluminium cladding - standard colour Mist Grey
- Energy efficient Graphite PVCu double glazed windows and doors
- Fully galvanised chassis
- Under canopy lights
- Double sliding patio doors

## Interior features

- Central heating system featuring high-efficiency combi boiler
- Brushed chrome sockets and USB outlets

## Lounge

- Freestanding sofas including one with fold-out sofa bed
- Scatter cushions
- Footstool
- Mirror
- Media unit with TV point

## Dining area

- Freestanding dining table and upholstered chairs

## Kitchen

- Integrated microwave
- Integrated 70/30 fridge-freezer
- Gas oven/grill with separate gas on glass five burner hob and glass splashback
- Extractor fan
- Integrated dishwasher
- Large pantry cupboard

## Main bedroom

- King-size bed with upholstered headboard and lift-up storage system
- Walk-in wardrobe
- Bedside cabinets
- Mirrored dressing area with LED backlight
- Wall mounted TV point

- Coordinated bedding pack
- Ensuite bathroom
- Bedside lamps

## Twin bedroom(s)

- Single beds with upholstered headboards
- Bedside cabinet
- Beside lamp
- Wardrobe
- Dressing table with mirror and stool
- Wall mounted TV point
- Coordinated bedding pack

## Family shower room

- Shower enclosure with thermostatically controlled shower
- Dual flush WC
- Wash basin
- Mirrored cabinet with LED backlight

# Investment Opportunity



An unparalleled investment opportunity awaits. By leveraging the on-site Rental Management Service, your lodge can become a highly lucrative asset, generating a substantial weekly income of £1,000+ (with nightly rate of £250).

This passive revenue stream can effectively offset ownership costs or serve as a robust, standalone business venture. The 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.



*York City Centre:*

*20 minutes away, featuring historical streets,  
The Shambles, York Minster & Betty's Tea Room.*

# Local Area

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

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 UKs 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: Dalby Forest, Kirkham Abbey, Burnby Hall Gardens, The Yorkshire Arboretum and scenic public footpaths.

## *Attractions & Activities*

- Local Swimming Pool, Gym & Spa
- Family Fun: Flamingo Land Resort, Yorkshire Wildlife Park, York Dungeons & York Maze.
- Culture & History: Eden Camp Modern History Museum, Castle Howard, Scampston Hall & Yorkshire Air Museum.

## *Shopping & Amenities*

- Shopping: Fenwick's and Brown's Department Stores, Old Town Sunday Markets & 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*



# FAQs



## *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. The Country Park even offer an onsite Rental Management Service 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 until 2027

Enjoy peace of mind, first-class facilities  
and a beautiful setting all year round.

*A better way of life.*



## 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 £4050** - this includes 12 Month Park (365 days of the Year)



Grass Cutting & Landscaping  
(Grounds kept immaculate)



No Stamp Duty to pay



Passcode Controlled Electric Gates



24/7 Security



Maintenance Team



CCTV



Waste removal



Water & Drainage



Car Parking / Drive Facility  
(to the side)



**FREE**

Annual Golf  
Membership



**FREE**

Direct Food Delivery  
from on-site  
5 Star Restaurant



**FREE**

Access to all  
Fully Stocked Fishing  
Lakes on site  
(exclusive use)



**FREE**

Park Shuttle Bus  
to Local Pub / Town



**FREE** Annual Golf Membership



**FREE** Direct Food Delivery from on-site 5 Star Restaurant



**FREE** Access to all Fully Stocked Fishing Lakes on site (exclusive use)



**FREE** Park Shuttle Bus to Local Pub / Town

ENJOY MORE. WORRY LESS. LIVE HERE.

*A better way of life.*



SAFE



BEAUTIFUL



WELCOMING  
COMMUNITY

Peace, security and first-class  
facilities all in one exceptional  
country park setting.

# Book your Viewing today

Lodges advertised by us are solely For Sale by  
Property Vault Estate Agents  
Viewings by Appointment Only (available 7 days per week inc evenings)



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)