



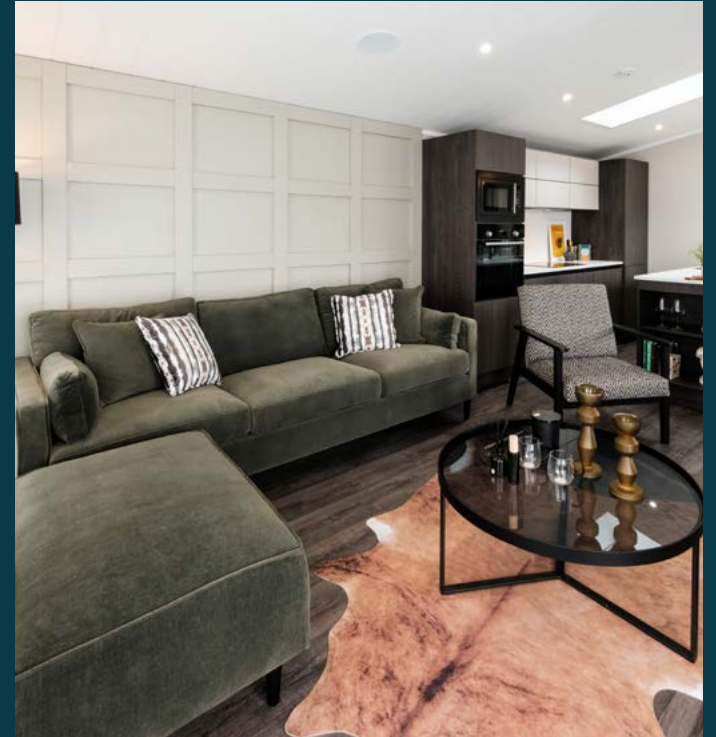
Lodge Retreat Ownership

THE YORKSHIRE SPA RETREAT WAY

DISCOVER OUR UNIQUE OWNER PROGRAMS...



Luxury Lodge
Owner Programs
from
£34,380*
Save £103,140*
1/4 SHARE




Yorkshire
SPA RETREAT



Your New Luxury Lifestyle awaits...

If you love the services of a luxury hotel, but prefer a more private and personalised holiday, our Owner Programs are the perfect way to experience the luxury lodge ownership lifestyle in the stunning Yorkshire countryside...

A unique and innovative way to own a luxury lodge, our exclusive Owner Programs are a smart alternative to full-time ownership, with hassle-free lodges, that are maintenance-free, and offer an Owner Program that reflects the amount of time our owners visit their lodge.

Enjoy quality time in your lodge, with the flexibility to explore other leisure pursuits throughout the year, whilst we take care of every aspect of managing and maintaining your retreat lodge.

Created to help our owners achieve a more balanced lifestyle, our Owner Programs allow you to own a share of a luxury lodge, enjoying all the benefits of our stunning retreat location and facilities, at a fraction of the cost of traditional holiday home ownership. And, without the uncertainty of holiday availability, you always have the peace of mind that your accommodation is ready and waiting for your next visit.





Invest in you and your family

At the Yorkshire Spa Retreat, we understand that well-being means different things to different people, that's why we've developed a retreat with a range of facilities, and activities, to promote your mental and physical well-being...

Enjoy a luxury spa retreat lifestyle that allows you to maximise your leisure time throughout the year. Our Owner Programs are personally managed for you and packed with exclusive benefits. Designed to help our owners dedicate that all-important time for rest and relaxation, spending time with friends and family, enjoying nature and the great outdoors, and providing a more balanced lifestyle and sense of wellness.

Whenever you feel the need to relax and recharge, or get together with friends and family, your luxury lodge will be prepared personally for you. With our team on hand to help with your bookings, itinerary, and everything in between, you'll enjoy an amazing stay, every stay. Then when you are ready to say goodbye, you can just pack up and go, safe in the knowledge that your next break is already in hand.

Never miss out on your next adventure

Your retreat program awaits

STAY



The right luxury lodge for you

Our luxury lodges are the perfect setting for a Yorkshire getaway, arrive anytime to enjoy the highest standard of accommodation, all prepared to your exacting standards.

- Luxury Lodge with stylish open-plan living
- Including all appliances - TV's, Sound System, Wi-Fi
- Fully Equipped Kitchen
- Sumptuous soft furnishings
- Dedicated car parking
- Glass decking system with outdoor furniture and kitchen
- Kamado Joe Barbeque
- Electric Pergola, with screen.
- Hot Tub & Pet-Friendly
- 12 months season

UNWIND

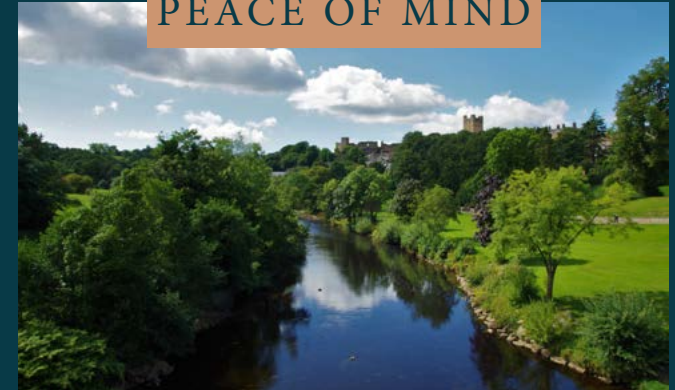


Relax with friends and family

With everything taken care of, all you need to do is arrive and unpack your bags. We'll organise everything you need for every visit so you can simply relax in your home with friends and family.

- Luxury Spa Retreat access including our Sauna, Steam Room & Salt Chamber
- Use of our Wild Swim Pond and Hydrotherapy Pool
- Meditation areas, Spa Dome Lounge & Bar*
- Spa therapy rooms and treatments available*
- Dine at The Dome Restaurant & Bar*
- Ownership benefits across the park facilities
- E-Bike Hire & Land Rover Experiences*
- Abundance of local Restaurants, services & attractions
- Good transport links

PEACE OF MIND



Hassle-free luxury lodge ownership

With no maintenance or upkeep to worry about, from popping on the heating to making a reservation in your favourite restaurant, we'll take care of it all.

- Dedicated Owner Experience Manager
- Luxury lodge accommodation with private parking
- Fully flexible Owners Online Booking System
- Concierge Service throughout
- Park security and CCTV
- Bed, linen, and cleaning service for every stay
- External cleaning and gardening included
- Maintenance-free, repairs and parts included
- Accommodation insurance and utilities included.

*Terms and conditions apply. Spa Treatments, Land Rover Experiences, and E-Bike Hire are available at an additional charge.

5-Star Owner Experience

Our owners enjoy an exclusive, hotel style concierge service on park. A uniquely personal service, with everything taken care of, allowing you to focus on your rest and relaxation...

Each owner has a dedicated Owner Experience Manager to look after your requirements throughout the year, from the personal preparation of your lodge, to booking local restaurants or attractions during your stay, or helping you with our easy owner booking portal.

Our friendly retreat team will get to know you, and your preferences, to ensure your luxury lodge is personally prepared for every stay. This is a more personal approach to holiday home ownership, with 5-Star service and standards, but with a fraction of the costs.



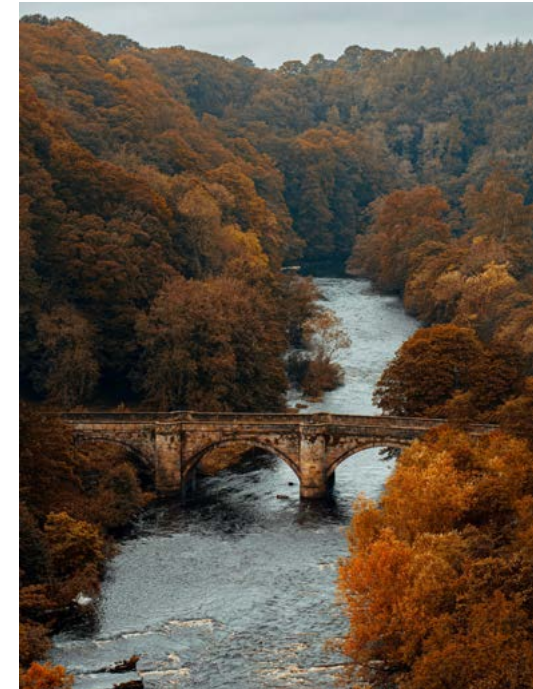
Tucked away in the Yorkshire Countryside

Located between Nawton, and infamously popular village of Harome, our retreat is just a stones throw from the market town of Helmsley. Set within an oasis of tranquillity, our owners can relax and unwind on park, whilst enjoying the splendour of the Yorkshire Moors countryside...

We're proudly located in the idyllic setting of North Yorkshire, where 40% of the area is made up of captivating national parks. Within driving distance of the Yorkshire Spa Retreat, you can experience and enjoy Castle Howard, Rievaulx Abbey, the town of Helmsley and the infamous Yorkshire Moors and Howardian Hills.

Enjoy countless country walks near the retreat, and if you fancy a truly relaxing day, our Land Rover experiences are on hand to provide fun days out to the many local events and attractions on our doorstep. There's always lots to explore in the local area.

- Explore local towns and villages including Helmsley, Pickering and Malton
- Experience an abundance of local history, stately homes and gardens at Castle Howard, Byland Abbey and Rievaulx Abbey
- Enjoy the infamous Howardian Hills and walking trails across the North York Moors
- Get active with local fishing, golfing, water sports, hiking and cycling trails
- Find something unique at the Helmsley Arts Centre and artisan shops





Our Owner Programs explained...

With over 25 years in creating holiday ownership experiences, we've launched our unique Owner Programs with an ownership package that reflects the amount of time our owners use their holiday home - allowing you to pay for only the nights you stay in your lodge.

We know that our holiday home owners aspire to stay in their holiday homes all year round, but then the reality of life sets in; available time away from work, interests in other leisure activities, visits to family and friends... it all adds up to time away from your holiday home. That's why we created our Owner Programs ...


We understand that holiday lodge ownership in the UK comes with limitations on usage, requiring owners to bear the full financial responsibility despite being able to use their lodges only for a portion of the year. Our research indicates that the average holiday lodge owner utilises their accommodation for approximately 55 nights annually. Some Holiday Parks even close during certain periods, further limiting the accessibility of lodges. At Yorkshire Spa Retreat, our unique ownership model offers you a ¼ share of a lodge, significantly reducing the initial capital investment while providing the opportunity to enjoy 70 nights within our extended 12-month season. By becoming an owner at Yorkshire Spa Retreat, you not only save on upfront costs but also gain the flexibility to pursue various leisure activities throughout the year, complemented by exclusive owner benefits within our park:



- Luxury accommodation with everything included from TV's and appliances, to bedding, linen and furniture
- Ample availability to stay in your lodge throughout the year
- Secure your owner bookings 1 year in advance, or book with up to just 48hrs notice
- Simple 3, 4, 7, 10-night booking options via our owner booking portal
- Access to all retreat facilities including the Luxury Spa, Wild Swim Pond, Hydrotherapy Pool, and Thermal Rooms, along with The Dome Restaurant and Bar.
- Hassle-free with no holiday home maintenance, cleaning, utilities or upkeep costs, simply enjoy your holiday home and leave the rest to us!
- Luxury hotel suite service; we will personally manage your requirements throughout the year, from the preparation of your lodge, to booking local restaurants or attractions
- Enjoy your luxury lodge lifestyle with your family and friends, and your pets – our retreats are pet friendly too
- 7-12 year ownership program with the ability to resell at any time throughout the length of the tenure.

*All our lodges are pet friendly, with Hot Tubs available on selected.

Holiday Home Ownership - financial guideline

ANNUAL COST EXAMPLE...	STANDARD HOLIDAY HOME OWNERSHIP	YORKSHIRE RETREAT OWNERSHIP	
LUXURY 40x14FT HOLIDAY HOME 2023 Lakewood lodge, 2 bedrooms, with external garden, kitchen, pergola and decking system.	£137,520	£34,380	
OWNER NIGHT ALLOCATION	-	70 nights	
ANNUAL UPKEEP COSTS (Repairs, Maintenance, Cleaning, Laundry, Hot Tub costs)	£2,000/YR	Included annually	
ANNUAL UTILITIES COSTS (Average cost for Gas, Electricity, Insurance etc.)	£1,000/YR	Included annually	
SITE FEES/SERVICE CHARGE	£4,500/YR	£3,950	
TOTAL ANNUAL RUNNINGS COSTS COMPARISON	£7,500	£3,950	

FINANCIAL COMPARISON OVER 7 YEARS...	STANDARD HOLIDAY HOME OWNERSHIP	YORKSHIRE RETREAT OWNERSHIP	OWNERSHIP DIFFERENCE
INITIAL OUTLAY	£137,520	£34,380	-£103,140
ANNUAL COSTS (Upkeep, utilities, site fees)	£7,500	£3,950	-£3,550
TOTAL 7 YEAR COST (Initial outlay + annual site fees)	£190,020	£62,030	-£127,990
EXPECTED RESALE ASSET VALUE AT 7 YEARS (less 15% commission + VAT)	£56,580	£14,145 (Ownership share)	-
NIGHTLY COST COMPARISON (Per night rate – based on 70 nights usage per year)	£272.33	£97.72	-£174.61

Please note: all example pricing, as shown in our financial guideline, relate to a 40x14ft Holiday Home 2023 Lakewood lodge, 2 bedrooms, with external garden, kitchen, pergola and decking system. All prices are correct at the time of publishing (March 2023).

Lodge Retreat Ownership at Yorkshire Spa Retreat ...

Own a share in a luxury lodge for a fraction of the cost, at our brand-new, award-winning Yorkshire Spa Retreat, near Helmsley, North Yorkshire.

A UNIQUE LODGE OWNERSHIP PROGRAM

The flexible alternative to full ownership

1/4 Share Owner Program for 70 nights usage*

Pay only for the time you stay, with the freedom to enjoy other leisure pursuits

Enjoy luxury hotel-style service with luxury linen and soft furnishings

Unique booking system with complete flexibility

Concierge service throughout with full Spa access

Fully managed - Maintenance and Hassle-Free

All utilities and insurance included

Luxury Lodge
Owner Programs
from
£34,380*
Save £103,140*
1/4 SHARE

Explore our Owner Programs...

THE
Brambles

THE
Elders

THE
Mulberries

THE
Damsons



Book your VIP Retreat Tour

THE Brambles

1/4 SHARE
from
£34,380*
Save £103,140*



*T&Cs apply. Price based on a 70 night ownership package.



4m x 4m
Pergola



Outdoor
Entertainment
Area



Firepit



BBQ



Superfast
Wi-Fi

OWNER PROGRAM 1

2023 Lodge | 42' x 14' | 2 Bedroom

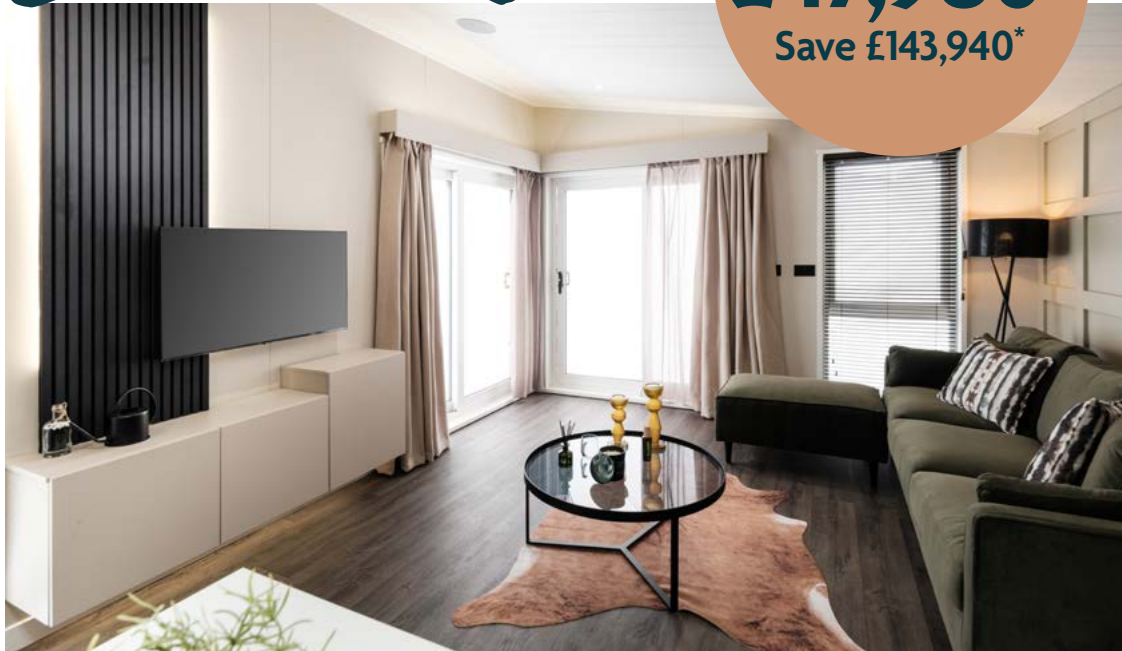
Cosy and comfortable, with lots of modern features, this beautiful lodge has everything you need for an enjoyable stay.

- Contemporary Open Plan Design
- Residential Specification
- Hotel Suite Style with Luxury Linen & Soft Furnishings
- Outdoor Entertainment Area with Pergola, Decking, Furniture, Kitchen & BBQ
- **Luxury Spa Access**
- **Ownership Benefits across Park Facilities**
- **Unique Fully Flexible Booking System**

Book a private viewing

THE Elders

1/4 SHARE
from
£47,980*
Save £143,940*



*T&Cs apply. Price based on a 70 night ownership package.

OWNER PROGRAM 2

2024 Lodge | 44' x 14' | 2 Bedroom

With luxury features combined with modern living, this spacious luxury lodge has an open-plan design and is perfect for socialising with family and friends.

- Single Slope Roof Lodge Design
- Contemporary Open Plan Design
- Waterfront location with Hot Tub
- Residential Specification with King Size Master suite
- Hotel Suite Style with Luxury Linen & Soft Furnishings
- Outdoor Entertainment Area with Pergola, Decking, Furniture, Outdoor Kitchen, Firepit & BBQ
- **Luxury Spa Access**
- **Ownership Benefits across Park Facilities**
- **Unique Fully Flexible Booking System**



Waterfront
Location



6m x 4m
Electric Pergola



Outdoor
Entertainment
Area



Firepit



BBQ



Outdoor
Hot Tub



Superfast
Wi-Fi

Book a private viewing

THE Mulberries



1/4 SHARE
from
£57,580*
Save £172,740*



*T&Cs apply. Price based on a 70 night ownership package.

OWNER PROGRAM 3

2023 Lodge | 40' x 20' | 2 Bedroom

Inviting and comfortable, with lots of modern features, this beautiful twin lodge is 20ft wide creating an extraordinary living space.

- Spacious open-plan living space
- Waterfront location with Large Hot Tub
- Outdoor Entertainment Area with 6m x 4m Electric Pergola, Decking, Furniture, Outdoor Kitchen & BBQ
- Residential Specification
- Hotel Suite Style with Luxury Linen & Soft Furnishings
- **Luxury Spa Access**
- **Ownership Benefits across Park Facilities**
- **Unique Fully Flexible Booking System**



Waterfront
Location



6m x 4m
Electric Pergola



Outdoor
Entertainment
Area



Firepit



BBQ



Large
Hot Tub



Superfast
Wi-Fi

Book a private viewing

THE Damsons

1/4 SHARE
from
£78,590*
Save 235,770*



OWNER PROGRAM 4

2024 Lodge | 48' x 22' | 3 Bedroom

Our largest, and most luxurious lodge to date with a unique layout made to our bespoke design for our owners.

- Vast open plan living space with TV media wall and fireplace
- Waterfront location with Large Hot Tub
- Residential Specification as Standard
- Huge master suite with Ensuite and Dressing Room
- 3rd Bedroom converts into an office/reading/cinema room
- Hotel Suite Style with Luxury Linen & Soft Furnishings
- Outdoor Entertainment Area with 6m x 4m Electric Pergola, Decking, Furniture, Outdoor Kitchen, Firepit & BBQ
- **Luxury Spa Access**
- **Ownership Benefits across Park Facilities**
- **Unique Fully Flexible Booking System**

*T&Cs apply. Price based on a 70 night ownership package.



Waterfront
Location



6m x 4m
Electric Pergola



Outdoor
Entertainment
Area



Firepit



BBQ



Large
Hot Tub



Superfast
Wi-Fi

Book your private viewing

Start Your New Ownership Journey WITH A VIP TOUR...

Embark on an exclusive journey to uncover the benefits of our Owner Programs by booking a VIP tour of our retreat.

The best way to discover our retreat is through firsthand experience - Our VIP tours provide an opportunity to explore the luxury lifestyle awaiting you, allowing you to uncover our luxurious, award-winning Spa, Restaurant and Bar, and view the Luxury Lodges within our exclusive retreat.

Don't miss this opportunity to discover our unique Owner Programs—Reserve your VIP tour place now and start your new ownership lifestyle, stepping into a world of luxury and relaxation.

Book your VIP Retreat Tour



What to expect from your VIP Tour...

MEET OUR OWNER EXPERIENCE TEAM

Learn more about our Owner Programs, bespoke booking system, and exclusive Yorkshire Spa Retreat access.

ENJOY A PRIVATE TOUR OF OUR OWNERSHIP LUXURY LODGES

Enjoy a complimentary glass of fizz as you take a private tour of our Luxury Lodges, Spa, Restaurant, and grounds of our retreat.

LEARN MORE ABOUT THE LOCAL AREA AND OWNER BENEFITS

Our local team will talk to you about our exclusive owner benefits, events, and everything on offer in the local area.





Yorkshire

SPA RETREAT

To book your VIP Retreat Tour, or find out more, please contact our friendly team on park:

Book your VIP Retreat Tour

CALL: 01439 413 102

Email: info@yorkshire-spa-retreat.co.uk