

# STEWART'S RESORT



*Stunning Lodge Homes in St Andrews*

Phone 07783 638067

E-mail: [info@stewartsresorts.com](mailto:info@stewartsresorts.com)



@Stewartsresort

[Stewartsresort.com](http://Stewartsresort.com)



## OUR RESORT:

Including A State-of-the-Art Leisure Centre with Unrivalled Facilities:

- An exclusive restaurant complex seating 150 guests
- Takeaway 'walk-by'
- Cocktail bar
- Outside sun terrace
- Live music
- On-site convenience store for those everyday essentials
- Fully equipped gym offering a wide range of equipment and on-site professional trainers
- A sauna, steam room and jacuzzi
- Health, hair and beauty facilities within a modern salon
- Gift shop
- Games Room
- Retail Outlets



Prices start from £175,000. Freedom to lease out as holiday rentals, option to enlist our management services to assist. All lodges come complete with a premium plot, patio decking featuring glass panel surroundings, GCH, fully furnished to a beautiful, modern standard and a 40-year holiday licence, site fees are £4,000 per annum.

Owners even have the option to add a private hot tub. Set in 200 acres of spectacular landscaped grounds with woodland walks leading to the beautiful Cameron Reservoir - ideal for fishing, cycling, walking and enjoying nature.

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## WHY ST ANDREWS?

- A beautiful Scottish town on the Fife Coast, world famous for both Golf and University, with an absolutely stunning coastline, historical architecture and history, it's easy to see why it's so popular with tourists.
- St Andrews is considered the "Home of Golf " and attracts golfers and visitors from around the world to play the famous Old Course and the surrounding Links courses. British Open Championship has been played here 30 times and will be hosted here again in 2021.
- The University is the third oldest in the English speaking world and is ranked No 3 in the UK after Oxford and Cambridge. It's famous alumni the Duke and Duchess of Cambridge, Prince William and Kate, have created a tourist phenomenon with the university attracting students and visitors from all over the world.
- St. Andrews has long played an important part in Scottish History, a fact that is evident from the wealth of churches and monuments in the town. According to legend, St Regulus landed here in the 4th Century with the bones of St Andrew, by 1200 ad several churches had been constructed, as well as the huge Cathedral and St Andrews Castle. Both are under the care of Historic Scotland and can be visited daily.
- In and around St Andrews there are various attractions such as the British Golf Museum, St Andrews Aquarium, Craigtoun Meadows, the Byre Theatre, Distilleries, Visitor centres and the harbour to name a few. The East and West Sand beaches are stunning and fishing and sea trips can be organised from many of the quaint local harbours such as Crail, St Monans and Anstruther all situated in the East Neuk of Fife.

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## Available Lodges From £175,000

Rivendale, Rivington, Knightsbridge & Serena by Pemberton

Kensington, Chatsworth, Kensington, Mayfair & Wentwood by Stately Albion



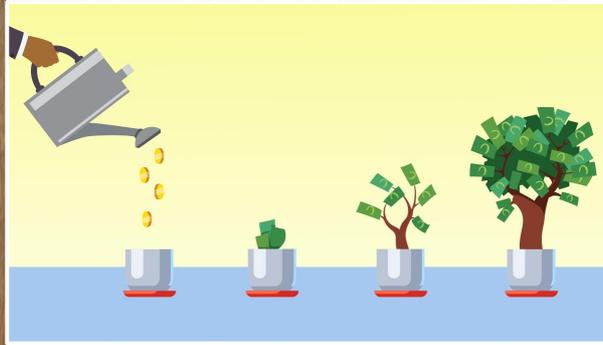
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## INVESTMENT GUIDE:

Working in partnership with Hoseasons and Booking.com to offer our clients a professional and hands-free investment opportunity.

- Management service includes: marketing/advertising, booking, administration, fee collection, meet and greet service, cleaning and maintenance.
- In conjunction with Hoseasons, the market leaders in UK holiday bookings, these figures are based on 42 week bookings. This is at the owner's discretion of course, you will be able to decide how much personal usage you want.
- A two bedroom lodge will attract rentals of approximately £1,600 per week during high season and £900 in low season. During major golf tournaments this type of accommodation will attract prices of over £6,000 per week.
- Based on an average income over 42 weeks of £1,250 per lodge, gross income amounts to approximately £52,500 per annum.
- Deductible costs include 35% which covers marketing and advertising, booking, administration, fee collection, meet and greet, cleaning and all visitor services.
- Costs amount to approximately £24,500 leaving a net income of £28,000 pa.
- Site fees and utilities are the only other expenses to consider.
- These figures are based on an investment of £179,000 and offer an approximate return of 14%, with a 7 year capital recovery period.
- As the Old Course attracts major tournaments on an annual basis the gross income can rise dramatically during these events.
- We can refer you to a finance provider if you wish so, and we consider all part exchange.

St Andrews attracts over half a million visitors each year, generating over a whopping £98 million, interestingly 45% of which is spent on accommodation. That sounds like a savvy investment.