

An aerial photograph of a residential development. The houses are arranged in a cluster, surrounded by lush green trees and lawns. A paved road winds through the development. In the background, a golf course is visible, followed by rolling green hills and a clear blue sky with scattered white clouds.

**RESIDENCES**  
AT HEXHAM LODGES

# So much more than a second home

At Hexham Lodges in Northumberland, you'll find the Residences - some of the most exclusive holiday homes in the region.

Beautifully designed, wonderfully spacious, and featuring all the mod cons you can imagine, these villas are stunning inside and out. And with some of the UK's best scenery, attractions, and stretches of coastline on the doorstep, they're a place you can escape to, and come home to.



# Adventure on your doorstep

Our Residences are set within the grounds of Hexham Lodges, situated South of Hexham, perched on the cusp of the North Pennines Area of Outstanding Natural Beauty. Open 365 days a year, the site benefits from 24-hour security, has its own leisure and dining facilities, and is surrounded by beautiful countryside.

Perfect for exploring the ancient castles, beaches, rolling hills and rugged moorlands within the local area. Take a trip to Bamburgh Castle (below), or discover Hadrian's Wall.



# The Residences

Contemporary design, with the outdoors in mind. The bright, airy interiors are where country charm meets contemporary style. The perfect space to unwind.



# Hexham Villas

**Three and four bedroom options  
en-suite shower rooms | family  
bathrooms | 2,077 sq. ft.  
Guide Price £695,000**

The villas exude a unique blend of country charm and contemporary style. Their grand windows bathe the interior in natural light, accentuating the white-washed pine ceilings, pale vintage oak flooring, and walls painted in a soothing palette of white and warm grey tones. This harmonious blend of colours and materials creates a cool, comfortable atmosphere that perfectly complements the stunning woodland surroundings.

With a distinct architectural design, the unique spaces and multi-level layout offers open plan living, perfect for the whole family. The kitchen diner, with its quartz work surfaces and modern appliances – offers endless space to entertain.

## Inside you'll find:

- Striking exterior villa design
- Spacious luxury interiors featuring vaulted ceilings
- Luxury soft / hard furnishings included
- Bespoke kitchen with quartz countertops, equipped with an American-style fridge freezer, dishwasher, and coffee machine - Bosch appliances
- Quooker hot tap
- Modern entertainment system with Samsung TVs
- Expansive outdoor terrace
- Outdoor BBQ
- Hot tub
- Sauna
- Pergola
- Akula outdoor furniture

The Hexham Villas are subject to a 100-year lease and cannot be used as a residential home. An annual service fee of £7,500 plus VAT applies and utilities costs are billed quarterly. You will also need to take out home insurance on your Residence.







“The cool and contemporary décor, creates a beautifully relaxing environment which perfectly compliments the stunning setting of Hexham Lodges.”

**SIMON BRAY, DESIGNER**



Step into a home where style meets functionality. Enjoy a chic dining area complete with a beautifully crafted hard furnishing set, perfect for hosting or unwinding. The fully fitted kitchen, featuring sleek quartz work surfaces, offers everything you need, from an American-style fridge freezer to a dishwasher and coffee machine, making your culinary experience both seamless and sophisticated.







Discover the epitome of comfort and elegance in this stunning four-bedroom home, where three of the bedrooms boast luxurious en-suite shower rooms. Each spacious room is designed with vaulted ceilings, enhancing the airy, open feel of the home. Immerse yourself in the refined luxury of soft furnishings, including plush sofas, rich curtains, and exquisite flooring and carpets, creating an inviting atmosphere that exudes both style and warmth.





Experience luxury living on our expansive outdoor terrace, complete with a BBQ area, hot tub, and sauna. Relax under the pergola on premium Akula furniture, creating the perfect space for outdoor entertaining and leisure.



# Enjoy Outdoors

Elevate your outdoor living experience with added luxuries designed for relaxation and enjoyment. Unwind in a private hot tub or rejuvenate in the outdoor sauna, all while taking in breathtaking countryside views. The spacious terrace, complete with a stylish pergola, luxury outdoor furniture, and a BBQ, provides the perfect setting for alfresco dining and entertainment, offering a seamless blend of comfort and nature. Whether it's a peaceful escape or a lively gathering, this outdoor oasis is crafted to make every moment unforgettable.



AREA	SIZE
Internal (sq ft)	2077
External (sq ft)	624
<b>Total (sq ft)</b>	<b>2701</b>



### SPACIOUS LAYOUT

The Hexham Villas offer open plan living on a generous scale - both inside and out.

Each spacious villa sleeps 8 people. With 4-bedrooms, 3 en-suite shower rooms and a large family bathroom.

The large outdoor terrace, offers a private space to dine and relax.

## OUR SUBLETTING PLAN

# Let your lifestyle pay for itself

A furnished holiday home is a great opportunity if you're looking to enjoy regular getaways but also generate rental income.

With the UK's staycation market rapidly growing, and the potential for your property to increase in value in the future, there's never been a better time to buy. We'll take care of everything, from bookings to ongoing maintenance. Plus, you'll have the opportunity to earn all year round with our 12-month rental season.

### LIFESTYLE OR SUBLET?

When you purchase one of our Residences, you can choose to rent it out all of the time or just a few weeks of the year. Or, alternatively, your Residence can be solely used by you and your family.

Should you choose to sublet your holiday home, you can opt to rent it out during a range of low, medium, and premium periods (such as the summer months, school holidays, and public holidays) in order to maximise your return.

Choose between our Lifestyle and Sublet options, or opt for a combination of the two.

#### Lifestyle

Visit your Residence whenever you like. You, your family and friends will be the sole users of your holiday home.

#### Sublet

Allow us to rent out your Residence all year round.

#### Lifestyle and sublet

Choose to rent out your Residence on selected weeks throughout the year to maximise your return.

### Finance options available:

**HMC Funding** - offer a whole of market mortgage advice and can provide finance for any purpose and through a range of loan facilities including mortgages, secured loans, commercial mortgages and BTL's.

#### Arkle Example:

**Maximum lend:** £500,000

**Minimum deposit:** 20%

**Fee:** £270

**Maximum term:** 7 years

**APR:** 7.9%



# Let us take care of everything

When you choose to sublet your holiday home, we also take care of all aspects of marketing to ensure you reach your full return potential.

By working alongside popular staycation brands Landal and Hoseasons, Luxury Lodges can promote rental opportunities to both the UK market and to Europe.



## SUBLET - Hexham Villas

- Completely Flexible & Fully Managed Service**  
 A hassle-free sublet service that fits around your needs with flexible notice and personal use.
- Comprehensive Cleaning & Laundry**  
 All internal and external cleaning, linen changes, and even slippers and robes are included.
- Hotel Facilities for Guests**  
 Guests enjoy access to full hotel amenities
- Potential High Returns**  
 Earn up to £43,063 net return per year with 80% rental occupancy.
- Guaranteed Rental Income**  
 Secure your income with guaranteed sublet options
- Fully Managed Service**  
 Enjoy hassle-free subletting, with a transparent 30% fee covering full management.
- Comprehensive Maintenance**  
 External cleaning, hot tub care, and key management are included.
- Owner Storage**  
 Store personal items safely in our dedicated 'Owner Storage Centre' during rental guest stays.
- Regular Income**  
 Receive monthly payments for your net rental earnings.
- Efficient Cost Coverage**  
 Cover all running costs with just 6 weeks of peak season rental.
- Maximum Market Exposure**  
 Partnered with major UK and European brands, Landal and Hoseasons, to ensure maximum visibility across these markets.
- Proven Track Record**  
 With years of historical success, we have consistently delivered great rental returns to our owners.

60% occupancy

	Weeks	Rent/usage	Weekly Selling Price	100% Occupancy	60% Occupancy	VAT 20%	Management charge @ 30%	Service Charge £7,500 Plus VAT
<b>Premium</b>	11	Rent	£3,750	£41,250	£24,750	£20,625	£14,438	
August (4), July (4), Christmas / New Year (2) and half term May (1)								
<b>Medium</b>	20	Rent	£2,200	£44,000	£26,400	£22,000	£15,400	
April (4), May (3), June (4), September (4), October (4) and February half term								
<b>Low</b>	21	Rent	£1,100	£23,100	£13,860	£11,550	£8,085	
November (4), December (2), January (4), February (3), March (4) 4 weeks that have been added to low								
	52			£108,350	£65,010	£54,175	£37,923	£30,423

80% occupancy

	Weeks	Rent/usage	Weekly Selling Price	100% Occupancy	80% Occupancy	VAT 20%	Management charge @ 30%	Service Charge £7,500 Plus VAT
<b>Premium</b>	11	Rent	£3,750	£41,250	£33,000	£27,500	£19,250	
August (4), July (4), Christmas / New Year (2) and half term May (1)								
<b>Medium</b>	20	Rent	£2,200	£44,000	£35,200	£29,333	£20,533	
April (4), May (3), June (4), September (4), October (4) and February half term								
<b>Low</b>	21	Rent	£1,100	£23,100	£18,480	£15,400	£10,780	
November (4), December (2), January (4), February (3), March (4) 4 weeks that have been added to low								
	52			£108,350	£86,680	£72,233	£50,563	£43,063

To determine the net rental income, Luxury Villas calculates the amount by subtracting the Value Added Tax (VAT) from the gross rental figure of the occupied weeks. Afterward, Luxury Villas retains 30% of the net income to cover expenses related to sales, marketing, and overheads associated with the subletting program.

# Introducing our Sublet Guarantee

We are delighted to introduce our sublet guarantee, which means your investment yield is guaranteed for the first two years. Earn an impressive rental income during this period, whilst still being able to enjoy up to 10 weeks holiday per year for you and your family to use.

Our commitment goes beyond the guaranteed returns; we strive to exceed expectations, enabling you to earn even higher returns on your investment. Join us in experiencing the epitome of luxury lodge living. Find out more when you contact our team.

## HOW DOES IT WORK

With our sublet guarantee, you have 10 weeks per year to utilise your villa allowing you to select key dates which work for you. We are then able to guarantee a minimum occupancy rate of 60% across the remaining weeks of the year.

## SELECT YOUR WEEKS

<b>Premium</b> August (4), July (4), Christmas / New Year (2) and May half term (1)	2
<b>Medium</b> April (4), May (3), June (4), September (4), October (4) and February half term (1)	2
<b>Low</b> November (4), December (2), January (4), February (3), March (4) - 4 weeks that have been added to low	6

10

During the designated Summer School Holidays, specifically the months of July and August, customers are granted a maximum of one week of premium usage out of the two available. The remaining week of premium access can be utilised on alternative dates within the premium period.





# All yours to enjoy

When you purchase one of our Residences, you gain much more than a holiday home. You'll enjoy access to Slaley Hall Hotel and the vast array of leisure facilities on offer. Plus, you and your loved ones will also be entitled to a whole host of exclusive benefits.

- Up to six spa and leisure memberships
- Designated concierge service
- 24-hour security
- Open 365 days of the year
- Cleaning service available\*
- Subletting available\*\*

\*Available for an additional charge

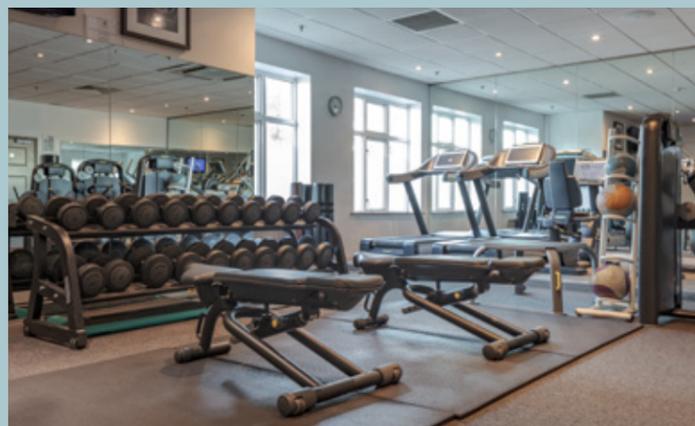
\*\*Terms and conditions will apply to subletting

# Something for everyone

Experience rest and relaxation with a range of facilities. Indulge in a treatment at the spa or take a swim in the 20-metre pool.

And if you don't feel like relaxing, you can take part in a range of activities including clay-pigeon shooting and off-road driving experiences at the on-site activity centre.

- Two 18 hole golf courses
- Archery
- Driving range
- Off-road driving
- Spa, sauna, steam rooms and treatments
- Quad biking
- Indoor heated pool
- Nature trails
- Brasserie, restaurant and bar



# Spoilt for choice

Why not visit Slaley Hall Hotel for a casual bite to eat or a traditional Afternoon Tea? Whether you are looking to stop by for an evening glass of wine or start your day with breakfast cooked for you, there is something for everyone.

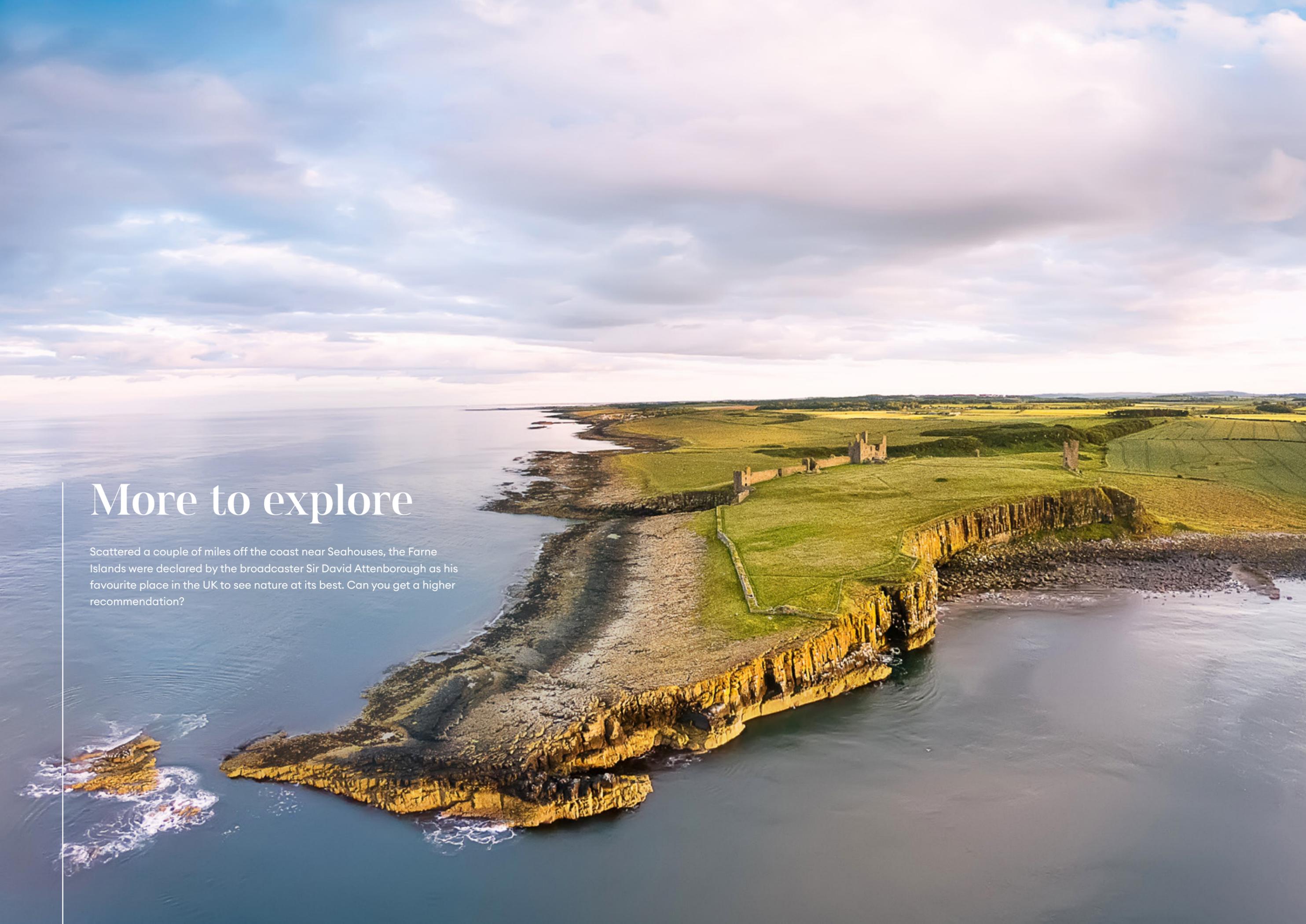
Choose from Hadrian's Brasserie, the Claret Jug, and the Whisky Snug, each offering unique character and a delicious dining experience. With locally sourced ingredients and a warm, inviting atmosphere, every meal promises to be a memorable one, perfect for any occasion.



## TIME FOR TEA

A British tradition of bite-sized favourites.



An aerial photograph of a coastal landscape. In the foreground, a rugged cliffside with a stone wall and several stone ruins (possibly a castle or fortification) sits atop a green hillside. The cliffside meets the ocean, with waves crashing against the base. The ocean extends to the horizon under a vast, cloudy sky. The overall scene is dramatic and scenic.

# More to explore

Scattered a couple of miles off the coast near Seahouses, the Farne Islands were declared by the broadcaster Sir David Attenborough as his favourite place in the UK to see nature at its best. Can you get a higher recommendation?



# Get in touch

Get in touch with our team to find out more about our properties, book a tour of our grounds, or request further information about our ownership benefits.

☎ 01994 426 026

✉ [residences@hexhamlodges.co.uk](mailto:residences@hexhamlodges.co.uk)

📍 [residences.luxurylodges.com](https://residences.luxurylodges.com)

## How to find us

Hexham Lodges, Coal Rd,  
Hexham NE47 0BX

