

Moor View Lodges – Hazel Lodge

Hazel Lodge is currently part of our own letting fleet. It is being sold for private holiday use, and would probably suit a buyer who is looking for a comfortable, quality holiday lodge. If you are looking for a holiday property that allows you to own a holiday home for the times you want to use it, and then simply let the lodge for holiday lettings whenever you aren't using it. This could cover the overhead costs of your holiday home, and provided an income as a return on the investment. Hazel Lodge has excellent occupancy levels as an extremely popular holiday lodge. (It would be up to the new owners of Maple Lodge to decide whether they continued to let Holly Lodge or just use it for their own private use.) :-

	Number of Bookings	Number of Weeks	Occupancy as a percentage
2009	27	36 weeks 2 days	70%
2010	30	34 weeks 3 days	66.02%
2011 - Part year stats' for bookings received by 24.04.11	21	32 weeks 1 days	61.64%

Frequently asked questions

Can I live here permanently?

No. Hazel Lodge is a holiday lodge and owners must have another address as their residential address.

How long is the license?

Hazel Lodge is being sold with an 85 year license.

What are the running costs?

- Hazel Lodge: £1950.00 per annum + VAT, with an annual increase linked to RPI.
- Business Rates and refuse: Around £60.00 per qtr.
- LPG Gas: LPG Gas is piped to each lodge and is metered; therefore the cost would be representative of usage.
- Electricity: Again this is metered, and therefore the cost would be representative of usage.
- General Maintenance: An owner would need to allow for the lodge to have the protective coating reapplied (painted) approximately every three years.

How do I let the holiday lodge?

The Lodge can be let through Moor View Lodges, our letting agency. Further details of this and a copy of the letting agreement are available on request.

Do the lodges accept children? - Yes

Do the lodges accept dogs? - Yes

Can I park my car next to the lodge? - Hazel Lodge has parking area for 2 small cars.