



MERCIA MARINA  
DERBYSHIRE



THE NATURAL CHOICE

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The natural choice for a relaxing escape

5 years free mooring on new lodges\*



**Mercia Marina is one of the most desirable developments in the UK for luxury waterside lodges in beautiful natural surroundings.**

Secluded in beautiful Derbyshire countryside, whilst overlooking the tranquil waters of the Marina, the lodges provide all you need to attain perfect relaxation.

The attractive villages of Willington and Findern are only a short walk away. On-site facilities include restaurants, cafes, shops, gallery, boutiques, beauty salon, pub, boat hire, fishing and cycling.

Derbyshire's many renowned attractions are all nearby easily accessed via an excellent road system. The Marina is minutes away from the A38/A50 junction and 20 minutes from the

M1 and East Midlands International Airport.

#### **A prestigious development**

We have been working in association with one of the UK's finest manufacturers to present a lodge of the highest quality.

The beautifully landscaped development will comprise of exclusively designed and luxuriously appointed lodges with private parking for two cars.

The accommodation will be customised to your specific requirements.

#### **Choose your luxury waterside lodge**

We are offering two types of luxury

lodges with lakeside views.

The New England and Nordic are the result of Pinelog's 30 years' experience in crafting high quality timber buildings. Both are available in a choice of two bedroom, two bathroom and three bedroom, two bathroom options.

There are two layouts available for each type of accommodation: double fronted with a central open plan living space and bedrooms and bathrooms on either side; or classic with the bedrooms and bathrooms situated at the rear of the open plan living space.

Berths are available at the Marina and we offer 5 years free narrowboat mooring on new lodges for lodge owners.



## Energy efficiency and the environment

Energy efficiency is an important consideration. Not only are lower emissions better for the environment, but a thoughtfully constructed building is less expensive to run and maintain.

An "A rated" boiler, low energy lighting, water saving taps and showers plus insulation and air leakage levels considerably better than building regulations require, combine to provide two of the most energy efficient lodges on the market. The great majority (90%) of the timber used comes from Forest Stewardship Council certified sources and responsibly managed forests.

## The New England Lodges

Pinelog's distinctive New England lodge has been inspired by the traditional, attractive style of construction found in that area of North America. The exterior features larch timber stained in soft neutral shades.

Maintenance and running costs are kept to a minimum with durable larch cladding. Double glazing and LPG gas central heating are included.

The New England kitchen is attractively designed with maximum use of space and generous work surfaces. There is a choice of cabinets, worktops and tiling to create a look to suit your taste. High quality integrated appliances are standard. Some owners even add kitchen islands.

The spacious comfortable area adjacent to the kitchen provides the ideal space for dining, socialising and relaxing.

Bedrooms are generously proportioned with the option of en-suite bathrooms and walk-in closets.

Internal walls can be finished in a special white vernis finish which protects the wood and lightens the whole interior.

The exterior finish is available in a choice of neutral pastel colours which can be maintained by periodic re-staining. Windows and doors are all in white uPVC for low maintenance and durability.

## The Nordic Lodges

Sporting the same soft hues and pale timber as the New England, the Nordic lodge with its simple yet elegant design has everything you could possibly need.

The timber interiors create a warm, cosy atmosphere where you will enjoy spending many relaxing hours.

The Nordic lodge is available in a range of exterior colours which blend with the water side marina environment.





**Access**

Being in the heart of the country and with major transport routes nearby, Mercia Marina is an ideally located holiday base.

It is quick and easy to get to us as **Manchester or Leeds is only 80 miles away, Sheffield 50 miles, Nottingham 25 miles, Birmingham 35 miles, and Oxford just over 100miles.**



A typical 3 bed 2 bath layout

**Activities**

With restaurants, cafes, shops, a bar, boutiques and gift shops plus, fishing, cycling and walking at the Marina itself as well as a wealth of leisure opportunities close by, there is always plenty to do.

The attractive neighbouring villages of Willington and Findern can easily be reached via local footpaths and Repton, the historic capital of the ancient kingdom of Mercia, is just two miles away.

**Attractions**

The Peak District and Derbyshire Dales, just 20 miles away, is a world class destination offering

breath-taking landscapes as well as great walking and is the largest national park in Europe. The National Forest is to the south, the Marina being well placed between the two destinations.

With a fascinating history, this diverse region is home to some of the country's finest National Trust properties and stately homes including Chatsworth, Haddon Hall and



Hardwick Hall. Enchanting market towns, picturesque villages, world heritage sites, Alton Towers and much more are all easily accessible.

Derbyshire is an undiscovered gem offering traditional rural villages, fantastic walks, great touring, excellent shopping, and good country pubs. It offers the best of British life.

## Frequently Asked Questions

This guide aims to answer the questions you may have about buying or owning a lodge at Mercia Marina. We hope that it covers most of your queries. However, please do not hesitate to speak to one of the team if there are other things you wish to know. They will be happy to help.

What am I actually buying?

You are buying your lodge outright. You will also receive a 100 year licence which gives you the right to site your lodge in the development for up to 100 years, or if you purchase a used lodge, the remainder of the term.

What protection do I have?

We will give you a written Contract and a Licence Agreement which explains all the terms of your purchase and occupancy. These agreements are based on the industry standard documents produced by the British Holiday and Home Park Association (BH&HPA) of which we are a member. We recommend that you obtain independent legal advice and a full explanation of its terms.

It is important to understand that the terms of the Licence Agreement may vary over time with changing circumstances.

Do I own the land the lodge is sited on?

No, the licence is a right to occupy a pitch within the Marina for up to 100 years. We can substitute a different pitch, if we need to, of similar quality.

Why 100 years?

Lodges are sold by different companies on a variety of terms and lengths of licence, some as short as 20 years. Our lodges are sold with a 100 year licence because we believe that a longer licence is likely to provide better value to the owners.

Do I have to pay a deposit?

To secure a pitch we will ask for a £5,000 deposit when you decide to proceed and then 10% of the total price within two weeks. The balance has to be paid before you take possession of your lodge.



## What choices do I have?

Four choices in most cases: the type of lodge, the layout, the pitch and the furnishings.

You may be able to select an existing lodge we have carefully chosen and sited which will be available to you as soon as you've paid in full. Some owners prefer this quick and simple approach.

However, you may prefer to specify a particular pitch, lodge, layout and furnishings. Early on there will be a good choice of pitches available to reserve whilst you customise your lodge.

## How long will it take to complete a purchase?

Not long at all. If you are buying a lodge already present it's just a case of sorting out the paperwork and payment. If you choose to specify a lodge to be built for you it will take longer, perhaps 3 to 4 months, depending on the build time mainly.

## Can we buy our lodge as a family or a group, or is it only one person on the agreement?

Our lodge ownership documents have been designed with individuals or couples in mind. However, if you would like to buy with other members of your family we will try to help.

## Who can help me?

Our team will be delighted to offer you whatever assistance you may require. Your solicitor can explain the legal effect of the documents to you. The Office of Fair Trading, Trading Standards Departments and Citizens' Advice Bureaux maybe able to provide guidance on lodge contracts.

## Owning and enjoying your lodge

### What facilities can I use?

The private area of the Marina is for the exclusive use of lodge owners, berth holders and their visitors. The public facilities include shops, tearooms, bar and restaurant, farm shop, beautician and more.

### Can I keep a boat at the Marina?

Berths are available at the Marina and we do offer 5 years free narrowboat mooring on new lodges for lodge owners. The Marina is designed for canal boats but is also suitable for GRP cruisers. If you have a boat in mind, please ask about suitability.

### Can I use my lodge as a permanent home?

No, our lodges are restricted to second home/holiday home use. All our owners must have a residential address, either in the UK or overseas. The lodge development will close for part of each year (14th January to 14th February) and you will not be able to use your lodge during that time.

### What about car parking?

We reserve two parking spaces for each lodge. Usually, they will be adjacent to your lodge. There is also

communal parking around the site for any guests that may be visiting. We do not accept trailers or mobile caravans.

### Are dogs allowed on the lodge development?

Dogs and other pets are welcome, but they must be well behaved, quiet, and, for dogs, be kept on a lead at all times when outside the lodge. We do limit the number of pets to two per lodge and, of course, dog owners are required to clean up after their pets and keep them on a short non-extending lead around the Marina.

### What are the running costs for a lodge?

Our lodges have a small number of annual charges, and full details of their current levels are on our price and availability sheets or can be explained by any member of our team. The charges include pitch fees and rates. As you would expect, you must insure your lodge and pay for the metered gas and electricity you use.

### Do we have to pay insurance?

Holiday home insurance is compulsory for our lodges. Details of the type and amount of insurance required are available from the lodge team.

### Do we have to pay council tax?

No, as your Lodge is a holiday home it is not liable to council tax. However, a small rates charge is payable as mentioned above. We cannot, of course, guarantee that government rules will not change in the future.

### Can the annual charges change?

Yes, where our costs increase, the facilities change or with inflation.

### Does our lodge come with a guarantee?

All our lodges come with a full manufacturer's guarantee for the first year and a ten-year structural warranty. Full details are available on request.

### What about maintenance and repairs?

We look after all landscaped areas in the development but you will be responsible for the up keep of your lodge. Of course we can help with lodge maintenance if you prefer.

### Can we sell our lodge ourselves?

Yes, the Licence Agreement explains all of your options if you ever decide to sell your holiday home. If you sell it on the lodge development, we will need to approve the buyer and will charge commission.

### Can I sublet my lodge?

Yes, many lodge owners like to rent out their lodges when they are not using them. It can be a way to generate income from your lodge to cover some or all of its running costs or even to generate extra income. Many people view lodge ownership as an investment.

### Are there any regulations for the lodge development?

We aim to create an exclusive, bespoke and relaxing lodge development and we are committed to delivering that vision to everyone who owns a lodge at Mercia Marina or visits. Consequently, there are regulations to protect the development and, most importantly, the lodge and boat owners. These regulations cover areas such as noise, parking, behaviour, plants and general conduct. A full copy is available on request.

The notes above are correct at the time of printing but please bear in mind the context of long term ownership when reading these points.

### British Holiday Home & Home Parks Association (BH&HPA) Guidance for Holiday Homes

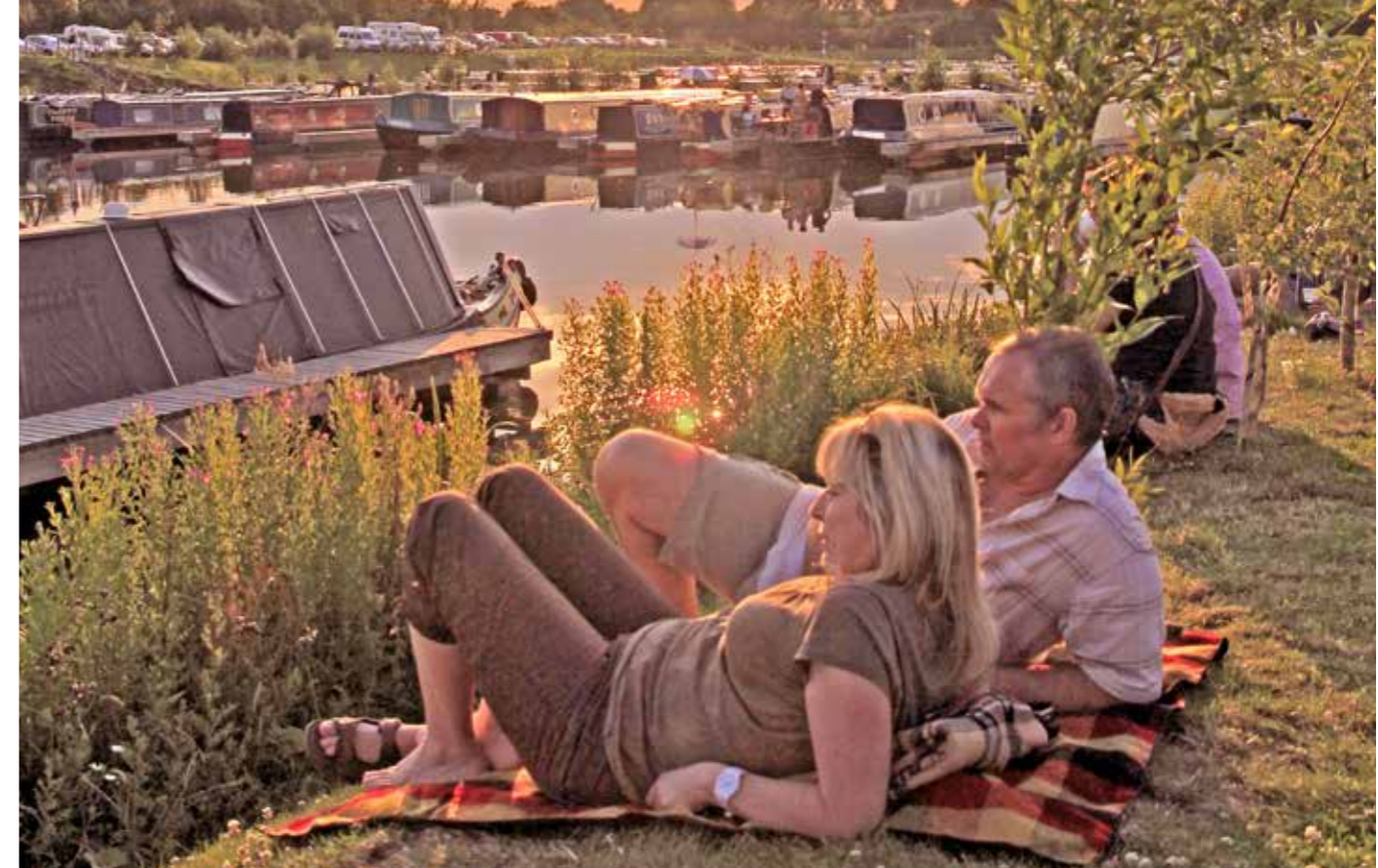
A holiday lodge may only be used as a second home/holiday home. A holiday home is not a residence. It is important when purchasing a holiday lodge to ensure your intended usage is in keeping with the licence.

A holiday home cannot be a person's sole or main place of residence. Use this checklist to make sure that you would not be in contravention of the holiday home rules.

#### Your main residence is:

1. Where the majority of your possessions are kept
2. The address at which you are registered for electoral and medical purposes
3. Where you receive post
4. Whether you have the right to occupy your alternative dwelling e.g. the dwelling should be available and not let out and you should have the right to occupy it by virtue of tenancy agreement or ownership.
5. Where you consider your home to be
6. Where you pay council tax
7. Where you spend the most amount of time

**Mercia Marina has permission for holiday use only and you cannot live here**



### Water View Lodges

A selection of 8 luxury lodges with rural and marina views

#### New England Range

2 bedroom, 2 bathroom, end living or centre living 45'x22' - £191,500  
3 bedroom, 2 bathroom, end living or centre living 45'x22' - £194,500

#### Nordic Range

2 bedroom, 2 bathroom, end living or centre living 34'x20' - £161,000  
3 bedroom, 2 bathroom, end living or centre living 38'x20' - £166,800



### Lakeside Lodges

24 perfectly positioned lodges with an uninterrupted view of water around a brand-new lake.

#### New England Range

2 bedroom, 2 bathroom, end living or centre living 45'x22' - £198,305  
3 bedroom, 2 bathroom, end living or centre living 45'x22' - £204,302

#### Nordic Range

2 bedroom, 2 bathroom, end living or centre living 34'x20' - £165,616  
3 bedroom, 2 bathroom, end living or centre living 38'x20' - £171,343

Feature pontoons available on indicated plots. Feature pontoons are an additional £10,000

All prices are for the Mercia Marina Standard Specification and include VAT, siting, delivery, installation and connection (but exclude furnishing) as well as a 100 year site licence.

Prices as at 1 January 2019 but are subject to change prior to order.

The current annual pitch fee is £3419.06 and this is index linked to RPI.

Gas and electricity usage is metered and charged at cost price quarterly.

There is an annual Local Authority rates charge which is currently £415.80



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### Water View Lodges



Plots for either Nordic or New England  
Lodges, 2 or 3 bedroom.



= Sold



= Available

### Lakeside Lodges

