



MERCIA MARINA
VILLAGE & PARK



Holiday Homes with a Difference



Making your dream a reality

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 high speed fibre internet, restaurants, cafes, shops, gallery, boutiques, beauty salon, pub, boat hire, fishing, cycling, and more.

Derbyshire's many renowned attractions are 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. Good bus and train services are within walking distance.

A prestigious development

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

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

New lodges will be customised and built to your specific requirements.

Choose your luxury waterside lodge

We are offering two types of

lodges: New England and Nordic. The New England and Nordic are the result of Pinelog's 40 years' experience in crafting high quality timber buildings. They 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 lodge: 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 to reserve for either leisure or residential boats.

- New Friends ✓
- Community ✓
- Low Maintenance ✓
- Shops ✓
- Restaurants ✓
- Cafes ✓
- Beautician ✓
- Secure ✓
- 100 years ✓
- Investment ✓
- Known Expenses ✓
- Similar Ages ✓
- Family Friendly ✓
- Custom Built ✓
- 10 year Warranty ✓
- Investment Opportunity ✓
- Good Transport Links ✓



Holiday Home and Investment

The lodges have proved to be much loved holiday homes as a retreat from the day to day stress of modern life, as well as a good holiday let business. You can even blend the two, using the lodge yourself whenever you choose and letting the remainder. The proportions can be adjusted as your circumstances change.

Cottages.com report potential gross income of £30,000pa. Please ask for more information.

Pleasingly, owners have been reselling their used lodges at a considerable profit as the marina grows and the development matures.

Lifestyle

The marina is a real community, home to residents and a home from home to others. You can enjoy the onsite activities, committees, clubs and other social opportunities many developing from Mercian’s own initiative. Access is by fob controlled gates, there is CCTV and staff living on site.

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 prized for its tough, waterproof and durable qualities. 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 but can be upgraded. 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 simple re-staining. Windows and doors are all in white uPVC for low maintenance and durability.

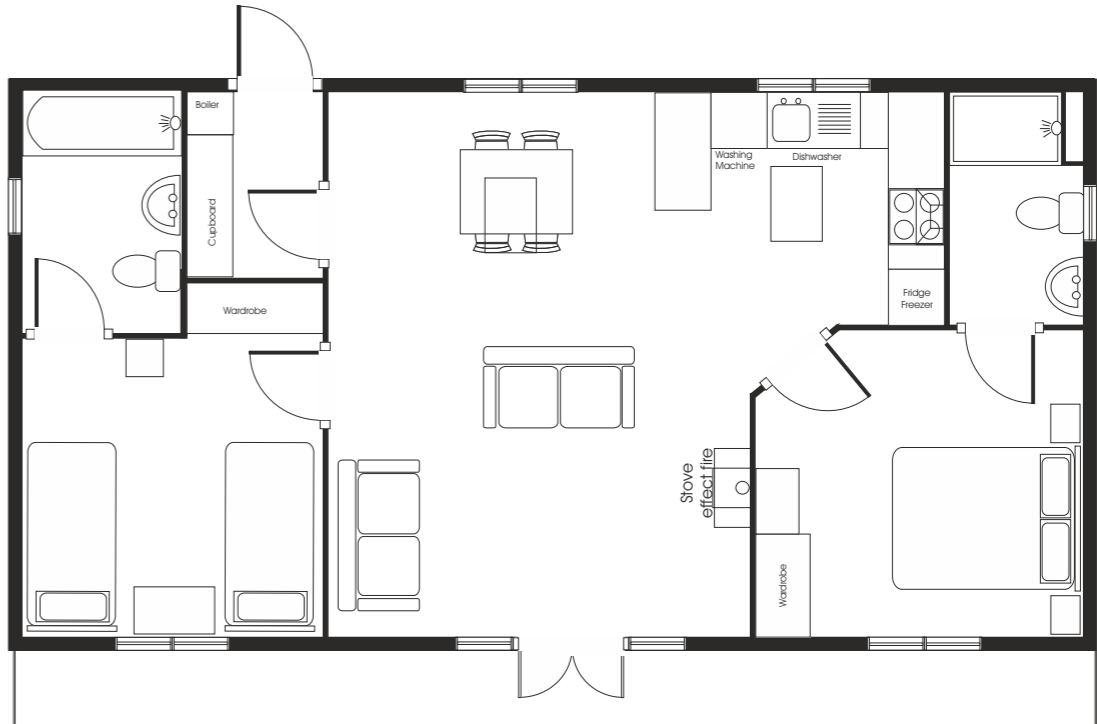
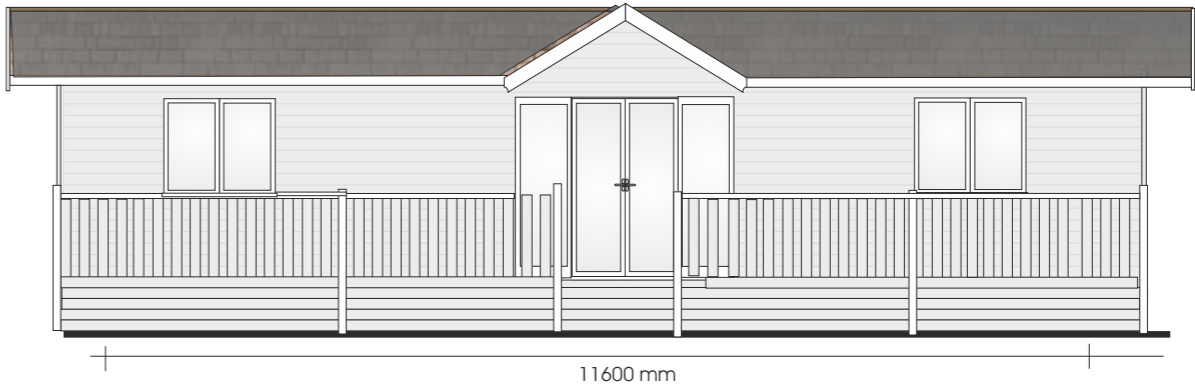
The Nordic Lodges

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 in a smaller and cheaper package.

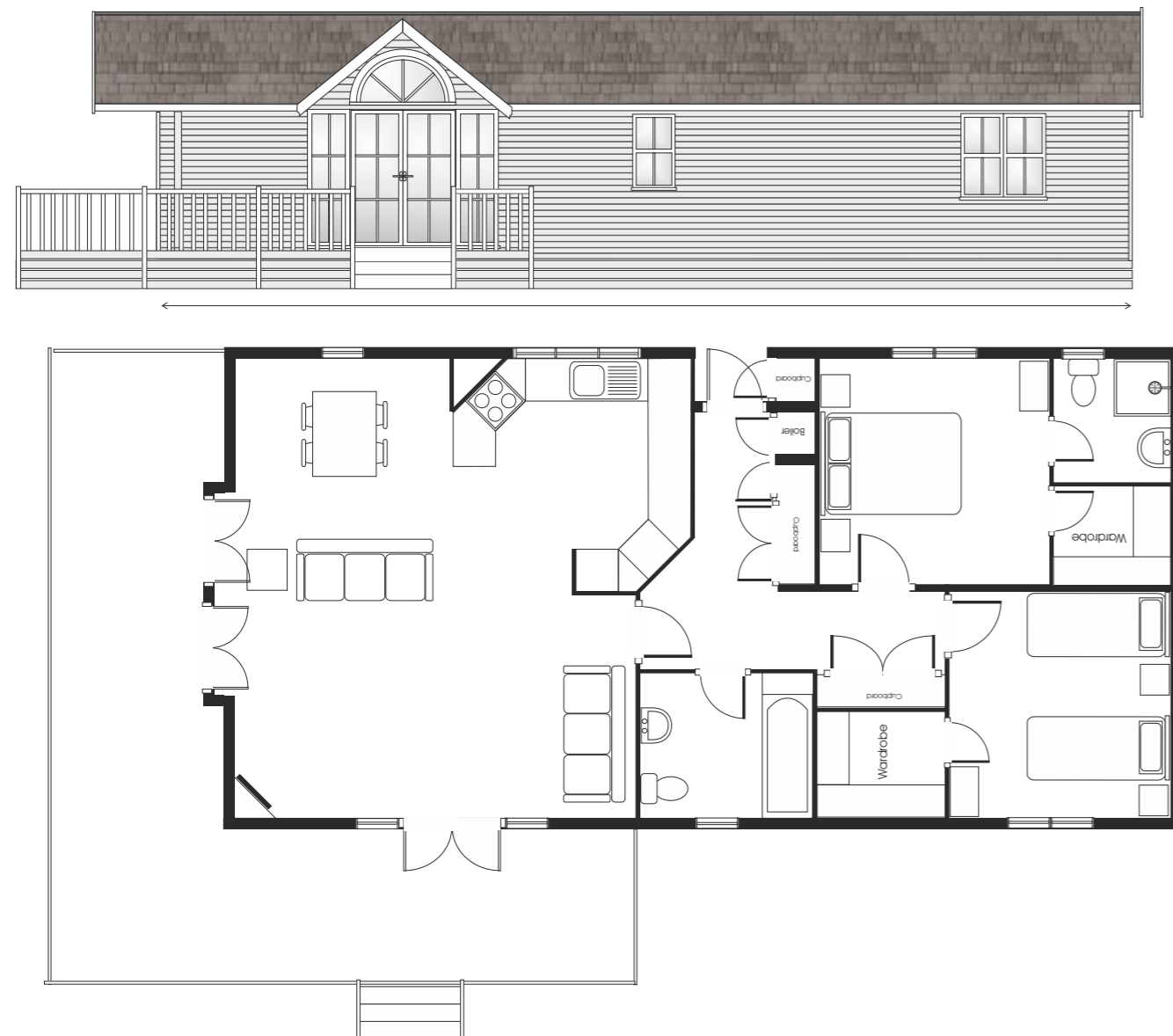
The timber interiors create a warm, cosy atmosphere where you will enjoy spending many relaxing hours.



Nordic Lodges



New England Lodges



Local Area



Access

Being in the heart of the country and with major transport routes nearby, Mercia Marina is an ideally located holiday base, for letting or as a second home retreat.

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 100 miles.**

Local Activities and Destinations

Chatsworth House

Prepare to be awe-inspired by the grandeur of Chatsworth House, a stately home nestled in the heart of the Peak District. Marvel at the opulent interiors, wander through magnificent gardens, and lose yourself in the world-class art collection. From captivating exhibitions to charming farmyard experiences, Chatsworth House offers something for everyone.

Peak District National Park

Nature enthusiasts will find their paradise in the nearby Peak District. Lace up your hiking boots

and embark on scenic trails that wind through rugged moorlands, dramatic cliffs, and picturesque valleys. Immerse yourself in the tranquillity of nature, spot wildlife, and enjoy breathtaking panoramic views. Whether you prefer leisurely walks or thrilling outdoor adventures, the Peak District has it all.

Calke Abbey

Step back in time at Calke Abbey, a unique country house frozen in time. Explore the fascinating and slightly eccentric interiors, preserved in a state of faded grandeur. Wander through the tranquil gardens, discover hidden nooks, and learn about the intriguing history of this unconventional property.

Derbyshire Dales

Venture into the exquisite Derbyshire Dales, where rolling hills, charming villages, and picturesque valleys await. Drive along winding country roads, stopping at quaint towns such as Bakewell and Matlock. Indulge in local delicacies like the famous Bakewell pudding or embark on a cycling adventure along the scenic trails.

Matlock Bath

For a unique experience, visit Matlock Bath, a delightful riverside town known for its scenic beauty and attractions. Take a leisurely stroll along the promenade, savour delicious fish and chips, or hop aboard a boat. Explore the quirky shops, arcades, and museums that line the streets, and be sure to visit the Heights of Abraham, offering stunning views and fascinating underground caverns.

Owning and enjoying your lodge

What choices do I have?

Four choices in most cases: the type of lodge, the layout, the pitch and the furnishings including kitchen and bathroom colours and finishes.

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, but you will get exactly what you want.

Who can offer advice?

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

How are the lodges constructed?

Pinelog, the manufacturer, have been building luxury lodges for 40 years. Many of the early lodges are still in regular use. Properly maintained, a Pinelog lodge should literally last a lifetime. Rather than using a metal base, which often has as little as 1 year's warranty, our lodges have a laminated timber base with a 10 year warranty but can last over 100 years. The precision timber frame above offers flexibility, durability and airtightness. The lodges are constructed to residential standard BS3632.



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 use my lodge as a permanent home?

Holiday lodges are restricted to second home/holiday home use. All 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).

What about car parking?

There are two reserved parking spaces for each lodge. There is also communal parking around the site for 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, except in The Park recreation area.

Energy efficiency and the environment

An "A rated" boiler, low energy lighting, WRAS approved taps and showers plus excellent insulation and air leakage levels on a par with building regulations, 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.

Security

The marina benefits from electronic security gates, CCTV, staff living on site and regular security patrols.

Frequently Asked Questions

This guide aims to answer the questions you may have about buying or owning a lodge at Mercia Marina. 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 Purchase 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.

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.

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.

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 delivery.

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. Pitch fees are index linked to RPI.

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 at a level to be agreed.

Can I sublet my lodge?

Yes, many lodge owners rent out their lodges when they are not using them to holidaymakers. 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.

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.

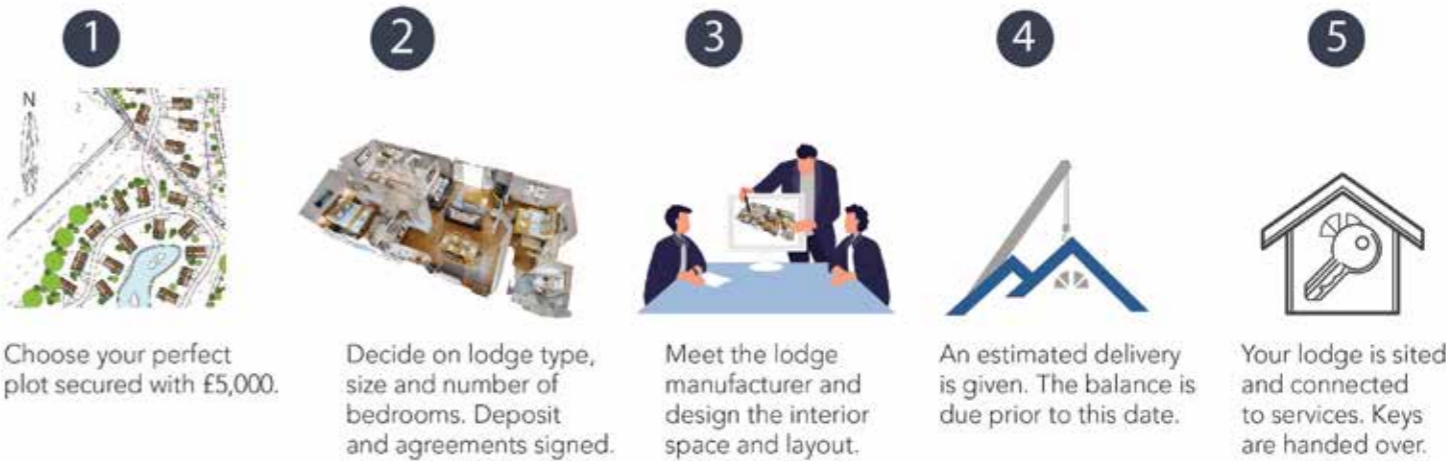
Where you pay council tax
7.

Where you spend the most amount of time



Mercia Marina has permission for holiday use only and you cannot live here in a lodge.

Buying a Lodge in 5 Easy Steps



Prices

Please find below guide prices for new luxury lodges at Mercia Marina. Dependant on final specification, additional extras and delivery date, a final purchase price will be confirmed.

Lakeside Lodges & Water View Lodges

New England Range - Inspired by the traditional style found in that area of North America

- 2 bedroom, 2 bathroom, end living or centre living 45’x22’ - **Guide price £271,700**
- 3 bedroom, 2 bathroom, end living or centre living 45’x22’ - **Guide price £275,000**

Nordic Range - Simple yet elegant design using soft hues and pale timber

2 or 3 bedroom, 2 bathroom, end living or centre living 38’x20’ - **Guide price £235,400**

Add Mercia Retreat - plots 8,10,14, 15 only (hot tub, seating and fire pit) - **£10,000**



All guide 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.

The annual pitch fee is £4,543.25 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 £422.40 including VAT.

