

# Retallack

RESORT & SPA



Own your own holiday home  
*in the heart of beautiful Cornwall*

# Make yourself at home

There's no denying it, life's busy and sometimes you just need to get away. With your own holiday home at Retallack Resort & Spa you can do just that.

This brochure will give you an idea of what you can expect from owning a holiday home at Retallack. Hopefully you'll like what you see! So grab yourself a cuppa, relax and start imagining all those fantastic holidays you'll spend in your own holiday home...





**Retallack Resort & Spa**  
is a 5 star location with beautiful  
boutique barns in a countryside  
setting, just minutes from  
the beach.

## Why Retallack Resort & Spa?

At Retallack you'll love our countryside scenery full of lakes for relaxation or high octane fun; and offering plenty of lovely sunset views.

The wonderful location and our friendly staff are set to provide you with lots of smiles and a very memorable holiday, again and again.

In a beautiful countryside location and within easy reach of sandy beaches, there's

plenty to keep you coming back to Retallack. We have a range of great facilities and activities on the park for the whole family to enjoy.

### **Cornwall**

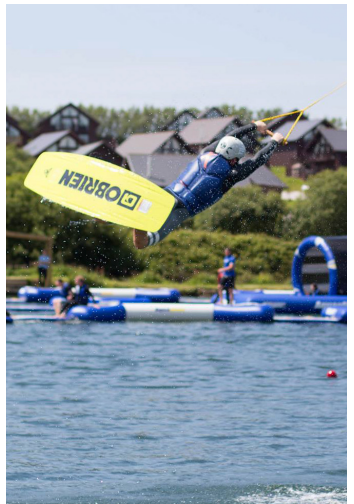
Cornwall is one of the UK's favourite holiday destinations and home to some of our most delicious treats including the mighty Cornish pasty and the unbeatable cream tea (jam first of course!).

With beaches around every corner, you can try your hand at surfing or grab a paddle board for calmer seas. Enjoy great family day outs, iconic sights and unique local festivals. You'll have a blast!

## Awesome Facilities

- Indoor heated pool
- Sauna
- Steam Room
- Esya Spa
- Superb entertainment
- Outdoor cinema
- Interactive LIVE streamed entertainment
- Paddle boarding
- Wakeboarding
- Flowrider surf simulator
- Inflatable aquapark
- Inflatable volleyball
- Fishing
- On resort shop
- Beach café
- Gym and fitness classes
- The Lookout bar and eatery
- Adventure play area
- Family activities
- Dog friendly





# A home to *suit you*

**H**oliday home owners here come from all walks of life with many different reasons for owning a holiday home. The great news is that the diverse facilities we have here cater for just about everybody. We also have a small but beautiful selection of boutique barns designed to meet the needs of the most discerning families as well as investment buyers.

## **Two bedrooms or four?**

Once you have decided which holiday home is right for you our team will lovingly prepare it for you to use as your perfect getaway.

## **Lovely Owner Community**

Retallack Resort & Spa has a friendly community of owners who all love Cornwall as much as you. Meet new friends at our owner events and enjoy a catch up over a drink in the bar.

## **A Team Just for You**

To help all of these experiences, services and facilities run smoothly there is a dedicated and loyal team working just for you.

From Grounds Maintenance, Sports and Leisure to the General Manager, they are all working for you to have a great experience. If ever you have a query then simply start with your dedicated Owner Liaison team and they will organise things for you.

## **Choose Your View**

We have a range of plots available for you to choose from on our latest development, so you can find the perfect outlook from your boutique barn. All options and price differences will be explained when you visit.

At Retallack you'll be able to choose between our 2, 3 and 4 bedroom barns depending on your requirements and budget. When you visit Retallack Resort & Spa you will soon learn that you and your needs are the most important part of the equation.

We will help you by discovering all the things you will need from your holiday home so don't be alarmed if we ask you lots of questions!



**Helping to take action,  
shouting loudly for our  
oceans!**



**For every holiday home we  
sell we plant a tree in the UK**



**Hug a Hero**

**Supporting national and  
local charities**

**and more...**

Find out more  
[awayresorts.co.uk/about/  
giving-back/](http://awayresorts.co.uk/about/giving-back/)



# Things to consider

## **Budget**

The most important piece to the jigsaw is finding something that suits your budget, so our well trained and friendly team will help show you the options you have. We want you to enjoy ownership and that starts with not exceeding your budget!

Our two bedroom barns start at £295,000 and our four bedroom roof top terrace barns are £525,000. All options are beautifully designed and have luxuriously styled interiors for you to enjoy. They are sold with a 999 year lease, ICW guarantee and have Capital appreciation potential.

## **Finance**

Once you've fallen in love with Retallack Resort and Spa, chosen your barn and selected the perfect plot, you will need to think about how you will finance this fantastic leisure lifestyle. Some customers use their own savings to pay for their holiday home but you can also use a mortgage\* to make the purchase.

## **Subletting and Investment Buying**

Qualifying investors are invited to benefit from our investment buying option giving you a 7% fixed Net return over a 3 - 5 year investment period\*\*. Alternatively you can choose to join our Managed Letting Scheme which will offer you a variable return but more flexibility on how often you can use your holiday home yourself. We can explain the income you can expect and how both options work during your visit.

## **Owners' Privileges**

As an owner you get full use of the park facilities, discounted UK holidays and invitations to owner events.

\*Subject to status. If you do not have a mortgage or finance provider, we may be able to introduce you to one. Your capital is at risk and you may not get back the amounts you invest when you come to sell the property. Your property is at risk of repossession if you do not keep up your payments as they fall due. You should take independent financial advice from a suitably qualified adviser.

\*\*Terms and conditions apply.



## Annual Running Costs

As with owning a car or a home there are some additional running costs that need to be budgeted for.

*There is an annual service charge that is paid by all holiday home owners and covers the following:*

- Use of the indoor swimming pool, sauna and steam room.
- Use of our venue to enjoy our live streamed entertainment and other organised events.
- Exclusive owners parties and events throughout the season.
- Access to our health club, water sports facilities and ESYA Spa\*  
(\*Additional costs will apply)

*We also carry out other duties that are covered by the service charge which include:*

- Park landscaping and gardening services
- Refuse disposal
- Road and drainage maintenance
- Park street lighting
- Park security systems

*Some of our holiday home owners offset this cost by using our hassle free managed letting scheme.*

## Our charges:

### Two Bedroom Barn

Service charge: £877.80  
Ground rent: £86.26  
Easement fee: £2,542.40

### Three Bedroom Barn

Service charge: £1,432.37  
Ground rent: £86.26  
Easement fee: £2,542.40

### Four Bedroom Barn

Service charge: £1,605.70  
Ground rent: £86.26  
Easement fee: £2,542.40

**The following charges are also made to all holiday home owners and are reviewed annually.**

### Electricity

Electricity is metered per unit. The appropriate cost based on your usage will be collected in May and November.

### Gas

Gas is supplied by account directly with our supplier.

### Other costs

Building insurance is an annual cost estimated from £150.

# Come and take a look

You really can't buy a holiday home from a brochure, you will need to come and have a look around to get a real feel for the park, to soak up the atmosphere and meet the neighbours.

## **What happens when you visit?**

We believe that purchasing a holiday home at our park should be an enjoyable experience, that's why we'll make it as easy as possible for you. These are the next steps to becoming a proud owner of a holiday home at Retallack Resort & Spa.

**1** When you arrive on park you will be welcomed with a nice cup of tea or coffee, so you can relax after your journey and meet your personal Ownership Advisor.

**2** We will help you discover all that you want from a holiday home, so don't be alarmed if we ask you lots of questions! We are simply trying to get a clear idea of what you want.

**3** We'll have a chat about the general running costs and payment options in more detail to make sure you're completely comfortable.

**4** We will then show you around the park's many facilities and en-route we'll take a look around our show homes and let you know the costs.

**5** If you feel comfortable with the costs and you like what you see on the park we will outline your buying options and the next steps on the purchasing journey. This will help you decide exactly how much you are happy to justify spending on your holiday home.

**6** When you have chosen a holiday home we will show you which plots are available for you to reserve.

# FAQS

## **How quickly can I move in after I have purchased?**

We know that you will want to be in your new holiday home that same day, so rest assured we will do our best to get you in as quickly as possible and we will do everything possible to make the process as smooth as we can. Purchasing one of our boutique barns is just like buying a house. All the details of this process will be fully explained to you on your visit and you will be given a document on the sales and conveyancing process to reference but we will also keep you updated along the way.

## **How long is the park open?**

Owners can choose to enjoy the park all year round, unless you have opted for our investment buying option which limits you to 2 weeks personal use during the off season and 2 weeks personal use during the peak season.

## **Will my holiday home be covered by a warranty?**

Your holiday home will be covered by a ten year manufacturer built warranty. Please refer to the ICW consumer code for further details.

## **Do I have to pay extra to use the facilities on the park?**

The pool and leisure facilities are available for you to enjoy and are included in your easement fees. For all bookable activities our owners receive and exclusive owner discount.

## **How long will the park tour take?**

This can take as long or as little time as you like, we like to show you everything but it's your day! Why not make it a fun family day out?

# How to find us

## Average travel time to Retallack Resort & Spa

- 1-2 Hours
- 2-3 Hours
- 3-4 Hours
- 4-5 Hours
- 5+ Hours



Arrange your  
visit today,  
we are open  
7 days a week.

01637 882 402

[awayresorts.co.uk](http://awayresorts.co.uk)

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