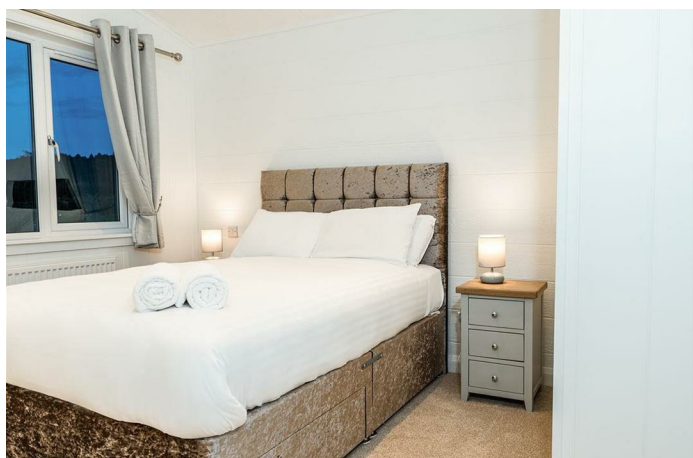


Simple Approach



**Family Lodge 1 Silver Wood Lodges Inchcoonans, Perth  
Perthshire PH2 7RB**

**Fixed asking price £245,000**

# Family Lodge 1 Silver Wood Lodges Inchcoonans, Perth, Perthshire PH2 7RB

## Investment Opportunity

SILVERWOOD Lodges and Bistro, has been the dream of Rod and Adelle Sim for over 5 years. The couple married at Errol Park, the elegant, stately home and estate in the vicinity.

With over 200 guests, their wedding was one of the very first to be held at this truly amazing venue. Very few local rooms or hotels were available to accommodate guests, leading to many of them having to stay outwith the area, with costly private coaches required to transport them to the wedding.

Rod and Adelle realised that there was an urgent need for quality accommodation in the area, where three other vibrant wedding venues were also situated. A business idea was born in them, a family business they could run together, and SILVERWOOD'S Luxury Lodges came to fruition.

The couple planned to offer what they called "self catering glamour", the very highest standards of accommodation where feelings of comfort and relaxation were to the fore, enhanced by the stunning scenery all around. This would enable guests to truly enjoy the actual wedding celebration, and the downtime afterwards.

### The Perfect Location

Our perfect location is now the development encompasses nineteen beautiful, bespoke lodges, with its own Bistro. Approximately one hundred guests can be catered for in total, enjoying the unique SILVERWOOD experience. SILVERWOOD is located very close to the A90, only minutes from both Perth and Dundee. With amazing views, the best country wedding venues, namely Errol Park, The Byre at Inchyra, Fingask Castle and Guardswell Farm. These four venues host weddings virtually every weekend of the year, with at least 150 guests. Bookings are already being taken into 2020. Exceptionally well positioned, SILVERWOOD will also be offering Weddings and Events on site as required.

### Unique Limited Investment Opportunity

Rod and Adelle are inviting investors to share in what they have created here at SILVERWOOD. It's a unique investment opportunity in a turn key lodge at a lodge resort which is not solely reliant on holiday lets. With so many weddings in this one small radius, SILVERWOOD is well placed to monopolise, providing high quality self catering on a well managed resort with the personal touch.

By purchasing one of our lodges you may choose to let it for a full 52 weeks of the year, or reserve some enjoyable private downtime for yourself. YOUR lodge has the potential to return you a monthly income! Don't miss out! We believe that SILVERWOOD is a true gem in the current investment market.

As advertised in Scottish Field magazine, whatever you choose, YOUR LODGE has the potential to return you a monthly income. Such an Investment with high returns make SILVERWOOD a true gem as each lodge already operates an income stream.

### SILVERWOOD Lodges

Launching SILVERWOOD in March 2018 our completely NEW, luxurious lodges are bespoke and have been designed to complement the local landscape. The exceptional standard of our lodges and location provide our guests with unrivalled enjoyment.

### Lodges for Sale as an Investment

We realise that buying a property is a major investment but with SILVERWOOD luxury lodges and unique location our plan is to create a successful investment for you and aim for maximum achievable occupancy.

### Guaranteed Weekend Occupancy for the First Year

For personal security SILVERWOOD will guarantee the income for weekend booking of your lodge for the first year at off-peak rates.

### Finance

You may wish to fund your lodge personally or we can provide the details of finance providers specializing in lodges.

### Build Quality & Warranty

Your SILVERWOOD lodge will be built to full British standards meeting all the requirements for residential accommodation. A manufacturers 10 year warranty covers the lodge from first delivery. The cladding is CanExcel a top quality wood composite that has a guarantee up to 25 years, giving the stylish but durable finish and metal Decra roof tiles giving a feature roof finish. Double glazing and mains gas central heating are a key comfort feature.






- INVESTMENT OPPORTUNITY
- Exclusive Development
- Decked Seating Area
- Waterside

- 12 Month Park
- Lake Views
- Fully Furnished

- Countryside Views
- Bespoke Options
- New Build Property



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>Scotland</b>		EU Directive 2002/91/EC 