



Frisby Lakes
LUXURY LODGE PARK



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Our Story

FINLOG TO FRISBY

We first came to the site as Finlog in 2013 to supply the previous developers with log cabins. The site was mostly mud and machinery at this point in time however there was something about the place. After a long day unloading the first building, we walked around the main lake just in time to catch the sunset, it was that moment that sealed the deal for us. We committed to the park and in 2016 Finlog became the sole developer of Frisby Lakes Lodge Park. Since then, we have made an enormous investment in terms of time, energy & budget to make our park as financially & ecologically sustainable and as beautiful as possible. We have planted over four thousand native trees and five thousand native plants in our time here so far, we are currently developing an English bluebell woodland and introduced a kitchen garden for our owners to enjoy along with picnic huts situated around the nature reserve. Of course, none of this would be possible without a great team of people:

Rob & Sharon



DIRECTORS





Frisby Lakes

LUXURY LODGE PARK

Hoby Road, Nr Melton Mowbray, Leicestershire, LE14 3TL

Frisby Lakes lodge park is like no other, we have combined luxury with ecological and financial sustainability. A bold claim? Perhaps, but the facts speak for themselves. We offer a 99-year renewable lease to protect our owners and their investment for future generations. It would be wrong to offer a 99-year renewable lease without a building designed to last many generations, that is why all our buildings have a renewable guarantee.

Our exclusive gated resort development of just 59 luxury holiday lodges is set in a beautiful 110-acre estate in the heart of the English countryside surrounded by the picturesque villages of Frisby-On-The-Wreake, Hoby & Asfordby. We have a stunning 38-acre fishing lake with islands and incredible sunsets over the local villages. We have our very own nature reserve with an 18-acre lake that is a haven for wildlife, where you can wander enjoying exclusive access to the nature reserve, orchard & hidden places around the lake.

Few properties can claim the luxury of such a location, where you can fully embrace the serenity of modern rural living, surrounded by lush woodland and tranquil waters offering a relaxed, natural, secluded feel.

The Frisby Lakes aim is to build a park that has a friendly, relaxed atmosphere of like-minded owners who share a common pride in their surroundings. Frisby Lakes is aimed at those of us over 45 years old who enjoy peaceful walks, country pubs and maybe a little fishing.

Finlog is known for quality, and we intend this development to showcase our values, standards and ethos.



Environmental Ethos

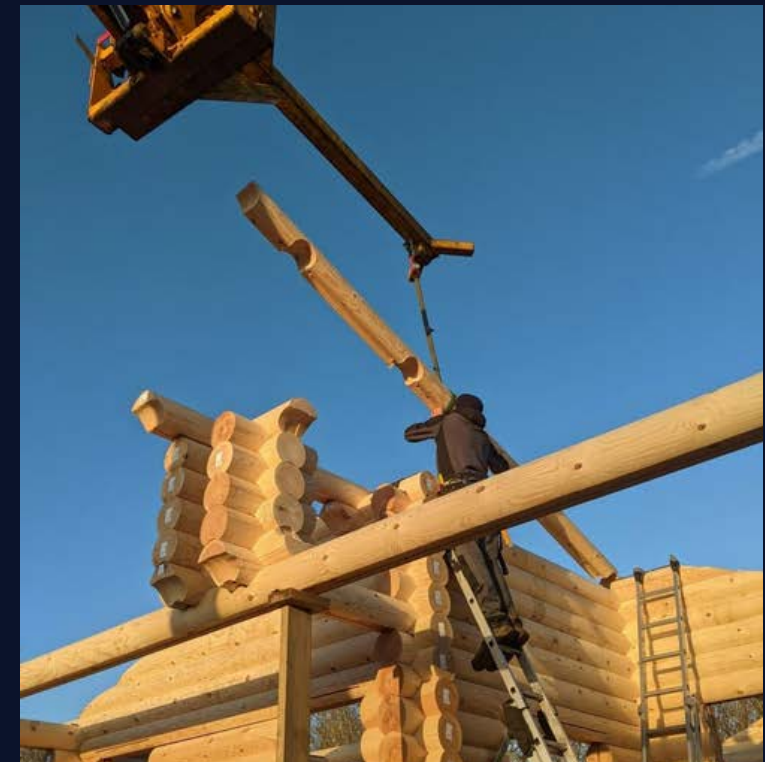
Here at Frisby Lakes Lodge Park we like to do things a little differently. We are an ecologically sympathetic park and timber is one of the only 100% renewable materials. Our buildings are all manufactured from solid Finnish timber, sourced from managed forests which is crucial to sustainability. In addition, we offer renewable heating methods alongside modern conveniences such as piped gas to keep your expenses to a minimum.

Throughout the park this environmental stance is reflected by the works we carry out to increase wildlife activity, such as a wading area and Kingfisher point being introduced to entice birds to the area, along-side the introduction of Bat, Owl and Kestrel boxes.

It is work such as this that led to the park being awarded the Gold David Bellamy Conservation Award.



SUSTAINABLY SOURCED FINNISH PINE



Site Information

12 MONTH HOLIDAY LICENCE

The Lodges are available for sale with a 12 month holiday licence, this means that you are able to use the lodges all year round. You must have another address as your main residence, evidence of this will be required annually. The licence gives you extra security as everyone here must comply with the same rules, including new owners.

LEASE DETAILS

The properties are sold on a leasehold basis with a 99-year lease. There is an annual ground rent which includes the overall maintenance of the 110-acre country park, road maintenance, external lighting, refuse, foul drainage treatment, insurance of the common areas and broadband.

RE-SALE

Upon the re-sale of the log home, the site owners will be given first right of refusal to buy, based on an independent valuation. Upon the sale, 10% of the achieved value will be payable to the site owner.





PAYMENT PLAN AND TIME SCALE

To secure your plot for three months there is a two-thousand-pound deposit required. This deposit is non-refundable however, it is deducted from your final instalment.

From the date of order the Lodges roughly take 8-12 weeks to manufacture and arrive on site, then around a further 8 weeks to build.

A 40% deposit is required upon agreement of purchase. This begins the production of your lodge.

A second instalment of 40% is required on the day of delivery.

The final 20% (less £2,000 holding deposit) is required to be paid upon completion.

This means the full amount is required to be paid in roughly 16 weeks on the allotted instalment dates.

PARK SECURITY

We have live-in Park Managers who stays on the park 12 months a year. The managers are there to assist in emergencies and maintain the park.



Lodge Design

Each solid log home is unique, we work with you to design and build a luxury lodge to your specification, enabling you to plan from the outset exactly what matters to you. Built to exceed BS3632 (Mobile Building Regulations), the standard of workmanship throughout each lodge is extremely high and many traditional craftsman's skills are used in the building process.

Whether you prefer a traditional Finnish Lodge interior or opt for a contemporary Scandinavian design, our team will be with you each step of the way, guiding you through the process.

All lodges come with central heating, double glazed windows, a bespoke kitchen, bathroom, parking for two cars and a veranda to provide a comfortable and enjoyable space all year round.

A range of upgrades are available, such as underfloor heating, triple glazing, varying roof heights, log burning stoves, roof windows and outdoor hot tubs.



PLOTS

All of our plot prices include a 45ft lodge in 88mm laminated log however, you can upgrade to any of the log types or optional extras we offer.

BESPOKE KITCHENS

Included in your plot price is a bespoke kitchen. Once your floor plan is finalised, you can arrange an appointment with our designated local manufacturer to design your personalised kitchen. Should you wish to design your 'dream' kitchen you can include solid worktops or additional fittings, any extras are settled directly with the kitchen company.

COLOUR SCHEME

We have a range of external paint, roof, window and door colours for you to choose from.

For the internal finishes, we offer clear or white walls with whitewashed ceilings and doors as standard.

ECO-FRIENDLY

When we first arrived at the site the technology was nowhere near as advanced as it is today. Solar Panels and Air Source Heat Pumps are an ideal addition to any lodge to minimise your carbon footprint and reduce running costs.



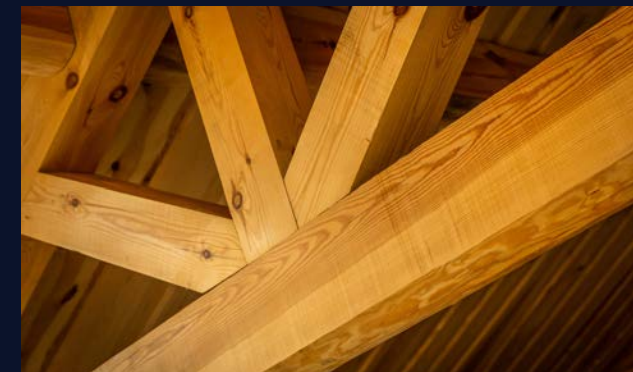


BATHROOMS

A shower unit, sink, basin, toilet and towel radiator are included in your plot price. We can source different units if needed, however extra charges may apply.

SPECIAL FEATURES

Wondering where your grandchildren will sleep when they visit? Or where to put your ski equipment, push bikes etc.? Want something eye catching or rustic? We always find a way to incorporate your needs into a practical and stylish design.



The Future

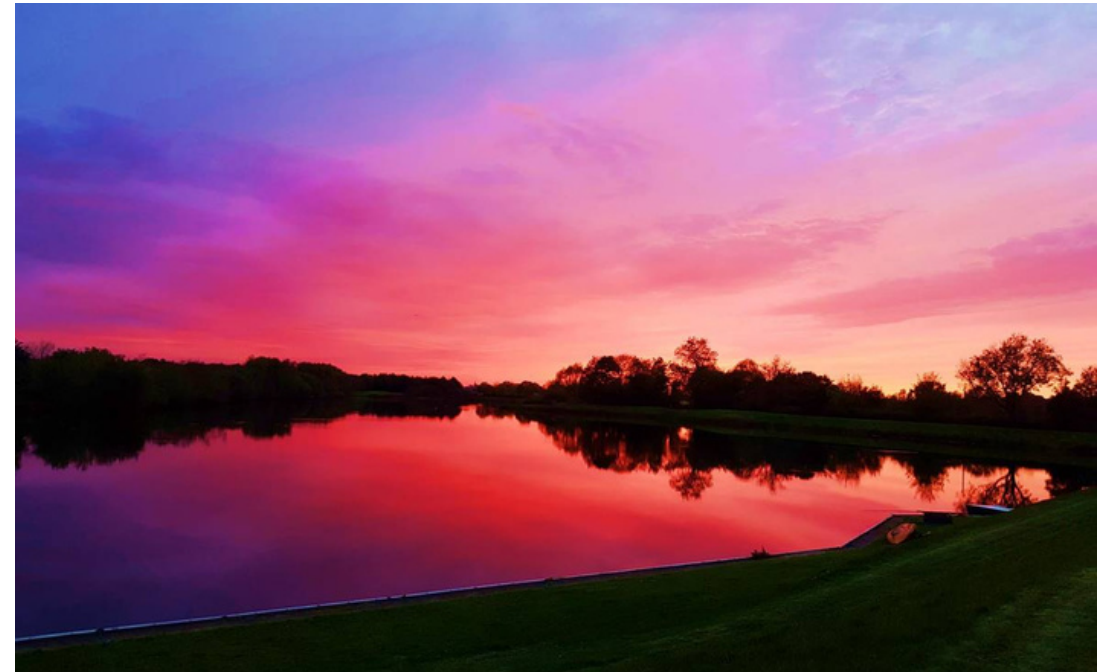
FRISBY LAKES CLUB HOUSE

Set on the edge of the main lake, with a stunning veranda over the water will be a glorious clubhouse featuring a cafe, bar & restaurant for all to enjoy.

In keeping with our ethos, we intend to construct a stunning, net contributing, sustainable building inspired by buildings such as these.

Visitors can appreciate the stunning views across the lake, this building will be the perfect place to meet family and friends.

The club house car park will offer additional parking for visitors to the site.





CONTEMPORARY ECO- FRIENDLY CARAVAN/ MOTORHOME PARK & CAMPGROUND

We have plans to add a contemporary eco-friendly caravan/motorhome park & camping site to the fishery.

We intend to create a luxury environment to compliment the lodge park. We would like to couple this development with the installation of traditional Finnish smoke houses around the site.

We will also be giving special offers to lodge owner's friends and family when visiting the site.



Site Plan



Phase 2
Coming Soon

Park Key	
	Office
	Site Speed Limit
	Parking
	Muster Point
	Public Footpath
	Private Footpath
	Recycling Point





Finlog

Established in 1999, with four generations of logging experience and over 400 buildings built in the UK.

Finlog is known for high quality, bespoke buildings and outstanding customer service.

This family run company have honed their product to what it is today and were the first company to design and construct a 'twin ridge' mobile home, the first Log building to gain full BS3632 approval in law.



