

A Unique Investment Opportunity

Luxury holiday homes at three stunning locations in North Devon

- **Guaranteed 6% Nett per annum**
- **Capital Growth**
- **No Capital Gains Tax**
- **No Inheritance Tax**
- **No Management Fees**
- **No Legal Fees**

wilson leisure developments ltd.



A Fantastic Investment Scheme Opportunity

In today's uncertain economic climate, it is extremely exceptional to find an investment that can give you a ***GUARANTEED*** return of such magnitude, that is hassle free, and where all the management is taken care of ***FREE OF CHARGE!***

Wilson Leisure Developments Limited produce high quality holiday homes/lodges that exceed the current Building Regulations, with an added bonus of ***EXEMPTION FROM CAPITAL GAINS TAX*** and ***INHERITANCE TAX.***

Our three prestigious lodge parks are all set in beautiful prime locations across Devon, where returns have proved to be well above the norm. Whilst property is usually considered to be of traditional 'bricks and mortar' construction, this is a new and exciting alternative that can actually give you a greater rate-of-return, supported by ***TAX FREE CAPITAL GROWTH*** plus ***FREE HOLIDAYS!***

Investing in one of our lodges enables you to be part of a scheme that we have been operating for over 8 years. Our current owners have enjoyed up to 85% capital growth on their property as well as generating a minimum of ***6% GUARANTEED*** Nett income per annum. Several of the original owners at our first park have been so pleased with their investment, that they have purchased a second home. Some investors now own multiple properties as part of their portfolios.

☆ **Our NEW lodge park near Bude, 'Devon Lakes' has recently obtained planning permission. You can therefore now take advantage of our SPECIAL 'OFF PLAN' £25, 000 DISCOUNT, which will only be available to the first 20 buyers. ☆**





There Are No Bills To Pay

In this scheme, there are *NO site fees, NO gas bills, NO electricity bills, NO water charges, NO cleaning costs, NO laundry bills, NO commission or fees and NO council tax*. The only commitment our Company requires, is that you visit your lodge at least once a year in order to carry out an annual inspection, however, we can take care of this for you if you prefer. All you have to do is complete an annual agreement selecting the dates that you require for your own personal use (if any).

Free Holidays

A unique feature of this unrivalled scheme, is that you are able to use your holiday home for 6 weeks each year in off peak periods **FREE OF CHARGE**, (you can holiday during peak time with an adjustment to the Guaranteed amount paid).

In addition you can also 'trade in' one or more of your six weeks personal usage, in exchange for **'FREE HOLIDAYS'** in any one of 4,500 resorts located around the world.



How It Works

Once you have purchased your chosen home, you can sit back and let our company do all the work and see your **GUARANTEED INCOME** paid directly into your bank account each quarter. You can even tailor a scheme to your own individual requirements.

The standard scheme allows you up to *6 WEEKS* each year for your own use, with no financial penalty. All the laundry, cleaning, marketing and utility bills are paid for you, so you never have to worry about the running costs or up keep of the day-to-day management of your property.

The scheme consistently generates excellent returns from the holiday income produced by the UK's largest tour operator (Hoseasons), together with the income from the general public, who book with us direct.

The South West is one of the UK's key prime locations for holiday makers, and offers both stunning scenery and a wealth of activities and pursuits, to satisfy everyone's needs. We are also proud of the fact that *the cost of our holidays have never gone down!*

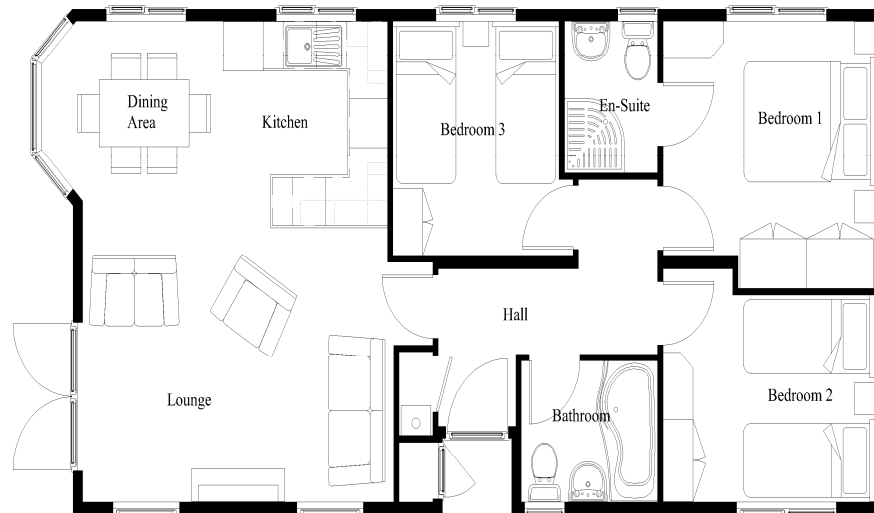
Our Three Prestigious Parks

Mullacott Park, *Mullacott Cross, Ilfracombe, EX34 8NB.*

Nestled between the popular towns of Woolacombe, with its award winning golden sandy beaches and the Victorian seaside town of Ilfracombe with a working harbour, Mullacott Park is ideally located to explore the best that this area has to offer.

Most lodges benefit from meadow and/or ocean views and nearby is an abundance of activities including water sports, fishing, golf, riding, walking and much more. The renowned Tarka Trail is also easily accessible to cyclists and walkers. There are plenty of arts and crafts to browse and purchase in the local towns and villages.

Each lodge is designed with a particular emphasis on style and comfort and you can choose from either a Luxury Lodge or Mini Lodge. Prices range from £115,000 to £300,000 for a luxury lodge, Mini Lodges start from £100,000.



An example of a 3 bedroom floor plan.

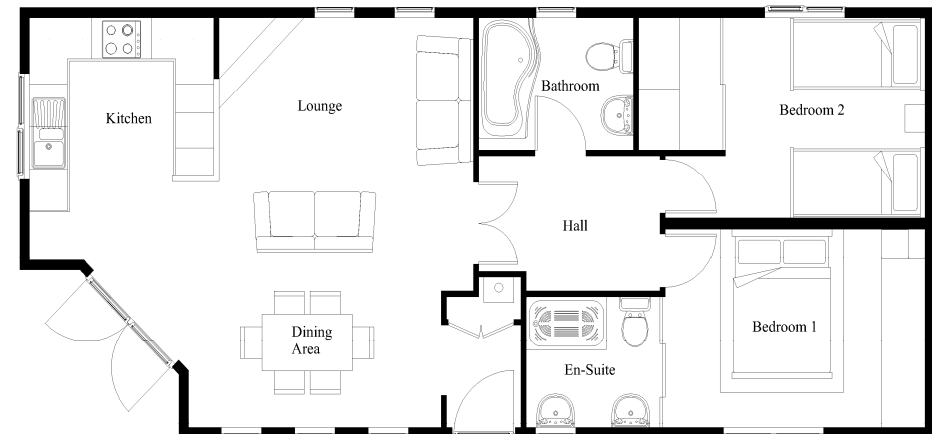


The Ruby Country Lodge Park, *Beaworthy, Devon, EX21 5TT.*

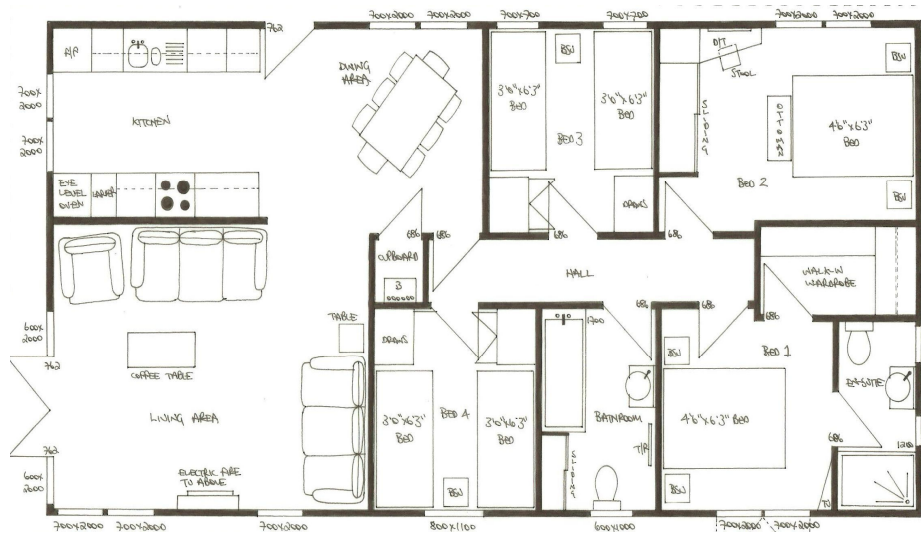
Set in 12 acres of beautiful woodland, this exclusive Lodge Development offers complete privacy and luxury in which to relax and unwind.

Positioned in the heart of Ruby Country, well known for its unspoilt countryside, the park is surrounded by rolling landscapes, winding lanes, abundant wildlife, tranquil villages and the popular Roadford Lake is nearby.

The lodges are beautifully designed and built to a minimum sustainable home standard. There are still a number of plots available in which to choose from, where you can have your very own exclusively designed lodge built to your own specification, including numerous floor plans. You also have the freedom to select a variety of optional extras, including exterior cladding - real wood or Canexel. (Canexel has the added security of a 25 year maintenance guarantee.) Prices start from £149,950 to £250,000.



An example of a 2 bedroom floor plan.



An example of a 4 bedroom floor plan.



Devon Lakes, Holsworthy, Devon, EX22 6JW.

This stunning NEW Lodge Development spans over 134 acres and is within easy reach of Devon's main attractions and the North Cornish coastal town of Bude. There are 6 fishing lakes on the Park and the Ruby cycle path runs through the site and takes you through some of the most rural and picturesque countryside in the UK.

There is a choice of four lodge styles all with stunning southerly aspect views. Prices start from £175,000 to £250,000.

Experience what it is like to stay in one of our luxury lodges with our special offer - an inspection trip can be arranged on either of our other two existing developments for up to 2 nights for £99 (for up to 4 people), call us free on 0800 085 39 83 to book.

☆ The first 20 buyers will receive an amazing £25,000 'off plan' discount! ☆

The Investment Plan Summary

- High guaranteed rental income (6% NET GUARANTEED)
- Income paid quarterly direct into your bank account
- Six weeks personal holiday usage a year
- Marketing and promotion is carried out by the Company
- Exempt from Capital Gains Tax and Inheritance Tax
- No utility bills or Council Tax to pay
- No management fees, legal fees or stamp duty to pay
- No agents commissions
- Hassle free

For more information or to arrange a visit, contact us free on: 0800 085 39 83

Or visit our website: www.wilsonleisuredevelopments.co.uk

wilson leisure developments ltd.

