

# HOLIDAY HOME OWNERSHIP

*New development of 19 bespoke Luxury lodges  
available off plan in a quiet country setting*





# SILVERWOOD LODGES

*Plot reservations available now, reserve your country escape now*

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Silverwood resort is an ideal location for you to own a luxury lodge to retreat to, with our lodges offering the ultimate peace and tranquility in the truly picturesque setting of Perthshire's countryside.

Our 20-acre development is in an area teeming with wildlife. We have resident deer, swans and many other wildlife which are a welcome sight around Silverwood.

We also have our stocked trout lochan to take advantage of a spot of fishing or just come and enjoy the views from the on-site restaurant on the water's edge.

The small secure development comprises of 19 new luxury pet-friendly, hand crafted two or three bedroom lodges built bespoke to your specification and to the bs3632 standard by our partner builders. Silverwood is perfect for those looking to own a luxury property to relax and simply enjoy the country surroundings and a slower pace of life.

Set in secluded grounds, the new development borders an equestrian center where the peaceful stream separates a woodland cross-country track where you can often watch horses and riders trot through the trees with additional views onto the golf area. On-site, we will create a visitor parking area and each lodge has parking for 1 car with a garden area and hedging between lodges. A woodland planting scheme will see a fantastic setting where lodges will be nestled within the woodland.



We understand the needs and desires of all of our owners and with many years' of experience with first class house building, our team are set to develop a resort that meets all aspirations. To ensure your property will give you the happiness and comfort you want.

Silverwood is a trusted family operated business who have developed the resort from a bare earth site and have expanded very quickly creating wonderful development and fantastic business since opening in 2018 in the holiday market. With quick success after opening the lodges, construction of the restaurant was completed in August 2019.

In 2020 Silverwood, seeing a sharp demand in the market, secured planning to expand the development with the new further 19 lodges. In 2021 the restaurant was extended and a further 6 holiday lodges were progressed and in 2022 the new function barn construction commenced for completion in April.

When you buy a lodge at Silverwood you become part of the resort, getting to enjoy the countryside comforts at your front door.

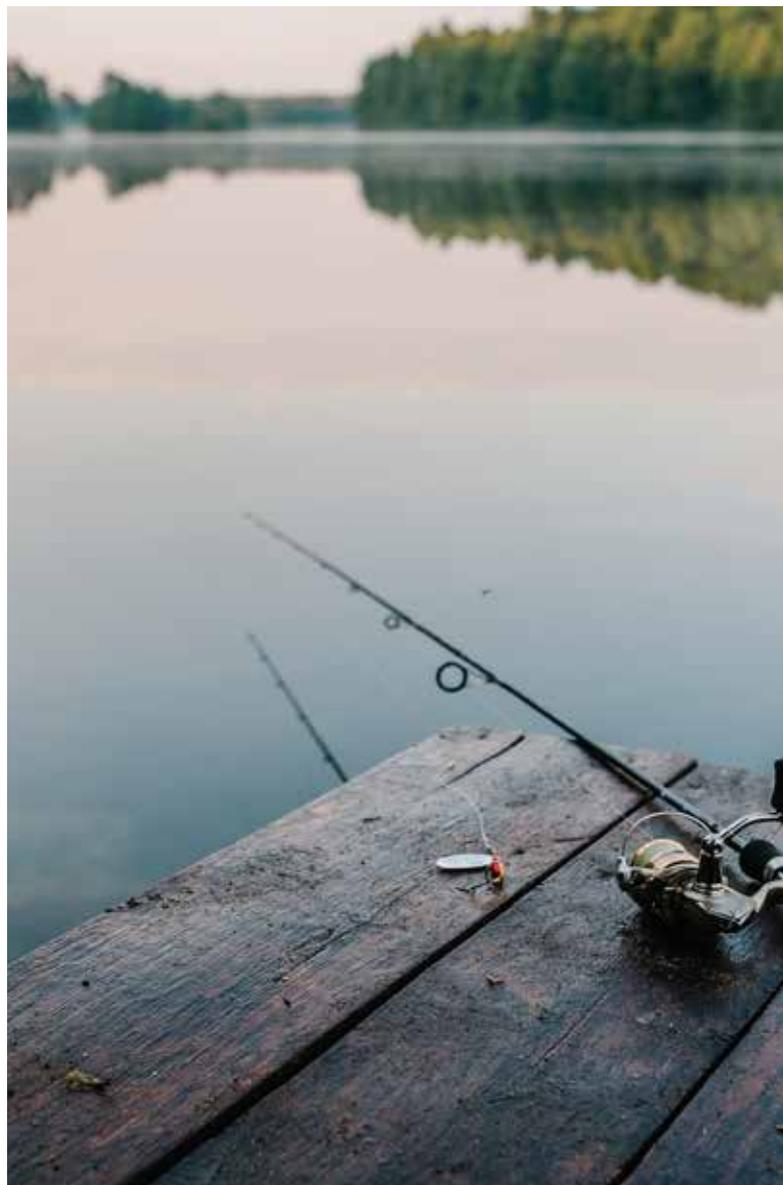


# ON-SITE FACILITIES AT SILVERWOOD

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Silverwood has been built to an impeccable standard and is growing to be a wonderful development with some fantastic facilities with a choice from:

- Our on-site Waterside Bistro barn for food and drinks
- Stocked Trout Lochin
- A new children's play area
- Pitch and putt golf area
- On-site woodland walks, running track and dog walks
- Small gym
- Staffed reception
- Evening security and 24hr CCTV



# FINANCIAL RETURNS FROM YOUR LODGE

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At Silverwood we offer you the ability for us to rent your lodge for you when you are not using it under our letting scheme, this is a fantastic opportunity to make your lodge work for you as Silverwood has a high demand for accommodation and you can see some great financial returns. Silverwood has a proven Holiday let business and will manage the full process giving you a hands off investment.

## Our Lodge Options

We have 6 different models to choose from. All lodges are based on a spacious **22ft x 50ft** floor space and they all offer an exceptional standard of finishings that you see in luxury accommodation. Our local lodge manufacturers have many years experience in award winning house building and pioneer new innovative designs. You can even visit the factory to see your lodge in production. All our lodges are covered by a 10-year manufacturer warranty.

1. 3 Bedroom lodge with galley kitchen
2. 2 Bedroom with open plan kitchen and sitting room
3. 2 Bedroom lodge with galley kitchen
4. 2 Bedroom lodge with enclosed kitchen and dining area
5. 2 Bedroom lodge with enclosed kitchen and dining area alternative
6. 2 Bedroom lodge with entrance foyer



# GENERAL SPECIFICATION

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All our lodges, including our cost-effective range, are built to a high-standard and will include the following unless stated otherwise:

- 10-Year Structural Warranty
- Long Life Pitched Roof
- Gas Central Heating
- Quality Fitted Kitchen
- Fully Integrated Appliances
- 70mm Lead-Free PVCu Frames
- 18mm Plywood Insulated Flooring
- Fibreglass Insulation
- 15mm Plaster Board

## POPULAR EXTRAS

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- Vaulted Ceilings
- Additional External Peaks
- Fully Glazed Gable End
- Skylights
- Invisible Ceiling Speakers
- Integrated Amplifier System
- Brushed Steel / Chrome Fittings
- Sculptural Coving
- Fully Tiled Bathroom / Ensuite
- Fully Tiled Kitchen
- Electric Underfloor Heating

## PLOT EXTRAS

- Timber or PVC Decking
- Glass Balustrades
- Turf or Gravel Garden
- Hot Tub



- Flawless Dry-Lined Finish
- Full Concealed Joints
- Chrome LED Spotlights
- Wooden Doors
- MDF Skirting Boards
- Quality Fitted Bathroom Suite
- Wooden Architrave
- High Quality Carpets or Vinyl Flooring
- Choice of Exterior Cladding



- External Taps and Power Points
- Rainwater Harvesting
- Entrance Pillars
- External Spotlights
- Carpet Upgrade
- Designer Radiators
- Kitchen / Bathroom Upgrades
- Timber Walls
- Timber Panelling
- Stone Effect

- Monoblock Drive
- Electric Vehicle Charging Point
- Or perhaps you have some other ideas



As soon as you enter one of our lodges, you will instantly feel at home and can relax knowing that every space has been designed to be practical and stylish with many fantastic features as standard with additional optional upgrades are also available.

Our new lodges have all mod cons and appliances. They are exceptionally well insulated and affordable to run with:

- Mains Metered Gas,
- Metered Electricity and Metered Mains Water
- Private Sewage
- Private Refuse Collection



## YOUR OWNERSHIP EXPERIENCE AT SILVERWOOD

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NO SECOND  
HOME TAX

NO STAMP  
DUTY

NO LEGAL  
FEES

NO ESTATE  
AGENT FEES

NO  
COUNCIL TAX

- 1. Choose Your Plot** - With a limited number of plots available you may choose your plot and reserve it for your lodge, options for the exterior are chosen at this time.
- 2. The Big Decision** - Once you have made your choice on our site plan and reserved your plot, you will then be invited to the factory in Dundee where we can then offer you to choose from one of our fantastic designs and build your dream lodge with our designer. This will allow you to choose the kitchen and bathroom finishes to your taste and discuss any personal options. This will be fully detailed in a specification and cost package to you before we book your build slot.
- 3. During The Building Process** - Once the main building is complete, approximately two to three months, we will invite you back to allow you to see the spaces and make any changes. These would be detailed and the package you have built would be amended.
- 4. Ready For Delivery** - We organise the delivery, siting and finishings on site so that your lodge will be ready for you to walk into with any final snagging taking place once you have settled in.
5. Once the lodge is delivered and sited, we will finish any extra items that you have such as decking round the lodge as quickly as possible to allow you to relax and enjoy your new lodge.
6. Open the door to your New lodge and relax



To find out more about Holiday home ownership please contact **01821 642284** or e mail **info@silverwoodlodges.co.uk** and we will be happy to chat through the options and book you into visit Silverwood.

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[www.silverwoodlodges.co.uk](http://www.silverwoodlodges.co.uk)

 **Silverwood**  
LODGES & BISTRO