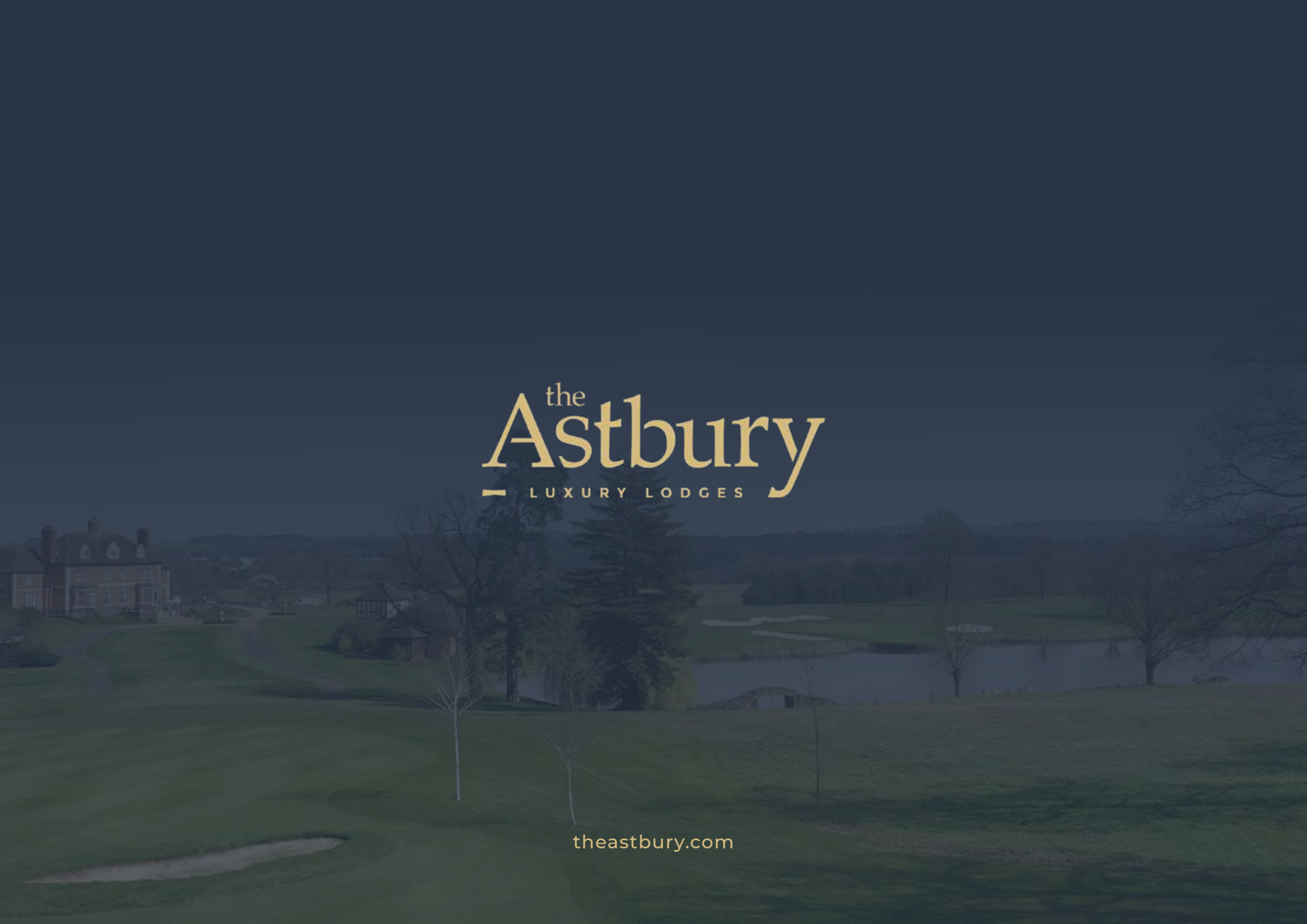

the Astbury
LUXURY LODGES
theastbury.com

WELCOME TO THE ASTBURY

The Astbury offers a serene holiday haven that exceeds all expectations. Situated just outside the beautiful river town of Bridgnorth in Shropshire, our luxurious lodge development offers fantastic onsite facilities and is surrounded by rolling countryside, all of which is just waiting to be explored.

Set within a sprawling 300 acres, our estate boasts the impressive Astbury Hall as its focal point, a stately home with a long and varied history, alongside an established lake playing host to an abundance of wildlife, a championship 18-hole golf course, putting green, as well the opportunity to indulge in fine dining at The Astbury Bar & Kitchen.





Our brand-new luxury lodges nestle perfectly into this exclusive development, offering owners all the peace and tranquillity that the Shropshire countryside brings, along with the excitement of being close to key towns and attractions – there's no better place to escape to than The Astbury.

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PEACE AND TRANQUILLITY IN
THE SHROPSHIRE COUNTRYSIDE



THE ASTBURY LIFESTYLE

Owning your own holiday retreat at The Astbury is the ultimate dream, opening up a whole new lifestyle that's centred around you and your loved ones.

Imagine what it would be like to have no worries, no stress – the ability to get away from it all. Just you, relaxing on your spacious, private decking with a glass of something special, looking out over the panoramic views of rolling countryside. It offers you the opportunity to spend your days, your way, with endless options for relaxation and adventure.

Ideal for both couples or families, outdoor activities are in abundance here – acres of wild beauty to explore, miles of nature trails perfect for running, cycling and walking, as well as our 18-hole championship golf course, all on your doorstep. With continuous ongoing investments and plans for health and fitness facilities, an indoor pool and more, The Astbury is only going to get better.

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TENNIS AT THE ASTBURY

With plans for outdoor tennis courts underway, get fit while having fun in the warmer summer months. Whether you're looking to play tennis socially or competitively, The Astbury provides the perfect opportunity for you to get involved.





A RETREAT LIKE NO OTHER

Having worked with some of the leading lodge manufacturers in the UK, we've designed something quite exceptional here at The Astbury and with a wide collection of five-star holiday homes for sale that can suit every type of budget, we know you'll find your perfect luxury getaway.

- First-class location in the heart of Shropshire countryside
- Beautifully manicured grounds with panoramic views
- 18-hole championship course & putting green
- Golf retail shop for all your golf needs
- Delicious dining at The Astbury Bar & Kitchen
- Holiday whenever you want with no closed season
- Excellent earning potential with buy-to-let
- **COMING SOON** | Brand-new facilities including tennis courts

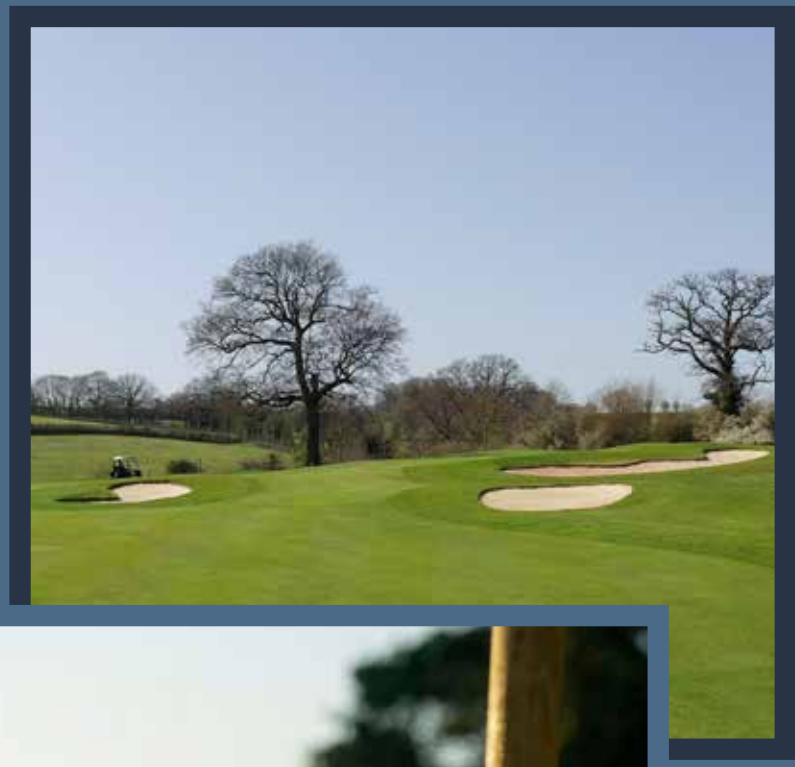
the Astbury
GOLF CLUB

For the golf enthusiast, The Astbury is the ultimate holiday home destination.

Offering a superb 18-hole par 71 6,500 yard championship course with beautiful open parkland, woodland and scenic views at every turn, you'll find every game to be a test of your skills. Designed for players of all abilities, our beautifully presented golf course is renowned for its immaculate USGA specification greens and boast an excellent layout, with a mix of bunkers, manicured playing surfaces and tricky shots for those who like a challenge.

Our famed signature hole, the 18th is a challenging par 3 over water set in front of the beautiful clubhouse meaning that once navigated, your post round drink on our stunning patio will taste all the more refreshing.

If you just want to practice your swing, our putting green is perfect for you and our onsite retail pro shop will ensure you have everything you need, so take your best shot with friends, family and other like-minded golf enthusiasts.





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GOLF MEMBERSHIP

All of our lodge owners benefit from two free golf memberships at our beautiful 18-hole golf course for as long as you own with us – and friends and family will receive a 10% discount!



SUPERB GOLF IN A SUPERB SETTING

the Astbury

BAR & KITCHEN

Our beautiful Bar & Kitchen caters to all – no matter your indulgence.

More than just a dining experience, our Bar & Kitchen is the perfect space to socialise and celebrate special occasions – whether with family, loved ones, or new-found friends, you can enjoy a drink or two and just sit back and enjoy the beautiful fairway and garden views from our patio terrace.

Serving a wide range of home-cooked local produce, as well as an extensive selection of beers, ales, wines and spirits, it's the perfect place to spend your time – whether that's a delicious breakfast to get you ready for the day's activities, or unwinding after a long day of exploration, we'll have a table waiting for you.





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CASUAL DINING AT ITS BEST

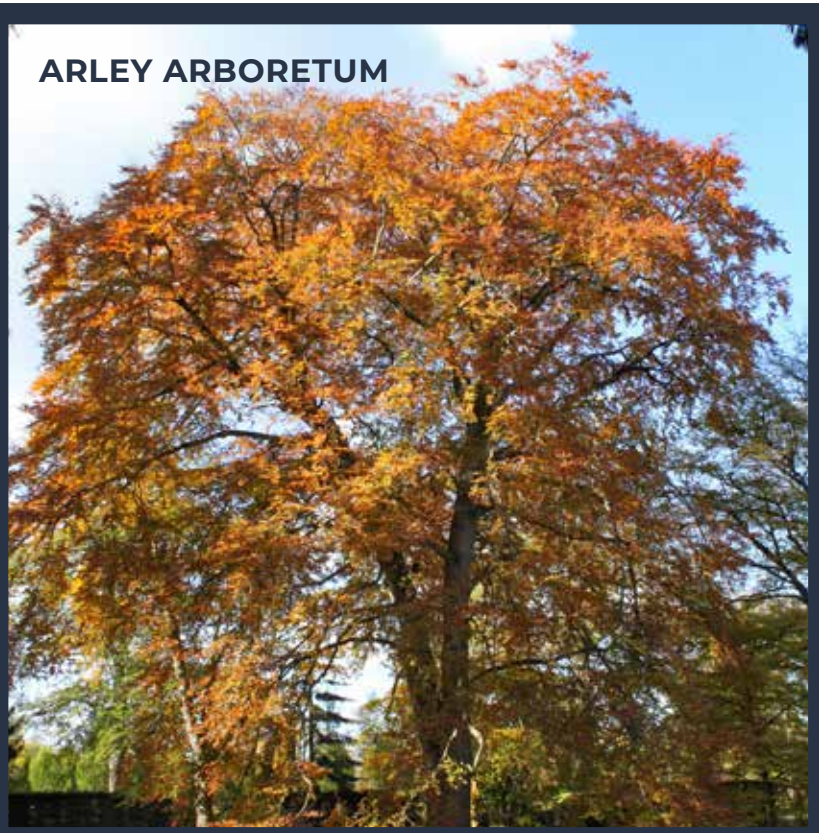
ADVENTURES ABOUND

The Astbury has a beautiful, picturesque setting with views over the rolling hills of Shropshire and offers the ideal location for those looking for new adventures.

The stunning riverside town of Bridgnorth is just 3 miles away, and here you'll find every amenity you could ask for – from historic churches, castles and mansions, through to quirky and eclectic independent shops, pubs and restaurants overlooking the beautiful River Severn.



SHREWSBURY CASTLE & GARDENS



ARLEY ARBORETUM

A bit further afield, you're spoilt for choice at how to spend your days with so many local sights and attractions to explore nearby, including indulging in cosmopolitan shopping in Telford, walking around the stunning market town of Much Wenlock, or discovering hidden delights in beautiful Shrewsbury.

Whether you're after some laidback leisure time or some action-packed adventures, The Astbury is the perfect holiday home base for exploring the delights of Shropshire.



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MUCH WENLOCK









OWNERSHIP AT THE ASTBURY

So much more than purchasing a beautiful home away from home, we've worked hard to ensure all of our holiday lodges for sale are the ultimate holiday accommodation and ownership at The Astbury is just the beginning of something really quite special.

It's the start of something new – a way of life that offers the freedom to take a break as often as you want, when you want, for as long as you want. A space to retreat to that has all the comforts of home, together with the endless excitement of holiday adventures, right on your doorstep – and with UK holiday market at an all-time high, it's the perfect time to take that next step.

With a focus on exceptional quality, our range of beautifully designed holiday lodges all come fully furnished with high-quality integrated appliances and spacious wooden outdoor decking so we know you're guaranteed to find your perfect luxury retreat that offers stunning countryside views as soon as you're packed and ready to go.

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BENEFITS OF OWNERSHIP

- First-class countryside location
- Simple, turnkey holiday home ownership
- Holiday whenever you want with no closed season
- Two free memberships to The Astbury Golf Club
- Dedicated onsite staff
- No stamp duty or legal fees
- Excellent income potential with buy-to-let
- Close-knit community of owners
- 10% discount on golf memberships for friends and family
- **COMING SOON** | Brand-new facilities including tennis courts

OUR LUXURY LODGE DEVELOPMENT

Set within the tranquil Shropshire countryside, our luxury lodges are nestled upon the gently sloping hillside above the beautiful winding river overhung by woodland – peace and quiet comes naturally here.

Designed by industry experts, our lodge development has been beautifully landscaped and positioned to make the most of the undulating landscape that surrounds our estate.

With the finest attention to detail, our phase one design offers a privately gated community of just 52 spacious plots that hold lodges finished to the highest of standards and all offer stunning panoramic views across the valley and beyond; there's no place more perfect to escape everyday life.





One of the most attractive draws of The Astbury is that there's a real sense of inclusion and community here; the main thing our owners have in common is that they've chosen to live the lifestyle they've always dreamed of.

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ALL THIS & MORE

- Private gated community
- 24/7 CCTV for added security
- Substantial wooden decking
- Dedicated parking
- High-speed WiFi





the Astbury

LUXURY LODGES

Offering exclusive luxury lodges in a stunning location, we've chosen exceptional lodges that not only fit perfectly into our natural surroundings, but also provide accommodation so luxurious, and so comfortable, that you may never want to leave.

Having worked with leading lodge and holiday home manufacturers, all of our lodges have been designed with meticulous attention to detail, resulting in exquisite modern interiors, practical design features and have been built to only the highest quality of standards.

Each lodge is sited on large, individual plots with open plan living spaces and patio doors that lead out to spacious decking – perfect for soaking up the countryside views. Tastefully decorated throughout, each comes fully furnished with integrated appliances, soft furnishings and other thoughtful design elements that will make it truly feel like home so you don't have to worry about a thing.

Welcome to luxury lodge ownership at The Astbury.





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AS STANDARD

- Fully furnished with stunning interiors
- Spacious open plan layouts up to 22ft wide
- High-quality integrated appliances
- 2- or 3-bedrooms with master en-suite
- Double glazing and central heating

THE ASTBURY STANDARD PACKAGE

As a lodge owner at The Astbury, you're assured of high-quality build, design and specifications so you don't have to worry about a thing. See what comes included as standard at The Astbury.

- Delivery, siting and all utilities
- Substantial wooden decking with timber spindles
- Premium SMART TV's to lounge
- High quality coffee machine
- Sumptuous branded bathrobes
- Golf club storage









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THE ASTBURY ULTIMATE PACKAGE

Available as an optional upgrade to all of our lodge owners, our Ultimate Package includes everything that comes within The Astbury Standard – plus these amazing extras!

- Big Green Egg™
- Thomas Bramwell outdoor furniture set
- Premium SMART TVs to bedrooms
- Substantial wooden decking with glass balustrade









ASK FOR MORE DETAILS!

BUYING OFF PLAN

We know that buying off plan can be daunting when you can't physically see or imagine your lodge, but you'd be surprised at how beneficial it can be! Take a look at why buying off plan can ensure you get the dream home you want ...

1. First choice

When you visit The Astbury, you'll get an idea of exactly where you want your lodge to be; perhaps you'd like additional privacy or want a certain stunning view that would make early morning wakeups a dream. Buying off plan means you can reserve that plot before anyone else has a chance.

2. Grab a great deal

Although our phase one is already in high demand, buying off plan often means you can get a better deal than once the lodge is on site – so contact us today on **01746 331777** to find out more.

3. Make it your own

One of the biggest benefits of buying off plan is the fact you can personalise your new lodge! We know that it's the smaller details that truly make it your own, so you can choose from a range of interior design options to add those little touches you're looking for.

4. Quicker turnaround

You may think you have to wait until the development is ready but you don't! Once you've reserved your plot and placed your order, you can get started straight away on making your lodge your own, ready for production without delay.





OUR TEAM WILL BE ON HAND EVERY STEP OF THE WAY

HOW DOES BUYING OFF PLAN WORK?

We like to keep the purchasing process as simple and stress-free as possible for our owners and that's why we've outlined the four main stages of buying off plan here to ensure everything runs smoothly for everyone involved.

1. Pick your pitch

Arrange an appointment with us to come and see our beautiful Park and facilities and pick out the plot that suits you – we'll be on hand every step of the way to answer any questions you may have.

2. Initial Deposit

Once you're happy with your chosen location, we will take you through the sales paperwork to ensure you're happy with our terms and we then require an initial £5,000 deposit to secure your plot.

3. Lodge Confirmation

Once your pitch and lodge specification has been confirmed, we require 75% of the full purchase price – that's less the £5,000 deposit you have already paid.
This allows us to progress your order and start the production process.

4. Handover – it's yours!

The remaining balance is due at least 1 week prior to completion and must have cleared. Then when you arrive back on Park, we'll go through a full handover with you, ensuring everything is in order and that you have everything else you may need.

BUY-TO-LET AT THE ASTBURY

All of our luxury lodges come completely ready to go with private parking, decking and stunning panoramic views, offering the ultimate in holiday accommodation and our 12-month season means you can enjoy the delights of holiday home ownership whenever you want.





Have you ever considered that you could be making a return on your lodge when you aren't using it?

Whether you're looking to earn an extra income or just want to cover the running costs of your new lodge, our fully managed sublet service in partnership with Hoseasons offers you a hassle-free solution – all you have to do is sit back, relax and let us take care of everything for you.

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EARN UP TO
£17,583
NET
ANNUALLY*

*Terms and conditions apply. Rates cannot be guaranteed, indicative figure only based on 40 weeks rental of a 3-bedroom lodge. Please speak to a member of staff for more information

Subletting with us is flexible and allows you to let a little, or a lot, or anything in between – our dedicated team have decades of knowledge and experience within the industry and know the best ways to earn a return on your lodge, so we'll tailor a solution that's right for you.

With exceptional facilities, incredible views and a host of local attractions nearby, The Astbury is the smart choice when it comes to holiday home ownership.

BENEFITS OF BUY-TO-LET

- Fully managed sublet service in partnership with HOSEASONS
- One all-inclusive fee that covers your costs
- Dedicated onsite team who take care of everything
- Complete holidaymaker customer care from initial booking through to departure
- Maintenance call outs, repairs and replacements when occupied by holidaymakers
- Full use of all park and golf facilities for holidaymakers

THE FUTURE OF THE ASTBURY

Staycations are here to stay and as such, our lodge development, golf course and bar & restaurant are just the beginning!

With continuous and ongoing investment, future plans for The Astbury will see the arrival of a host of leisure facilities in the coming months and years that will only make The Astbury even more luxurious.









TODAY


WOODLAND
WALKING AND
BIKE TRAILS


SEVERN VALLEY
RAILWAY


HEALTH
& FITNESS


INDOOR
SWIMMING POOL

THE FUTURE



COME AND EXPERIENCE THE ASTBURY

We truly believe that The Astbury offers the perfect holiday paradise to escape to, whenever you choose.

We're devoted to ensuring we understand exactly what it is you're looking for and with a stunning countryside setting, beautifully crafted holiday lodges, superb facilities and, above all, a team dedicated to ensuring your time spent with us is just right, we've strived to create a second home destination that offers you a little more than the everyday.

So take the next step today – come and see us for a personal tour to explore all that lodge ownership at The Astbury has to offer. We can't wait to see you!

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lodges@theastbury.com

Astbury Hall, Chelmarsh, Bridgnorth, Shropshire WV16 6AU

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