



**CRYLLA
VALLEY
COTTAGES**
CORNWALL

LYNHER VALLEY, EAST CORNWALL

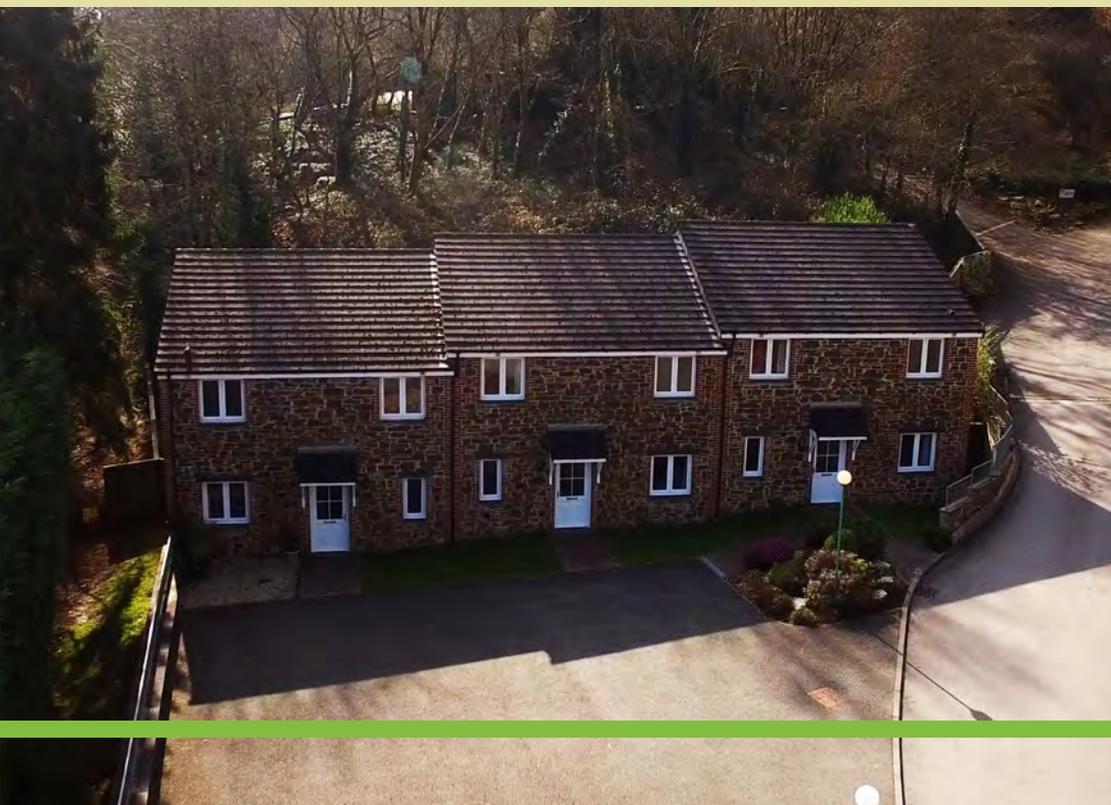
A gated estate of traditionally built one to four bedroom holiday homes
offering an income and second home opportunity



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Welcome to Crylla Cottages

The site runs alongside the River Lyhner, nestling within 18 acres of landscaped gardens and lawns, woodland and hay meadow. Each home has allocated parking, fully furnished and with central heating.



Your Holiday Home

Each of the homes come fully equipped with furniture, carpets and curtains, crockery, cutlery etc ready to use straightaway, whether you are looking for a personal holiday bolthole in Cornwall or an income generating opportunity. The communal areas will be maintained within the future owners management company and subject to a yearly management charge from all cottage owners. All homes are freehold. The cottages are located in 18 acres approx. of highly landscaped areas, extensive lawns, woodland and hay meadow. Each home has its own garden and or sitting out area.



A holiday destination second to none

This is an excellent place to base yourself if you are looking to explore both Cornwall and Devon. A short distance from the Gateway to Cornwall and just off the A38, your arrival and departure journeys are considerably reduced compared to other destinations across the county, giving you more time to relax and enjoy your stay.



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Within 20 minutes' drive you can be in the lonely wilds of Dartmoor, or enjoying fresh fish & chips in a pretty fishing village, lazing on one of Cornwall's world famous sandy beaches with a delicious ice cream or amidst the bustle of the maritime city of Plymouth – indulging in some serious retail therapy.

Cornwall and Devon are packed with historic houses and famous gardens including The Eden Project and The Lost Gardens of Heligan. There are numerous family attractions, a stunning South West Coastal Path and world class Atlantic surf. Each day brings with it its own new pleasures and experiences.



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The site will be securely gated and the linear development of the holiday homes ensures maximum privacy with views to the front and rear of the properties. The main part of the site is given over to lawns, woodland meadow and woodland, bounded to the South by the picturesque River Lyhner.



Your home awaits you at Crylla

The homes at Crylla will be sold in phases and will continue to operate as an existing holiday destination throughout the sales period. Buyers will be able to purchase with existing bookings intact thus taking advantage of any arranged income going forwards for a maximum of 1 year. Upon purchase the buyer can continue to use existing services for renting out the holiday home (in addition to any bookings already taken) at an additional cost or are free to make their own arrangements(once any bookings already taken have been satisfied).



Your questions answered...

Are the properties leasehold or freehold?

All holiday homes purchased are freehold and there is a management company that attracts an estate service charge to cover the cost of maintaining all communal areas, the private sewerage system, private roads, front security entrance etc. The yearly cost of the estate service charge is likely to be in the region of £910 per property.

What is included in my purchase?

In addition to the property and private garden/courtyard each home will have an allocated car parking space. All homes will be sold as seen which means that all in situ furnishings and furniture will also be included.

Can I get Wifi to my home and if so what is the arrangement?

WiFi is provided across the estate and will be managed and paid for by the management company via the service charge. An extra package is available to those who want improved WiFi to each home so please ask.

Can I live in the property permanently?

These are traditionally built homes and have a planning condition that they are to be used as a holiday or 2nd home. Please see the legal pack for the holiday home conditions relating to the particular home you are interested in. However you are free to use the home purely for your own use or to rent out for income or both.

How are the utility bills paid and metered?

Some homes have oil fired boilers for the central heating and hot water. New homeowners of these homes will be responsible for keeping the oil tanks topped up and paying directly to their own fuel suppliers to do this. The other homes have electric heating and hot water systems.

The electric and water supplies to all the homes is via one central supply for each billed to the management company. Check meters are fitted to each home to allow individual usage to be recorded. The management company will collect the cost for this usage as recorded off each homeowner based upon the meter reading for each home by way of a Property Utility Charge, collected annually in advance.

Am I or holiday makers I rent out to allowed to have a pet whilst staying at Crylla Cottages?

Yes this will be allowed subject to the criteria of the property transfer covenants and the management company estate rules as published and updated from time to time.

What about Council Tax outgoings?

Currently the estate pays business rates for the whole estate to Cornwall Council. However this will change with each home owner being responsible for their own property. There are 2 options to pursue in this respect dependent on how you wish to use your home. 1) A second home is defined as a residence which you plan to occupy for part of the year. Properties that are let out for less than **20 weeks per year** and used predominantly for your own holidays will qualify to pay council tax.

2) If your holiday home is in England and used predominately for commercial self-catering accommodation and is available to let for **20 weeks (140 days)** or more in a year, then you should be registered for business rates rather than council tax.

On the upside, a self-catering holiday let can be treated as a trade business, provided that the conditions of the **Furnished Holiday Let** rules are met. Many such properties are likely to qualify for **Small Business Rate Relief**, which provides relief from business rates.

The owners of some Furnished Holiday Let properties **pay no council tax or business rates**, as their property qualifies for Small Business Rates Relief providing **100% exemption**.

Read on for more details, or visit the HMRC website for information on HS253 Furnished Holiday Lettings guide or Small Business Rate Relief. As with all tax arrangements these conditions can change in the future.

How is rubbish dealt with on site?

There is a central refuse area for each occupant's rubbish which is disposed once a week from the site. This is paid for by the management company via the estate service charge.

How are the landscaping banks, lawns and management of the woodland, pathways and meadow maintained?

This is maintained by the estate management company and paid for via the estate service charge (see above).



Has anything been put in place to ensure that the behaviour on the estate is moderated with holiday visitors?

To ensure that the estate communal areas, properties and general environment are not abused by holiday makers / owners there are a set of estate rules that everyone is expected to abide by and details of these can be seen within the estate management pack. All owners renting out property must also make holiday tenants aware of the estate rules at the booking stage.

What if there are any future holiday bookings still arranged when I purchase my holiday home?

Whether you are buying for your own use or as an investment or the two combined, we will be able to discuss how this is best dealt with to suit you.

What income could I expect to generate if I use my purchase as a fully let holiday home?

The seller's agent have a schedule of holiday booking income that each property has attracted in past years that will give a good idea of future income. This will be gross income and if owners wish to use a holiday home change over service and booking service this is usually deducted from gross income. The current owners offer an on-site managed letting service to provide these services at an additional cost.

Who controls the management company?

Eventually all the home owners will control and own the management company once the last home on the estate is sold. Each home owner will become a director and have a vote in the management company decisions. The owner's management company can either be self-governing or this could be outsourced to a specialist company working for the home owners. Until the last property is sold the existing estate owners will continue to manage the estate for the home owners at a cost paid for by the estate service charge.

Third party liability insurance?

This is an insurance you will want if you are planning to let your property on a business arrangement. You will need to include this for use of your property for holiday letting and normally can be attached to normal buildings and contents insurance. The communal areas will be covered by the estate service charge that all owners contribute to.

How will holiday makers access my property if I live away from the property?

The homes will be sold with a key safe next to the front door of the property so holiday makers can let themselves in based on a numeric password.

I have been told that there are tax advantages to owning a holiday home? What are they?

As each individual home owner has different tax affairs we cannot specifically comment on what any buyer would gain in tax savings but there are general principles that are outlined below but all will have conditions attached to them to qualify. We would always recommend that each buyer gains their own bespoke advice in this regard.

When it comes to expenses if your home qualifies in tax terms as a Furnished Holiday Property it can be treated in a similar way to that of a business. This allows you to offset expenses against your revenue if they are: **a) Claimed against commercial use only.** If you use your property for private use, you will need to calculate what percentage of the expense is commercial. **b) Are not capital.** For example, one-off payments for the purchase or construction of the property, or for its fixtures (capital allowances could cover these expenses).

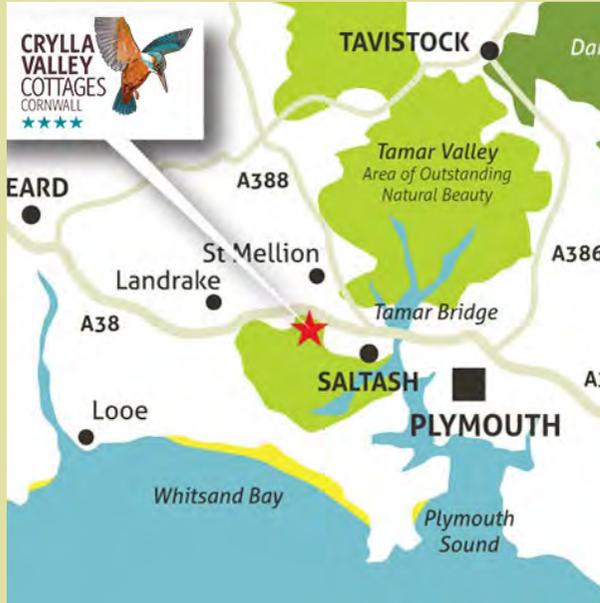
Here are some examples of allowable expenses:

- Utility bills or refuse collection
- Interest on loans associated with the property
- Advertising or letting agency fees
- Products bought for the property (cleaning products and welcome packs)
- Maintenance and cleaning costs

Visit the HMRC HS252 help guide for more information.

Other queries about Crylla Cottages: Please don't hesitate to contact Bradleys Callington branch if you have other queries to make on this holiday home opportunity.





How to find Crylla Valley Cottages

From the M5 take the A38 Devon Expressway to Plymouth and continue on to the Tamar Bridge. Stay on the same road, go through the Saltash tunnel, and at the Carkeel roundabout go straight across. Follow signs for 'A38 Liskeard', after two miles you will see the sign for 'Notter Bridge' on your right. Take this turning and continue over the stone bridge and Crylla Valley Holiday Cottages are on your immediate left.

SAT NAV: PL12 4RN, N.B; you are not charged a toll to come into Cornwall.



Contact the owners selling agent Bradleys Estate Agents for a viewing appointment.

Viewings are by prior appointment only.

Tel 01579 382999 or email callington@beagroup.co.uk