



Clun Valley Lodges

Your Retreat in the Country



Man and Nature Living in Harmony

Location

Situated in an AONB (Area of Outstanding Natural Beauty), ESA (Environmentally Sensitive Area), bordered by a nature reserve classified as a SSSI (Site of Special Scientific Interest) and located a stones throw from a village in a conservation area. We have to be careful what we put here!

We have made sure our lodges blend into the countryside as well as possible.

The Undiscovered County

Have you been and done Devon & Cornwall and queued in the traffic, been to the lakes and been pushed from pillar to post, or been part of a long line of walkers in the dales? Shropshire isn't like that. Shropshire is one of the least populated counties in the country.

Some of the most fantastic walking and cycling in the country. Direct access to miles of forest and woodland as well as the famous Offa's Dyke, Jack Mytton Way and The Shropshire Way on the doorstep. Nearby (for the more energetic) are some of the best mountain bike tracks available, dedicated to just mountain bikes.

How many times have you been away on holiday and the monstrosity of the resort has spoilt the beautiful scenery? That can be said for so many "holiday" sites especially on the coast. Some heritage coastline has been so irreparably damaged by tourism that local authorities are now struggling to come to terms, not only to restore the damage done, but also to keep people coming back.

Because Shropshire is only just being discovered, developments like ours can learn by the mistakes of others. Clun Valley Lodges will not become a blot on the landscape or ruin the environment.

We have to keep the area worth visiting.

All along the Clun Valley festivals are held by tradition, not just when they can attract the most tourists, although visitors are always made very welcome. As well as numerous traditional festivities there are the ones 'out of season' such as the Clun Valley beer festival held in October!

There is so much to do and see;

- Shrewsbury's' flower festival is one of the largest outside London and featured in The Guinness Book of Records for "the longest running Horticultural show".
- Ironbridge where the Industrial Revolution began.
- Ludlow, historic and gastronomic centre of the region.
- Church Stretton, "little Switzerland" with the Long Mynd, the most southerly moor of its type in the UK.
- Hereford Cathedral home of the Mappa mundi (the famous medieval map of the world).

Museums, Country Houses, gardens, antique centres, rare breed farms, castles, steam & narrow gauge railways...
...there's plenty to do in Shropshire, and if you want to wander further afield the coast is only 60 miles away, a lovely day trip.



Clun Valley Lodges

Area

The peace and quiet of the Clun Valley was discovered a long time ago, A. E. Houseman "A Shropshire Lad" 1896 described Clunton as "One of the quietest places under the sun".

Its stunning natural landscape and friendly locals are now beginning to be appreciated.

Clun Valley Lodges have created for you a truly unique opportunity to own one of the highest quality holiday lodges in the most outstanding surroundings and countryside. We know you will have to search long and hard to better the peace and beauty here.

The gentle and pretty River Clun winds around and through so you can look out of your window or sit on your deck with a drink listening to nothing more than the river and the birds.

The river, notably one of the cleanest there is, is home to otter, salmon (re-introduced within the last five years), trout, grayling and even rare freshwater mussels and crayfish. This array of wildlife brings with it a wonderful variety of birds including the kingfisher, dipper, heron, buzzards and occasionally red kite soaring overhead. Deer come out of the surrounding woodland to graze and the badgers (that's who digs up the grass!!) are fascinating to watch at dusk. If your love is the trees, plant life and flowers then you will never stop discovering something new all year round. This is not sales talk; we have lived here, seen and enjoyed all this for ourselves for nearly ten years, and as a former caravan and camping park, so have lots of visitors.

As great believers in trying to help our environment however we can, we have incorporated as many sustainable, energy saving and environmentally friendly resources as possible. This allows us to feel totally comfortable living in harmony with, and not fighting against our beautiful surroundings. We have included a water turbine, wind turbine and solar power as well as low wattage lighting throughout, sheep's wool insulation and cladding on the lodges which needs little or no maintenance. Even a sedum roof is available as an option.



A Million miles away - yet only an hour from Birmingham

Sustainability

Earth Friendly, Sustainable, Eco friendly, environmentally friendly, carbon-neutral, green or just socially responsible? All of these!

We recycle everything we can. We ask you to sort your rubbish and place it in the range of recycle bins we have installed.

In order to preserve the beauty of the Clun Valley we are endeavouring to make the development as environmentally friendly as possible.

From the initial design stage Clun Valley lodges were determined to maximise the potential for sustainability of design and materials and the creation of a sensitive living space.

Forest Stewardship Council Clun Valley Lodges are constructed extensively from timber, the most sustainable building material available, benefiting from low embedded energy, ie energy that is used in the sourcing/manufacture and transport to site. This means using materials closest to their natural state. A natural and renewable material, our timber is obtained from suppliers who are members of the Forest Stewardship Council (FSC). FSC products have their forests of origin independently inspected and evaluated according to specific environmental, social and economic criteria. We avoid, wherever possible, the use of man made materials such as plastic or coated sheets for external cladding and internally, polyester carpets.

Low E The lodges have large floor to ceiling double glazed windows with 'Low E' glass allowing considerable sunlight to enter each room, thereby reducing the need for electric

lighting in the darker winter months. The windows have been designed to create fresh air movement throughout the lodge, thus removing stale air. The frames are also made from hardwood (softwood frames need replacing at regular intervals and uPVC frames are harmful to the environment) Wood frames also absorb sound and help keep warmth inside a home.

Renewable Energy has been installed using a water turbine, small wind turbine and solar panels to supply all of the electricity needed for the unique road and pathway lighting system.

Thermafleece British sheepswool insulation is healthy to use and healthy to live with. Thermafleece takes a fraction of the energy required to produce glass fibre insulation. It helps keep a building cooler by up to 7°C in summer and up to 4°C warmer in winter. It is completely safe to handle, will remain effective for the life of the building and is then biodegradable.

Thermowood cladding is produced by heat-treating European timber to temperatures in excess of 200 degrees Centigrade. During heat treatment, chemical and structural changes occur within the timber, which alter and improve some of its basic characteristics.

The resulting product is an altogether more durable and stable timber, giving an ideal material for use in exposed areas, such as external wall claddings. Thermowood Red Pine gives a service life of 30 years with low maintenance due to the removal of "resins".

Thermowood comes from PEFC certified forests and is a truly environmental choice, with the waste products to

provide the energy for the treatment (heat & steam), NO chemical additives and with its proximity to the UK, low transportation costs.

CFL's (Compact Fluorescent Lights) are fitted throughout. Halogen downlighters are normally fitted with 50w bulbs. CFL's are only 9w (45w equivalent) giving an overall reduction in power used of 82%.

To our knowledge, no other holiday home or holiday park in this country offers these features.

Small & Select A limited number of lodges available which are in-keeping with their surroundings, well spaced, naturally screened and fitting in with the environment not contradicting it.

No formal landscaping would do justice to the surroundings so there isn't any. No tarmac on site only natural materials used. Some areas are left as nature intended to attract butterflies, moths, wild mammals, owls etc.

There is no point describing a picture, it says it all. There are no housing estates, power stations or stone quarries just out of view. In this valley what you see is what you get!

Despite being hidden away at the end of a no through country lane, the village pub (owned by a group of people in the village) is a 5 minute leisurely stroll.



Clun Valley Lodges



Every tonne of recycled paper used, instead of non-recycled paper, can save: - at least 30,000 litres of water – 3,000-4,000 kWh of electricity (enough for an average 3 bed house for a year!) - 95% of air pollution.

If every British household replaced one 100w light bulb with a 20w CFL (Compact Fluorescent Light), not only could one power station be switched off, but each bulb lasts up to 10 times longer.

If we turned our TV & video recorders off standby we could save around £150 million and turn another power station off.

If everyone boiled only the water they needed to make a cup of tea, instead of filling the kettle every time, we would save enough electricity in a year to run three quarters of the street lighting in this country, and a lot of water too!

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The Accommodation

You will be impressed by the spacious interior, which is designed to exceed your expectations for quality and comfort.

Living Area: The light and airy living area comprises an open plan kitchen, diner and lounge. The kitchen is fitted with Iroko work tops and full size kitchen units. The lounge is spacious and well lit with floor to ceiling windows allowing you to appreciate the full glory of the countryside whatever the weather.

Bedrooms have ample room for double beds with built in wardrobes as standard. You can even choose a bedroom with French windows onto your own terrace.

Bathrooms: Both the main bathroom and the en-suite have teak hardwood surrounds and stainless steel fittings, deep ceramic sinks and steel bath.

Verandas complete the holiday feel, created with timber decking (various designs available) and Brise-Soleil canopy, just relax and enjoy the view

Lodges – General Information

Disabled access easily catered for.

Modern but homely.

Warm and cosy.

Light and airy.

Solidly built no movement when you walk inside and no shaking when you close a door!

Beautifully Furnished

Beauty is in the eye of the beholder, a furniture pack is provided for you to move straight into your lodge with the soft furnishings left for you to choose.

If you don't like our choice you can change it or choose the unfurnished option.

Features

- Sheeps fleece insulation
- Dual flush toilets
- Low energy light fittings
- Low energy appliances
- Floor to ceiling windows
- Double glazing
- Hardwood windows & doors frames
- Solid timber cladding
- Oak plank flooring
- 100% wool carpets
- Full size kitchen units
- Sealed Iroko hardwood worktops
- Bosch kitchen appliances
- Full size steel bath
- Teak bath & basin surrounds
- Limestone tiling
- Stainless steel electric sockets
- Full gas fired central heating



Paper and print haven't been wasted on too much technical jargon in this brochure; it is all available at our sales centre.



Clun Valley Lodges

Investment Potential

Technically Clun Valley Lodges conform to the definition of a caravan as set out in the caravan site act 1968: But as you can see from the photographs in this brochure, any resemblance to a standard caravan ends with the classification. These lodges are an investment you can enjoy for many years and can generate a considerable income if you decide to holiday let. Further details available from our sales centre.

Tax Benefits

The following benefits may be available for investments in furnished holiday lettings:

- No Stamp Duty Land Tax payable.
- Taper relief. Capital gains tax may be reduced to 10%.
- Capital gains roll over relief.
- Tax relief on the interest paid on a property loan.
- Running costs offset against income.
- Gift relief during lifetime.
- Inheritance tax relief – payment installments.

Further information is available, however neither Clun Valley Lodges Ltd or their agents are providing investment advice. Purchasers must take their own professional advice.

3Share

And just to be different once again there is a unique option for you to purchase your holiday lodge, a type of “Time Share” we have called “3Share”. It has been designed to help like-minded people purchase their holiday home at a more affordable price.



The difference in purchasing a lodge on a “3Share” basis is that your lodge is yours for 2 weeks, then 4 weeks later yours again for 2 weeks, simple. That gives you 9* 2 week holidays a year!

The furniture is the same high quality as in the show lodge but with the addition that all the soft furnishings and kitchen equipment etc are included as well. You are provided with a storage ‘lockup’ for any personal bits and bobs, with enough room for the odd bike or two.

Also included is a cleaning service before you arrive to ensure the lodge is tip top when you come to stay again.

For more information ask for details at our sales centre.

** In a three year period 2x9 weeks & 1x8 weeks.*

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A good investment & you can make some money on it too

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