

Parc Royale



The Moorings RIVERSIDE LODGES

Lodge Ownership & Maintenance

Why choose a holiday home on a secure development over say a cottage out in the wilds?

First, security: you can relax when not in occupancy knowing your holiday home is being looked after and not getting vandalised, broken into or affected by storms or other damage.

Should the power fail when you are away? What if water pipes burst? You run out of gas, oil etc? You have a delivery of any item? Vermin? The Garden & grass cutting, cleaning out the gutters?

Then when you are in residence and the electricity suddenly cuts off, or you have a burst, a gas leak, etc. who do you go to when you are miles away from your regular man? It can all be very stressful, and your leisure time cut in half! Then when you return home only to remember you left the milk and other food at the holiday home and know it will be rotten when you get back? So many things can go wrong.....

BUT NOW The BIG one for standard holiday homes, be it a flat, a cottage, or conventional house, that could have been used as a main residence for locals, you will pay double the rates / council tax which could amount to thousands! So the savings you make by choosing a holiday home on a secure development can not only give you peace of mind but substantial savings too.

Whilst on The Moorings..... once you have purchased your holiday lodge you can relax and start to enjoy your leisure time in Bridge of Tilt - Blair Atholl; safe in the knowledge that we will take care of the usual outdoor maintenance that can make the ownership of a holiday home a burden and all the chores which normally spoil your otherwise relaxing weekends and breaks are covered.

Not only do we take care of the general development upkeep which includes such things as The electric gates, park lighting, security system monitoring on a 24/7 system with full remote access, you can be sure your holiday is being cared for at all times. We look after all gardens, the roads (including salting & snow clearing in winter months,) other times clearing of leaves & debris with electric blowing to keep the peace & quiet, the swimming pool & gym complex, Tree surgery, Riverbanks etc.

Our commitment goes beyond that normally associated with many other developments; in that we also look after the general exterior maintenance of the individually owned holiday homes.

This maintenance & factoring package includes the following:

STAINING: This runs annually, we start by brushing down and washing every lodge just as often as required to ensure all always look in pristine condition. We power wash and steam clean all timber decks then we coat with non-build preservative, in addition all handrails to balconies and walkways are sanded down, spot treated and stained every three / eight year (depending on the stain product used and manufactures recommendation or appearance) The same applies to the balcony infills, utility rooms, golf & Bar B Q units, individual fencing & gates. The whole of the structure of the lodge is also spot coated, and re-stained in accordance with manufactures recommendation which can vary from as short a period as 4 years to as large as 20 year (in all cases overridden if appearance falls below our standard, taking care on over build with older products leading to peel). Owners have a choice of stain colours all chosen to blend with the landscape and environment. You can rest assured you will never arrive to find your neighbour has taken it upon themselves to paint the windows pink and the doors blue! (and de-valued not only your view but your investment). Even if your lodge is not down for staining that year it will be fully washed & kept in pristine condition. *[Note replacement of decaying timbers or any product is not covered, we will e-mail owners of any area we notice may need attention in the next five years and give indication of costs before it becomes a real expense.*

We also: Clean out all guttering as often as required during the course of the year, repairing and replacing seals as required. (*parts at cost price only*) Power-wash all roofs to avoid moss build up as and when required, keeping a close eye on the seals around flues etc.

GARDENING etc: The individual gardens of the plot, we can also attend to any boxes, baskets and planters that individual owners have planted, if requested.

The general garden and landscaping of the whole development.

The upkeep of the roads around the development, including sweeping, snow clearance & salting

Maintenance of the river banking. Maintenance of the mature trees Park lighting. Vermin control e.g. wasps etc.

Re-cycling point and large item skip. (*vermin & wasp control if on park insurance*)

POOL FACILITIES

As a Lodge owner you are entitled to a discount of 25% on the annual membership charges (10% if not on Park insurance). We offer FREE membership in your first year with us.

SECURITY GATES Each owner receives two gate entry tags free of charge at the time of purchase. Additional tags are available at cost of £50 + vat. These tags are individually programmed to your name & plot. In doing this, if you misplace your tag we can cancel individually thus ensuring security is never compromised. Alternatively, owners may purchase a remote gate opener which will permit access by both the Lodge gate and the Park gate. Current cost of these is £200 + vat, which includes programming & batteries.

SECURITY Any lodge can be connected to the Park security alarm system. The annual charge for monitoring and maintenance is currently £40 + vat Install of a typical system £575 - £775 + vat.

This is not only a security system it monitors the power supply and should there be a power loss at any time due to any reason, the system immediately notifies reception and members of staff by texting their mobiles.

(*Discount is then available on the Park insurance of 10% per annum*)

INSURANCE We offer a block policy on all holiday homes with Gallagher. This is a full New for Old policy, the renewal is July annually currently £400 Inc IPT + an admin charge of £75 to Gallagher. Please ask for the further benefits to all owners. This also offers a further advantage of a discount from maintenance charges, currently of £200.00 inc vat. (Structure up to £350,000 contents to £10,000)

LETTING: We do not permit letting/hiring of holiday homes on the park. This decision was made in July 2022 and will come into full effect on 01.01.2026. Only existing owners who hired in the past are allowed to continue to hire during this grace period, of which in total we are down to four and one of these are stopping soon.

FACTORING CHARGES are to the nearest 1st day of the month, to the date of purchase, and are annually in advance. We are able to move dates to best fit in with your cash-flows etc, alternatively we are also able to arrange for payment by standing order over the year, it is just which ever is best for you.

INTERIOR / EXTERIOR & UPGRADING All internal maintenance is the responsibility of the individual owners. We are able to manage any works which you wish to have carried out such as:- refurbishment, replacement of old or rotting timbers, form extensions, conversions, en-suites, redecoration, fitted kitchens, showers, bathrooms, tiling, laminate flooring, replacement or extending balcony's, Bar B Qs, fencing, gates, windows, doors etc, etc. Advice is always free & could save you money, even down to day to day cleaning we can help in all areas.

OTHER POINTS! *If you have any questions or points you wish to enquire about please contact me on my mobile or drop me an e-mail. stuart@p-r.scot*