



COTSWOLDS WATERS  
by yoo



## FINANCIAL REASONS TO BUY A HOLIDAY HOME/LET

### 1. Offset all your interest costs

Under the planned legislation rules, as a traditional Buy To Let landlord, you will no longer be able to deduct your mortgage interest payments and costs from your rental income prior to calculating your tax liability. For many, this has rendered the future of traditional Buy To Let as unviable.

In contrast however, you can still offset these costs with a Furnished Holiday Let, substantially increasing the net yield on your investment.

**Furnished Holiday Let owners are ALLOWED to offset their interest costs.**

### 2. A growing opportunity

With these legislative changes, it is thought that over just a four-year period a Furnished Holiday Let will outperform a traditional buy to let investment by more than 100%.

In the UK we are currently experiencing substantial changes in both our social behaviour and our meteorological environment, which combined will make "Staycation" in traditional holiday hotspots, such as the Cotswolds, ever more popular.

**We believe Furnished Holiday Lets will become a crucial part of any property based investment portfolio.**

### 3. Pension Contributions

HMRC recognises that if you own a Furnished Holiday Let, you are potentially relying on the property's profits as your main source of income. Therefore, profits from Furnished Holiday Lets can be categorised as "relevant earnings" when making contributions to your pension.

**An investment that works now and for your future.**

### 4. You can proportion your profit splits

In contrast to traditional Buy To Let, with a Furnished Holiday Let you can split your profits in any ratio between the owners of the property.

For example, if you and your spouse own 50% of the property respectively, you do NOT have to split the profit in the same proportion.

**A Furnished Holiday Let allows you to allocate profits in any proportion.**

### 5. Capital Gains Tax Relief

Furnished Holiday Lets do qualify for various Capital Gains Tax Reliefs on disposal, including entrepreneurs' relief, relief for gift of business assets or business asset rollover relief if you are trading up or down.

**Tax efficient for you and those you love.**

## TURNKEY INVESTMENT OPPORTUNITY

### Every detail counts

At The Lakes if you decide to let your property this is all taken care of for you. From our stunning furniture packs purposely designed to maximise style versus use, to our award-winning management and concierge team that will let the property on your behalf.

From meeting and greeting your holiday customers to cleaning and maintaining your holiday asset, everything is meticulously managed on your behalf, offering a complete turnkey investment opportunity.



### Apartments at The Lakes qualify as Furnished Holiday Lets

In order to benefit from all of these favourable advantages, your apartment must meet the following criteria:

- Your property must be located in the European Economic Area
- It must be furnished (basic furniture for daily living)
- It needs to be let to the general public for a minimum of 105 days over a calendar year (January to December)
- It will need to be let on a commercial basis, meaning that it must be making a profit rather than simply letting to friends or family with basic or no rent
- It will need to be available for at least 210 days in a calendar year (January to December)

**Come and meet the team to discover the Cotswolds best lakeside opportunity.**

## LIVING ON THE LAKES AT COTSWOLDS WATERS

Your waterfront apartment, surrounded by the stunning Cotswolds area of outstanding natural beauty, cradled by woodland, calming lakes and a very special natural habitat that engages all the senses. All within a short riverside walk to your quintessential Cotswolds town where all the facilities you need are very close to hand.

The perfect home is one you create, so we ensure you can be involved as much or as little as you desire in the creation of your contemporary stylish home, with your detailing and finishing that reflects your individuality and specific needs. All built to the highest exacting construction standards.



### Destination

That includes a private members' spa, health and wellness centre and a comprehensive range of activities for all ages. At The Lakes everyone has their space and there's space for everyone.

### Location

Just 90 minutes from London, right next-door can feel like the other side of the world. Take a step outside your exclusive gated estate and you are a short riverside walk into town. Positioned in the heart of the Cotswolds, surrounded by market towns, country pubs and local villages offering an array of facilities, including family-friendly festivals and medieval architecture. Revel in the beauty of Burford, now listed in Forbes' list of Europe's loveliest places to live.

### Owning

Our mantra is to offer a truly inspired balance of lifestyle giving you a turnkey management service providing a secure investment for the future, because you can't invest in the past.



## DESTINATION AND OPPORTUNITY

### Life on The Lakes

You'll enjoy a stunning and secure Cotswolds setting, a full concierge service, destination spa and an array of activities.

Facilities – Spa, club, fitness & leisure.

Activities for adults, kids, and families – Fire pit island, kids' boat.

### Estate Team

Our dedicated 5-star concierge team is here to help you make the most of your time here. You could be staying in your own home or renting one. Either way, we can help you arrange everything from day-to-day essentials such as housekeeping, through to a full event management service.



## DEVELOPMENT

Concept to completion. The perfect home is one you create, so we can offer you one of our unique and tailored furniture packs.

To help in the creation of your contemporary stylish home, from home or rental apartment, all built to the highest exacting construction standards.

### Cotswolds Waters

# 77

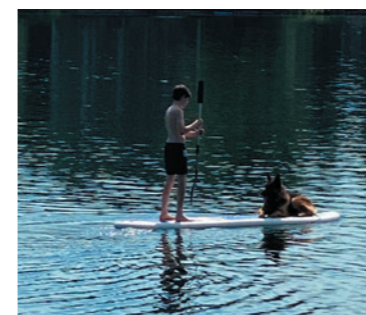
Beautiful detached lakeside homes capturing the very essence of laid back luxury.

# 63

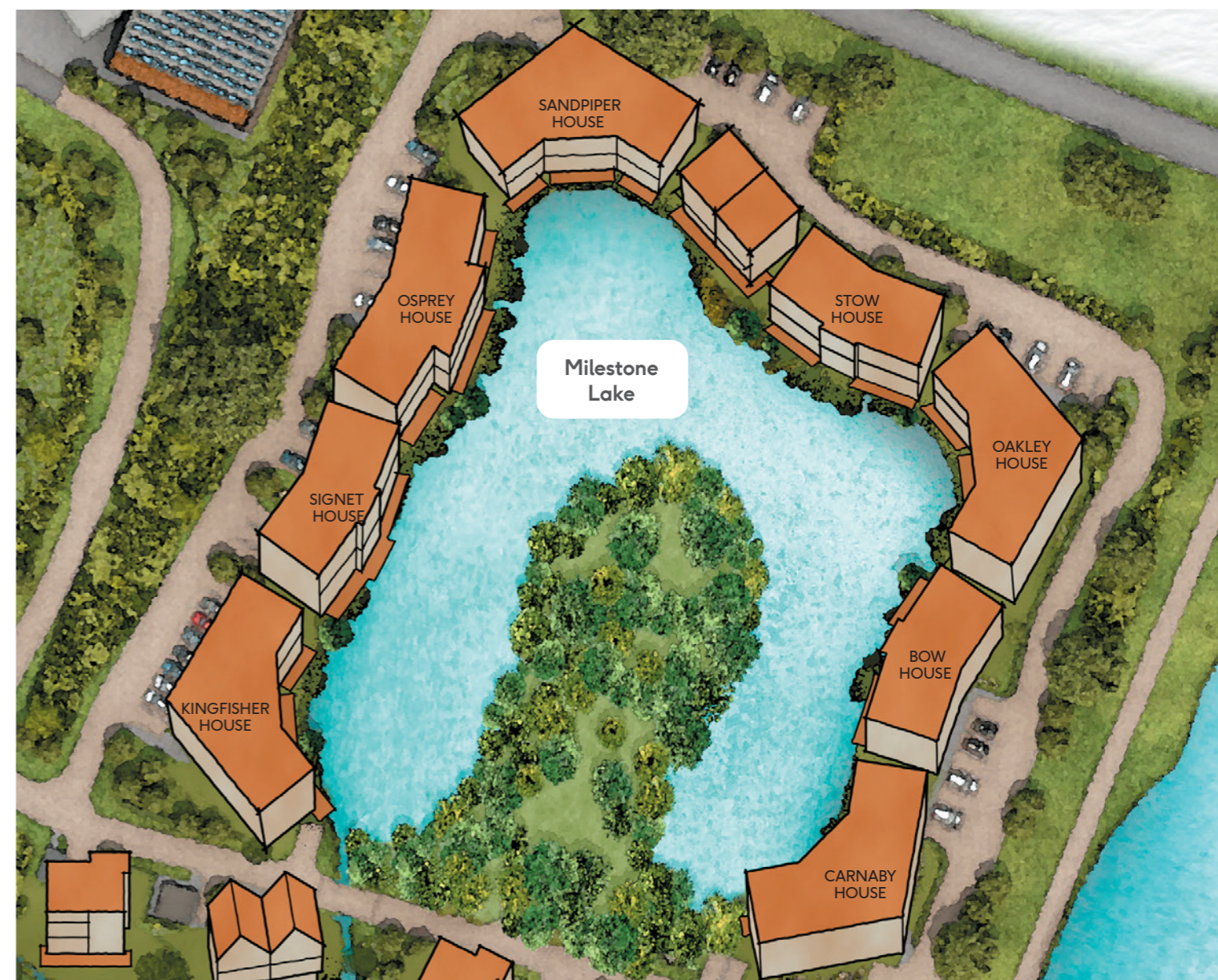
Beautifully designed and strongly appointed apartments.

# 1

All complemented by one leisure and destination spa facility.



## SITE PLAN



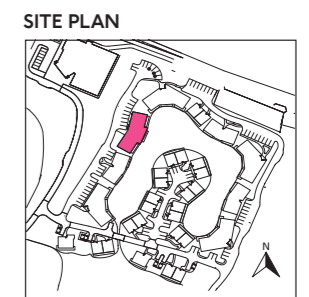
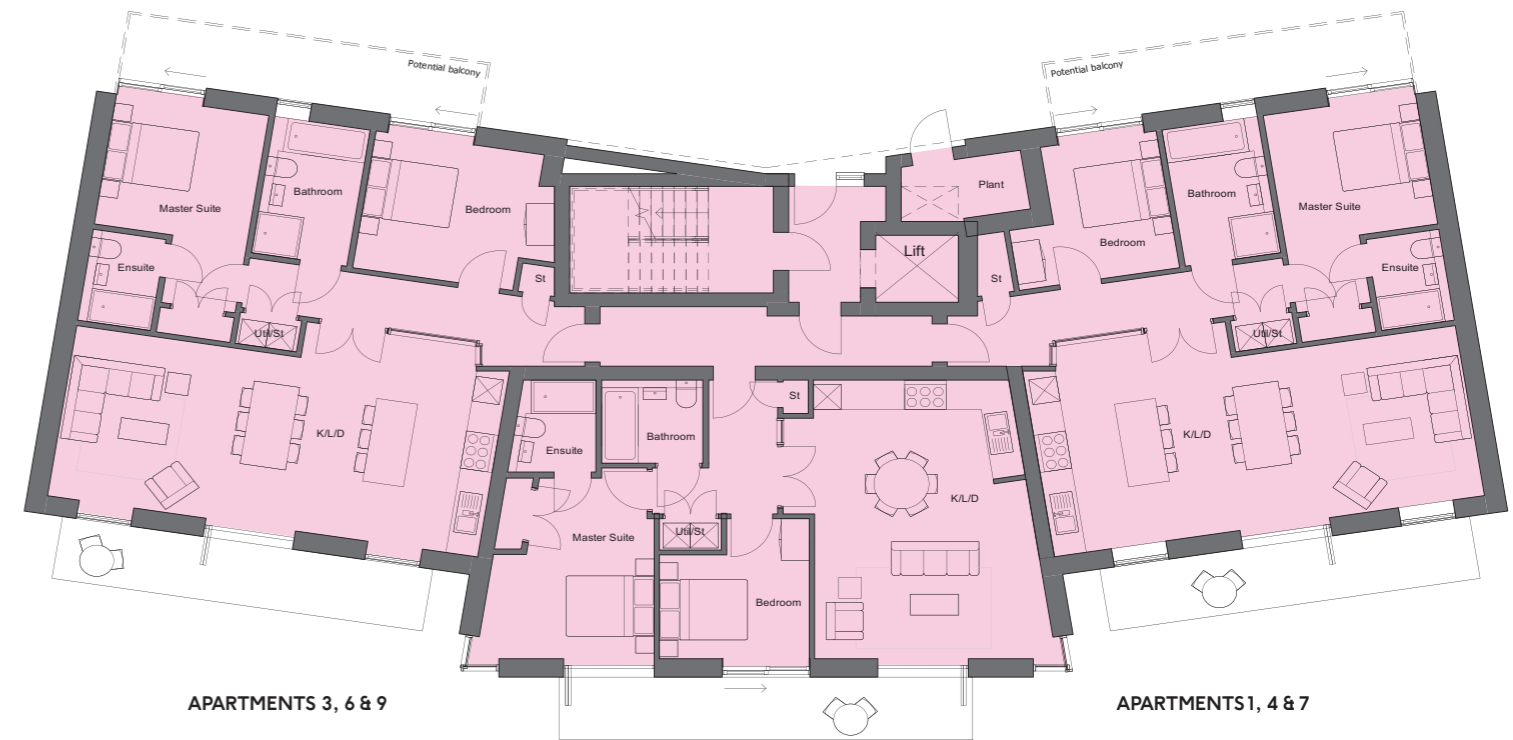
The luxuriously appointed apartments offer in excess of 1,000 sq feet of space, are serviced by private lifts and all have incredible views over The Lakes.

Although the finishing can be specified by our investors and private clients, you can be assured they will be completed to the highest standards.

Contemporary kitchens and bathrooms are complemented by the laid-back luxury furnishings selected from one of our furniture packs.

With room to live and space to breathe, from your personal balcony you can enjoy prime views over your lake and the quintessential Cotswolds countryside beyond.

# Apartment Type One



Osprey House

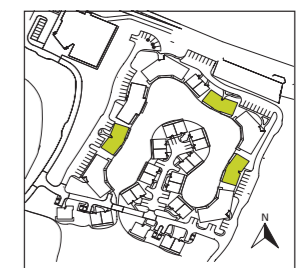
# Apartment Type Two



APARTMENTS 2, 4 & 6

APARTMENTS 1, 3 & 5

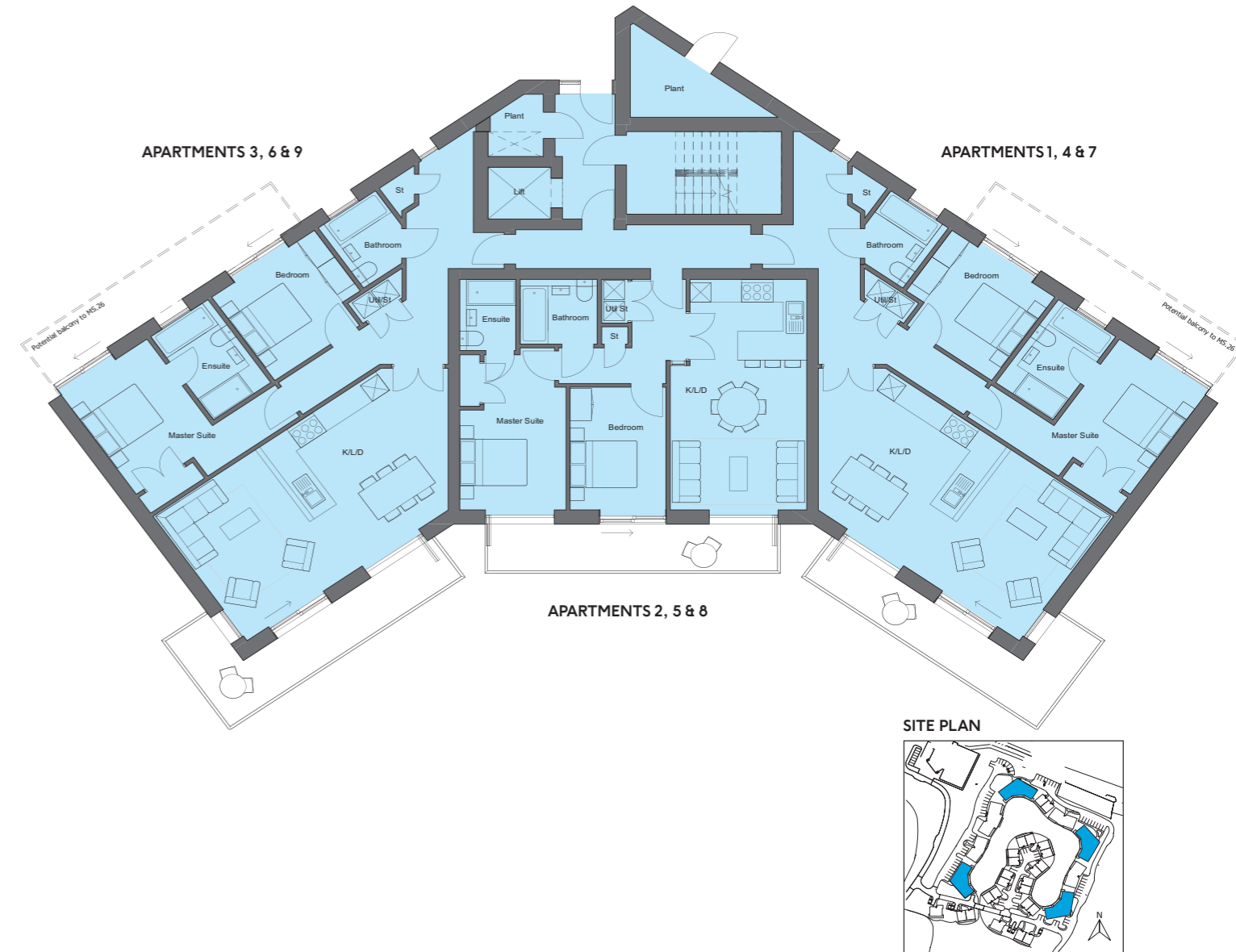
SITE PLAN



Bow House | Stow House | Signet House



# Apartment Type Three



Carnaby House | Oakley House | Sandpiper House | Kingfisher House

## ALSO AVAILABLE, INDIVIDUAL PLOTS AND HOMES

### Construction and management

With over 30 years' premium property and design experience, our team includes architects, surveyors, interior designers, project managers and a dedicated aftersales team. We are all committed to ensuring that our builds and your individual projects are handled with the right expertise, complete care, and total commitment, to ensure we deliver the Lakeside property or apartment that meets your exacting standards, creating an extraordinary family home and an exceptional financial investment.

### Concept to completion

All our homes combine sustainable design with country house luxury. The location of the individual house types on the plots have been informed by the sun, views and site massing. Each house has been designed to capitalise on its solar orientation and lakeside views. This ensures the external balcony and decking areas make the most of their stunning water's edge setting.



## LIFE ON THE LAKES

### Adults

#### Live life at your pace

An early morning swim. An afternoon in the spa. An evening barbecue. The days pass at your own pace at The Lakes, giving you the chance to create an unforgettable collection of family memories.

### Kids

#### What's on?

Family and childhood memories are easily made at The Lakes. With over one thousand acres of Cotswolds countryside to explore and countless activities close at hand, time on the estate never drags for our smaller visitors.

### Local area

#### Discover The Lakes

Step outside the estate and you are in the heart of The Cotswolds, surrounded by some of the most picturesque countryside in Britain. Think thatched-roofed pubs, farmers' markets and the sound of cricket on village greens. This is rural life at its best with all the facilities you need just a short riverside walk into town.



## EVERYONE HAS THEIR SPACE... AND THERE'S SPACE FOR EVERYONE.

Paddleboard, cycle or get pampered in our private members' spa.

At The Lakes the perfect day is one you create.

Enjoy the outstanding natural beauty of the Cotswolds and the surrounding villages with every amenity close to hand.

Offering a truly inspired balanced lifestyle where right round the corner can feel like the other side of the world.

Giving you all the balanced time you need, with a turnkey management service and a secure investment for your future, because you can't invest in the past.

Your lakeside home, less than 90 minutes away from London. Built to your precise specifications on a plot of your choice.



Time to choose your plot [prelaunch.thelakesbyyoo.com](http://prelaunch.thelakesbyyoo.com)





Disclaimer:

This Brochure is a promotional document for New Build Furnished Holiday Let residential properties marketed by The Lakes at Cotswolds Waters Fairford GL7 4DS.

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