

The logo for Keld Spring, featuring a stylized tree icon above the text "Keld Spring" and "EST. 1978" below it, all set against a dark green background.

Keld Spring  
EST. 1978

# Keld Spring

Luxury lodges in the Heart of Yorkshire.

**Contemporary designs | Classic luxury**

escapism...  
re-imagined



## Extraordinary lodges, exceptional financial investments.

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Keld Spring is



# calling



Keld Spring Retreat is an exclusive resort that has redefined luxury lodges. Located on North Yorkshire Moors National Park, Keld Spring is a high-yielding investment opportunity and the perfect getaway for a stylish, spacious and unrivalled holiday with your loved ones.

# Extraordinary lodges, exceptional financial investments

## Investment overview

As every wise investor knows, it pays to carry out due diligence on any potential investments - both the state of the market and the individual proposition itself. The UK holiday sector has experienced major sustained growth in the past couple of years and has fast become the unquestionable rising star of the investment sector. Whilst this is set to continue, it is still wise to ensure your investment proposition is high-yielding and has a sustainable future.

That's exactly why at Keld Spring our concept has always been to create a five-star retreat that will, without doubt, stand out from the crowd. This exclusive venue will redefine luxury

lodges by blending architect-led designs with contemporary elegance, creating the perfect getaway for a stylish, spacious and unrivalled holiday with loved ones.

Welcoming you as a potential investor with access to this stable and lucrative market is a key part of our business model. After all, if you own such a stunning property in a location where there's so much to do and enjoy nearby, you may want to use it all of the time, some of the time or maximise the yield by offering maximum occupation availability.

The choice is yours.

'Our aim is to grant investors access to this stable and lucrative market'



Britain will have  
a tourism industry  
worth over  
**£257  
billion**  
by 2025

Visit Britain

UK tourism  
generates nearly  
**10%**  
of the nation's  
GDP

Visit England

**66%**  
of Brits  
staycationed  
in 2018

Sykes Staycation Index 2019

Yorkshire Dales will  
make it into the  
**TOP 10**  
fastest growing  
regions for the first  
time

Sykes Staycation Index 2021

Log cabin/lodge  
had the highest  
number of  
search sessions  
for property type.

Sykes Marketing and Search  
Data

Average annual  
occupancy level  
for a UK hotel  
In 2018 was

**77%**

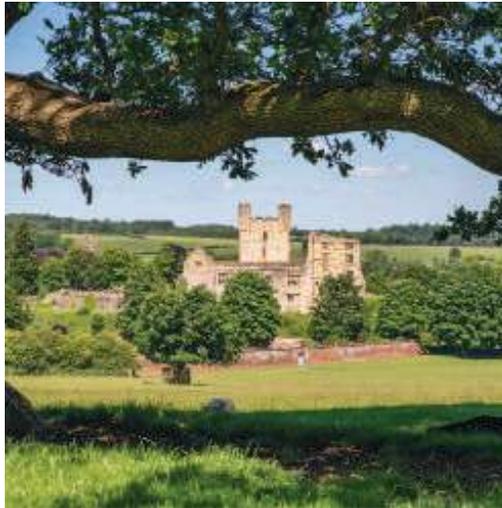
Visit Britain

## Investment checklist

- ✓ UK holiday park industry in period of sustained growth
- ✓ Sector able to weather economic downturn and prosper
- ✓ Huge undersupplied demand of quality accommodation
- ✓ 35 year leasehold title
- ✓ Highly marketable and easily exited
- ✓ Secure, high yielding hands-free asset
- ✓ Simple and secure transaction overseen by UK solicitor
- ✓ Industry leading AAA management company
- ✓ Lodges built to BS 3632 standard and NCC approved regulations
- ✓ Park open for 12 months of the year for maximum occupation/yield
- ✓ Architecturally designed and manufactured in our own facilities
- ✓ Gated, secure holiday park
- ✓ Parking for two vehicles
- ✓ EV electrical charge points for cars
- ✓ Fully furnished to a 5 star standard and ready for the holiday market
- ✓ Rental opportunity via our booking partners Sykes
- ✓ Managed by experienced industry experts

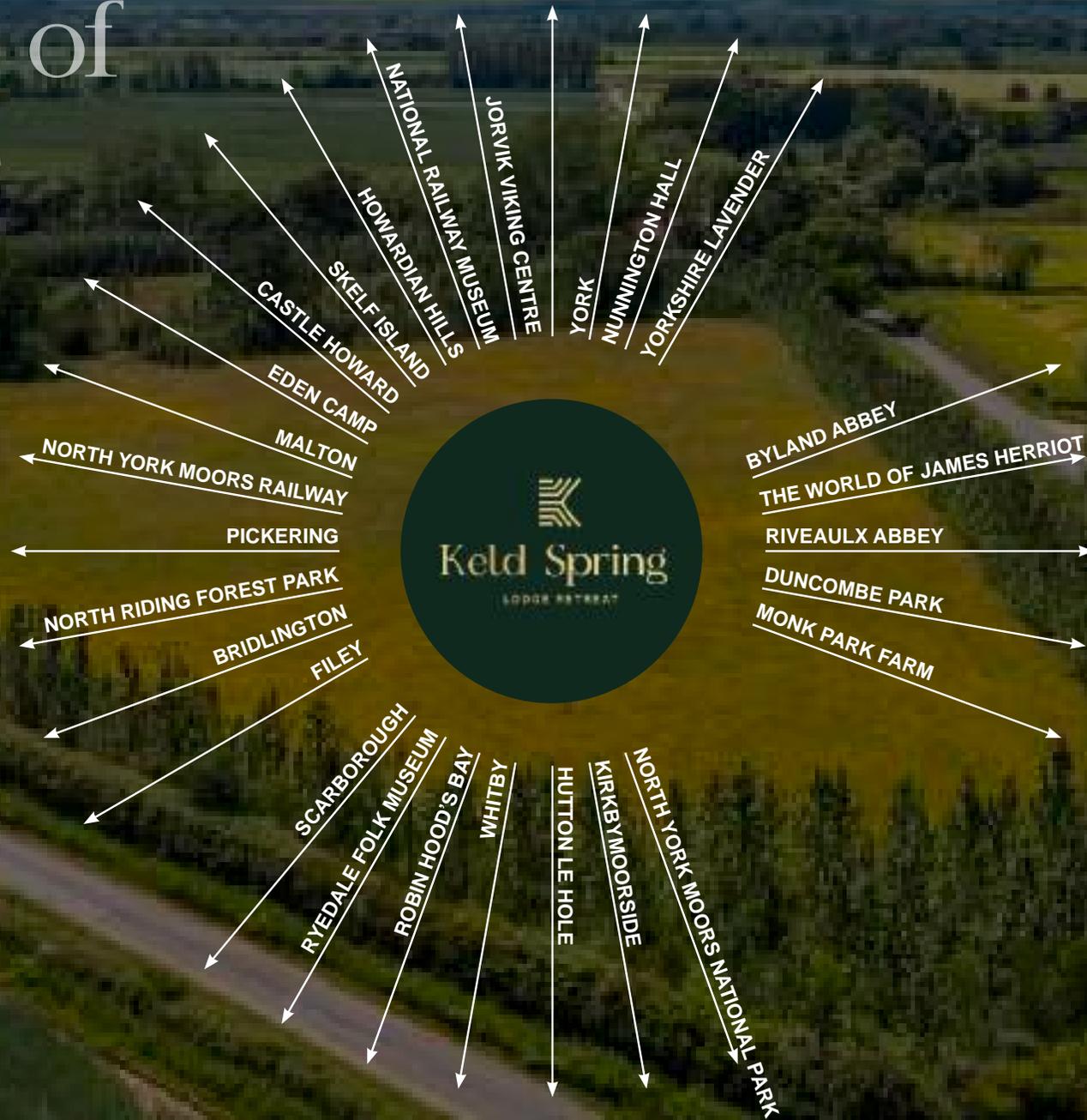


An authentic  
North Yorkshire  
experience



Keld Spring offers a unique lodge experience that effortlessly combines five-star luxury with the stunning natural, cultural and historic surroundings of this idyllic North Yorkshire region.

# The best of Yorkshire on your doorstep





The North York Moors,  
the coast and Yorkshire  
Dales surround Keld  
Spring and are in the

# TOP 3

searched areas on the  
Sykes bookings website.

Sykes Staycation Index 2021



# About the area

North Yorkshire has a limitless flow of activities, tourist attractions and natural beauty. Whether you're looking to enjoy the peace and tranquillity of North Yorkshire's countryside, or you're a thrill-seeker looking for your next adventure, Keld Spring is perfectly located for everything this celebrated region has to offer.

Situated within the beautiful Ryedale district, Keld Spring has no shortage of fantastic attractions to visit. From the neighbouring North Yorkshire Moors National Park and the Yorkshire coast area, there's something for all ages and interests.

The area is rich in history and culture with an abundance of museums, castles and abbeys within the vicinity. We think it's the perfect spot to enjoy it all from...





# Luxury Lodges, Redefined.

At Keld Spring, our luxury retreats have redefined the UK's staycation experience and created the future of lodge design.

Our retreats embody the cultural spirit of the local area, with distinctive touches including architect designed lodges, private hot tubs, beautiful terraces and outdoor spaces, and the latest smart home technology – all set in the most spectacular location.

# Retreats at Keld Spring

Our retreats are designed around the way our potential owners want to use them, clad in stunning contemporary external finishes using larch, copper, charred timber and zinc. A unique element of our offering is the way you can extend your retreat by adding external modules and spaces to add multifunctional living zones. With a range of bespoke options for the space around your holiday home, you breathe maximum life into your retreat, powering it up into an intelligently designed living space that fulfils its true potential as a unique home from home to be proud of.

We have several personalisation options to offer for our internal spaces too; we wanted them to be just as memorable. Our team is made up of innovative architects, engineers and interior designers, leisure industry experts and accommodation inspectors. Bringing that top team together has been a key part of creating these stunning retreats at Keld Spring. Built to BS 3632 standard and NCC regulations

and using flat-bed technology to enable them to sit level to the land they sit in, these are not 'lodges' as you know them, despite the fact that they come within the same build standard specification. We firmly believe that this architect-designed modular concept sets it head and shoulders above the 'standard' offering.

## Welcome to Actually Parks

Keld Spring is owned and managed by Actually Parks Group. We have 10 parks currently being developed in the UK's top holiday hotspots. Each of our luxury resorts will be located in the UK's most desirable and idyllic regions. We have exquisite plans for the UK holiday sector as we are looking to acquire more parks in the near future as part of a sustainably managed long-term growth plan. We have also established our own manufacturers, Actually Lodges, and that's where your retreat will be constructed to your bespoke specification and requirements.

\*As of July 2021





### Eco credentials

- ☑ Built for energy efficiency
- ☑ Recyclable materials incorporated
- ☑ Solar panels optional
- ☑ Electric vehicle charging point



Spacious outdoor terrace – perfect for al fresco dining and unwinding with loved ones.



A birdseye view of our stunning Rye retreat.



A detailed floor plan of our 3-bedroom Herriot retreat – spacious, luxurious and captivating.

The heart of our retreats

# The Rye

Named after the River Rye and built to make the most of a magnificent, ever evolving landscape to the front of your retreat, the Rye adds a further extension and covering to your outdoor space, creating an exciting outdoor zone for use at any time of year. This front section is created in two parts in line with the pitched roof of the core section of the lodge, offering a fully integrated feel with internal and external spaces. An open air deck with larch slatting lets light stream in as an artistic feature in its own right on a sunny day, while also shielding guests from the full force of the sun. This links

the core lodge section to a further covered outdoor decking area, designed to provide shelter when weather is less inclement, while also taking advantage of the outdoor environment. The Rye is curated in a way that will blend living space with the environment beautifully. The open air deck hosts an outdoor chimney which can be used in a variety of ways,



and shown here as an outdoor BBQ & pizza oven. This shares a flue with the wood burner in the lounge so the location of your chimney depends on the internal layout of your retreat. What this extended front section gives you is extensive outdoor living space which you'll be able to use whatever the weather - in winter it will be cosy yet refreshing, and in warm weather it will

## Features

- Stylish and expansive living space.
- Contemporary kitchen and elegant lounge area.
- Spacious outdoor, covered dining terrace.
- Internal and external relaxation zones.
- Outdoor BBQ and Pizza oven for al fresco dining.

be the ultimate chillout zone for all the family, where you can cook, eat and relax, or perhaps partake of a little late night stargazing over a drink or two with family or friends if you choose to!

**Contact us now to find out more about The Rye.**

## Our two-bedroomed layout



### Kitchen

- Hotpoint cooking package - Double oven and induction hob
- Neff extractor
- Polished chrome sink, taps and hardware
- Hotpoint integrated dishwasher
- Integrated undercounter fridge and freezer
- Indesit washer/drier
- Waterfall countertop in stone laminate

### Bathrooms

- Fittings by Mode, Arezzo and Nuie
- Linda Barker wall finishes
- Amtico flooring

## Our three-bedroomed layout



### Furniture Package

- Bespoke upholstery for beds and seating in natural fabrics
- Bespoke fittings from Vaunt Design
- Bespoke furniture designs in solid wood and iron
- Orthopaedic mattresses

### Lighting

- Bespoke fittings, plus designs by include Homeloft and Brootzco

### Front Deck Add ons

- Pizzaiolo electric pizza oven
- External kitchen preparation units in wood/concrete
- Hatco freestanding food warming drawer
- Sunswitch outdoor wall mounted heater

# The Herriot

Offering a grand layout of legendary proportions, The Herriot has open living areas to both the front and rear, and additional side open air dining options.

If you want your retreat to be a remarkable 360° experience that utilises all of its potential, The Herriot is the right choice for you.

The Herriot is the ultimate lodge experience for those looking to capitalise on outdoor space and availability as much as the indoor footprint of the lodge.

To the front of the lodge, a combined open and covered decking space creates an outdoor dining and lounging terrace for all social events. Whether that is relaxing as a couple, enjoying quality time with the family or

entertaining guests, The Herriot offers something for everyone.

Like all of our retreat options The Herriot can be personalised and created to ensure it is fitting with your requirements. For example, the rear decking can be kept private and exclusive to the master suite if you choose, offering a perfect relaxation spot regardless of who else is staying with you.

This extraordinary retreat offers a lavish, luxurious investment opportunity and the chance to make lasting memories in one of the UK's most desired holiday locations.

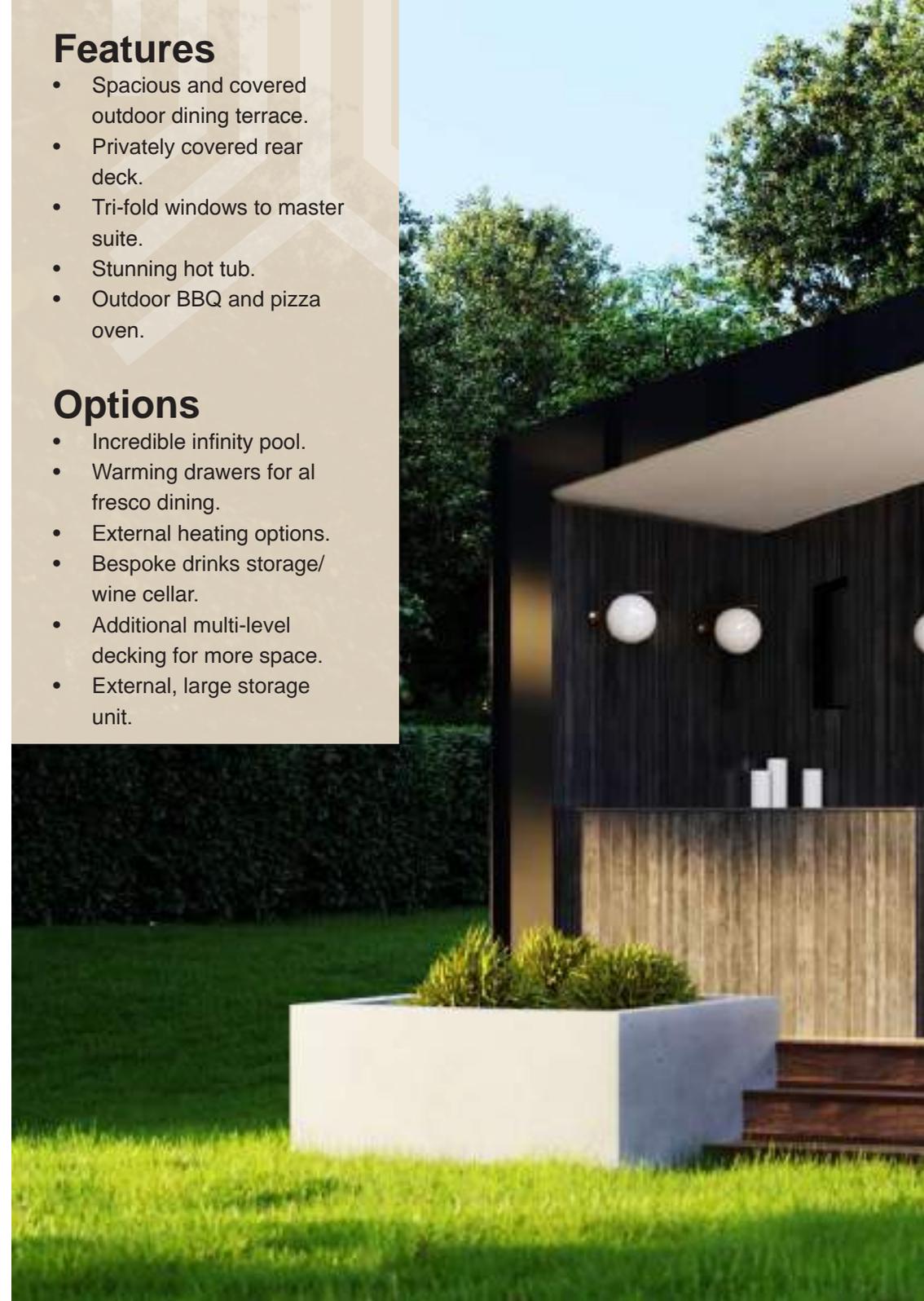
**Contact us today for more information about The Herriot.**

## Features

- Spacious and covered outdoor dining terrace.
- Privately covered rear deck.
- Tri-fold windows to master suite.
- Stunning hot tub.
- Outdoor BBQ and pizza oven.

## Options

- Incredible infinity pool.
- Warming drawers for al fresco dining.
- External heating options.
- Bespoke drinks storage/ wine cellar.
- Additional multi-level decking for more space.
- External, large storage unit.

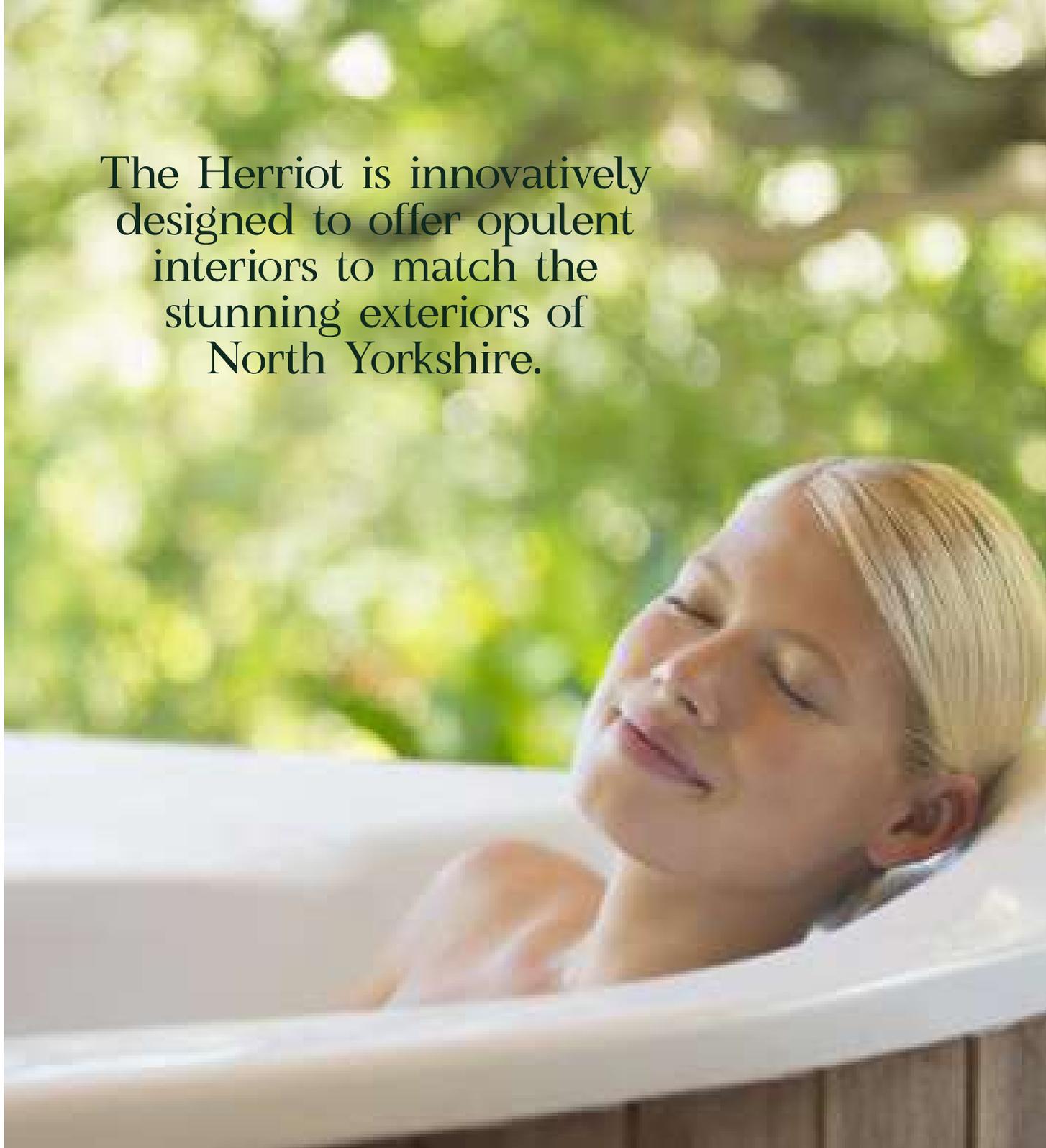


The Herriot is revolutionising  
the future of lodge design





The Herriot is innovatively designed to offer opulent interiors to match the stunning exteriors of North Yorkshire.



## Our two-bedroomed layout



### Kitchen

- AEG cooking package - Double oven and induction hob
- Neff extractor
- Vellamo instant boiling water tap
- Vellum brass inset sink
- Brass ironmongery
- Hotpoint integrated dishwasher
- Integrated undercounter fridge and freezer
- Indesit washer/drier
- Waterfall countertop in Dekton Lunar
- Wine cooler

### Bathrooms

- Fittings by Arezzo, Vos and Roper Rhodes
- Natural stone wall finishes
- Amtico flooring

## Our three-bedroomed layout



### Furniture Package

- Bespoke upholstery for beds and seating featuring upgraded fabrics from UK manufactures such as Moon & Sons and ILIV
- Bespoke fittings from Vaunt Design
- Bespoke furniture designs in solid wood, stone and brass
- Deep sprung Orthopaedic mattresses
- Optional bi/tri-fold doors to rear
- Spacious and covered outdoor dining terrace

### Lighting

- Bespoke fittings, plus designs by Pooky and Mullan Lighting

### Rear Deck Add ons

- Hot tub with steps
- External Lindby lighting
- 2 seat lounge set with coffee table
- 4 or 6 seater sofa and coffee table set

# Internal spaces to fall in love with

Keld Spring is luxury redefined. The internal space of each retreat is designed to offer timeless class and contemporary elegance. Our interior designs are tailored to your unique tastes and we will work with you to ensure that your vision is encapsulated in the completed lodge. We offer two design themes as a starting point, the Contemporary Elemental Fusion theme shown in the images and a Traditional Countryside theme, which incorporates shades from the environment that surrounds you. However, if you have something else in mind, we can help to make this interior vision a reality.





# Make it your own

Choose from our contemporary interior design theme options as illustrated here or we will work with you to design your interior around your tastes, core layout choice and ideal specification. Lodges at Keld Springs are tailor-made and we anticipate that each will be different and unique.

## Standard Specification

- Cladding in larch, copper, charred timber and zinc
- External, completely open decking to front of retreat
- Log burner to lounge area
- Covered bin store in matching architectural style
- Ample power and USB points throughout
- Innovative venting system to windows
- Easy maintenance lighting
- Soft close drawers in kitchen and bathrooms
- Low maintenance flooring, can be sanded and retreated easily
- Washer/dryer in hidden utility space
- Feature walls in every room
- Magnificent headboards
- Recessed, sunken chassis for modular look
- Well equipped kitchen including dishwasher, halogen hob, extractor, fan oven and grill, fridge, freezer.
- Washer/dryer to hallway utility cupboard
- Skylights over seating area and to en-suite
- Full circle pivot window to master en-suite in 2 bed
- Unique full height into ceiling louvred, vented window system for better airflow
- Feature wall in all rooms with oversized headboards
- Easy maintenance wooden flooring





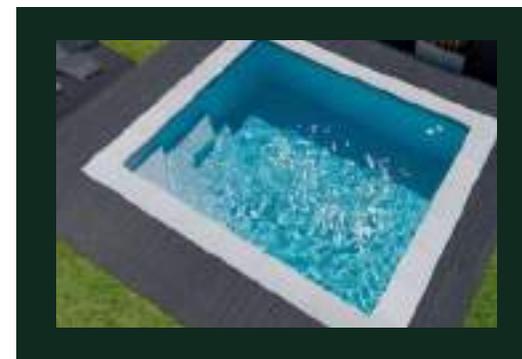
## Choose your extras

### Inside

- Instant hot water tap
- Brass sinks and kitchen handles
- Hidden bar/drinks cabinet
- Concealed bookcase/library
- Premium furniture package – we have a range of upgraded furniture options, so you can either add one or two upgrades, or completely bespoke your furniture – the choice is yours.
- Premium lighting package
- Motorised Velux blinds and openers
- Sofa-style beds creating bedroom chillout nook
- Wine cooler fridge
- Choice of bed types and configurations
- Dual Crittall style glazed doors to patio

### Outside

- Bespoke additional decking/pathways
- Optional outside storage area (for outdoor equipment, eg bikes, golf kit, fishing gear).
- Hot tub
- Infinity swimming pool
- Outdoor food warming drawer
- Outdoor heater



# Let your lifestyle pay for itself

When you buy one of our stunning luxury lodges, there are several ways you can use it, depending on your reason for buying and how much you want to access it yourself. You can choose to rent it out all of the time or for just a few weeks of the year, and with a 52 week leisure licence, you have full access to your property to take full advantage of every potential opportunity.

There's really never been a better time to buy, and with us helping you take care of everything from services to your lodge and bookings to ongoing maintenance, ownership at Keld Spring really couldn't be easier.

## Lifestyle or sublet?

Once you've purchased one of our lodges, you can use it solely for your own use and for your family, you could rent it out all of the time, or a combination of the two.

If you choose to sublet your holiday home, you can opt to rent it out during a range of low, medium and premium periods depending on your income aspirations and when you think you'll need to access the lodge yourself. For example, premium periods such as the school holidays, summer months and public

holidays are all dates when you can maximise your return, but you may also want access yourself during those weeks, so this is a flexible investment which you can absolutely fashion to suit your lifestyle.

So, you can choose between our Lifestyle and Subletting options, or opt for a Combination of the two, and should your needs change, you will be able to switch between options.

### Lifestyle

With this option you, your family and friends will have full access to your holiday home as sole occupants. You can visit it whenever you like.

### Subletting

Your holiday home is rented out all year round to maximise your return, and we manage that process on your behalf.

### Combination

The combination option is a combination of Lifestyle and Subletting, where you can release selected weeks throughout the year, so you get both use of your lodge, and a return on your investment.



## Finance options available on request

For more information contact our Sales Director on 0333 772 1133

## SUBLETTING

### Estimated Gross Income

We expect the Lodges to earn between £35,919 and £41,590 in year one with an increase of up to 12% in year two with Sykes Cottages our partner.

### Estimated Occupancy

We expect the lodges to achieve no fewer than 45 bookings a year with Sykes cottages our partner.

### Weekly Price Range

We recommend a weekly price range of £650 - £1440, with an increase of up to 12% in year two with Sykes cottages our partner. A week by week pricing analysis is available on request.

### Return On Investment

We expect the lodges to make a return on investment of between 11% to 13% in year one, based on a purchase price of £350,000 and a rental income of £41,590. This is based on information from our partners Sykes cottages and at a very conservative level.

Disclaimer- Please note prices are based on a typical trading year and rates were based on 2019.



## COMBINATION

The return on investment you can expect to see will depend on the percentage of time you choose to let your lodge out for. For example, if your property was hired out for 80% of the year, with 20% of the time reserved for your own private use, your ROI would be xxx based on a mean average of weekly booking fees.

If you choose to let your property for prime periods your ROI would automatically increase from the mean figure, and naturally if you change the number of weeks you choose to release your lodge for subletting, that will affect your rental income accordingly. Based on your own personal preferences and the week-by-week analysis from our booking partners, Sykes, we can create a fully personalised set of figures to help you know exactly what to expect. As we have used conservative figures, our aim is that your investment will far exceed your expectations, and in the current market conditions, we have every confidence that it will.

## ADDITIONAL NOTES

In 2021, the staycation sector has seen an increase by 20% overall by revenue and North Yorkshire continues to outperform the rest of the UK's holiday destinations.

# How it works

## Our investment process

### 1 AN INFORMAL CHAT WITH OUR TEAM

Get in touch with our sales team and we can arrange an informal chat to discuss our investment opportunities at a time that suits you. Our team is made up of industry experts, who with their relaxed and informative sector knowledge can outline the options available and discuss what opportunities best match your requirements. This is the start of an exciting and enjoyable process.

### 2 VISIT KELD SPRING

Next, we will arrange a site visit to give you the chance to experience this idyllic region for yourself. We have a guest reception suite and sales office on-site, so that's a great opportunity to discuss in more detail the options available for your bespoke and luxury lodge. We offer a "try-before-you-buy"

break to let you experience our retreats, enjoy the peace and tranquillity of Keld Spring and explore the many attractions, towns and natural walks North Yorkshire has to offer.

### 3 FINANCE & INVESTMENT OPTIONS

Finally, we will look at the options and finances that are most suitable to you. We know you'll want to know costs, eye-up your potential plot of choice, think about securing it by deposit, and look at the core layouts, external options and additional extras you may want to include.

At this stage, to help provide you with a full proposal, we will need to know your plan for using your luxury lodge; for yourself, to hire out as an investment, or a combination of the two.

If you're interested in starting this process with us, contact our team today! we're here to help.

T: 0333 772 1133 E: [info@keldspringlodgeretreat.co.uk](mailto:info@keldspringlodgeretreat.co.uk)





Pre-family  
holiday makers look  
for simplicity, fresh air,  
walking and hiking

For families, having  
enough to do is key

Empty-nesters look for  
peaceful, beautiful  
scenery, and a  
combination of coast  
and countryside

Visit England

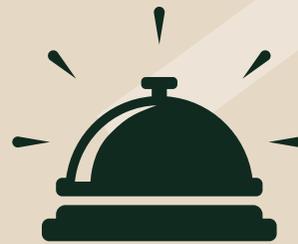
# What to expect



High speed WIFI  
on site



Smart technology  
options available



Concierge service



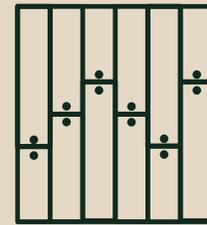
On-site office and  
reception



Secure, gated site  
with CCTV



Maintenance staff  
on site



Decking with all  
lodges



Electric vehicle  
charging point



# Your questions answered

## Q Are these lodges?

We call our properties at Keld Spring retreats as there are quite a few technical differences in their construction from traditional lodges, although they are built to the same BS3632:2015 residential specification standards as lodges specified by the National Caravan Council, the umbrella organisation for the park and leisure home industry. This standard ensures longevity, high build standards and that they will be suitable for use at any time of year even though on a leisure park site this will be for leisure use. For this reason and to ensure our

lodges are as visible to the short stay booking market as possible, the park is called Keld Spring Lodge Retreat.

## Q What's included:

In addition to the fully furnished lodge itself, the price also includes transportation, siting and levelling of the unit, connection to the electricity, water supply and foul water system. Supply and fitting of exterior TV aerial and wi-fi connection, fire extinguisher/smoke alarm, decking and steps around your retreat are all included. Each plot will have two parking spaces and a pathway to the side entrance of the lodge and a covered external waste area matching the lodge exterior. Maintenance of the park and areas immediately around all lodges is included in your site fee. In addition to the lodge furniture and window dressing, white goods and kitchen appliances are included as outlined earlier in this guide. Furthermore, you'll find items such as bed dressing, ornaments and images will also be available if requested, enabling you to choose a complete turnkey option if you prefer.

## Q What is the pitch fee, what does it cover and when do I need to pay it?

Pitch fees will be issued on November 1st and payment is due by 31st January. These can be paid via direct debit instalments, and the pitch fee is between £4000 and £5000 per annum, variable by pitch. This includes maintenance, landscaping and general upkeeping of Keld Springs high standard. The first year's site fees are included in the purchase price of the lodge. This covers the lease of the plot your lodge stands on, wi-fi supply and foul water drainage.

## Q How do I reserve a plot?

If you're considering buying, the first step would be to make an appointment with our sales team. Call us on 0333 772 1133 or email [connect@keldspringlodgeretreat.co.uk](mailto:connect@keldspringlodgeretreat.co.uk) and we'll be happy to talk you through the process, show you around the park and arrange for you to view the lodges. Once you have decided which lodge and plot you'd like, we ask you to place a deposit. Detailed rules and regulations will be listed in the agreement you sign with the park and are based on the Code of Practice laid down by the The British Holiday and Home Parks Association.

Log cabin/lodge had the highest number of search sessions for property type. In general searches, pet-friendly and hot tubs were two more of the most searched for 'features'.

Sykes Marketing and Search Data



**Q What other expenses do I need to factor in?**

You will need to insure your holiday home according to the re-instatement value, and allow for utility usage costs for gas, electricity and wi-fi. If you sub-let your lodge you will need to factor in housekeeping and the booking management service fee.

**Q Can I sublet my lodge and do I need to use a specific agent?**

Yes - our preferred partner is Sykes Cottages.

**Q Is there support in managing the rental process onsite with cleaning and key management?**

We can also help manage the sub-letting process for our lodge owners if required, which can enable you to recoup much of the cost of your lodge.

**Q Can I visit my lodge at any time of year?**

Yes, although you cannot live in it. The park is open for 12 months of each year for leisure use. Your primary residence must be elsewhere, and you may be asked for proof.

**Q What is the tenure and how long does it last**

The license agreement, under the Code of Practice drawn up by the British Holiday &

Home Parks Association in consultation with the Office of Fair Trading is issued as standard to owners of Caravan Holiday Homes and Lodges on Holiday Parks. This maintains the high standards expected today and ensures you have the security of tenure recognized by the Government and all interested authorities. On purchasing a lodge you will be issued with a 35 year holiday licence agreement.

**Q What happens if I need to sell?**

Provided that the age of the lodge does not exceed the age limit which appears on your License Agreement you can sell your lodge, however this sale must be agreed in writing with us. Under section 6 of your Licence Agreement, Keld Springs Lodge Retreat will act as your agent for the transaction, receiving all purchase monies from your buyer, etc. Apart from the commission agreed at the outset, we will not make any other charges to you or to the buyer.

**Q Can my friends and family visit me?**

Yes of course, but we ask that all visitors check in on arrival. Pets are permitted but no dogs as classified under the dangerous dogs act.

If you need further information on any of these points or have a different query we haven't covered here, please just ask.

# Why buy?

## Thinking with your head

A lodge at Keld Spring means living luxuriously and investing wisely. The resort's elegant lodges offer high-yielding investment opportunities that are stable, offer excellent growth prospects, contemporary designs, outstanding management and maintenance support. Keld Spring's handcrafted lodges allow investors to immerse themselves in luxury and access this stable and lucrative market.

## And from the heart

Investing in a lodge you and your family can enjoy secures your breaks away at a time when that's more important than ever, and in a truly superb location for relaxing and making happy memories.

Choosing a combination of innovative, luxurious living accommodation that will offer the ideal recreational space inside and out, and a location where you'll have plenty to visit nearby, guarantees you an exceptional quality of life in your leisure time. Knowing you don't have to jump through hoops to book and that your accommodation will be there, at the ready when you need it, is priceless.

## There's so much in it for you

A limited number of our lodges are now available for purchase now.



## Need to know

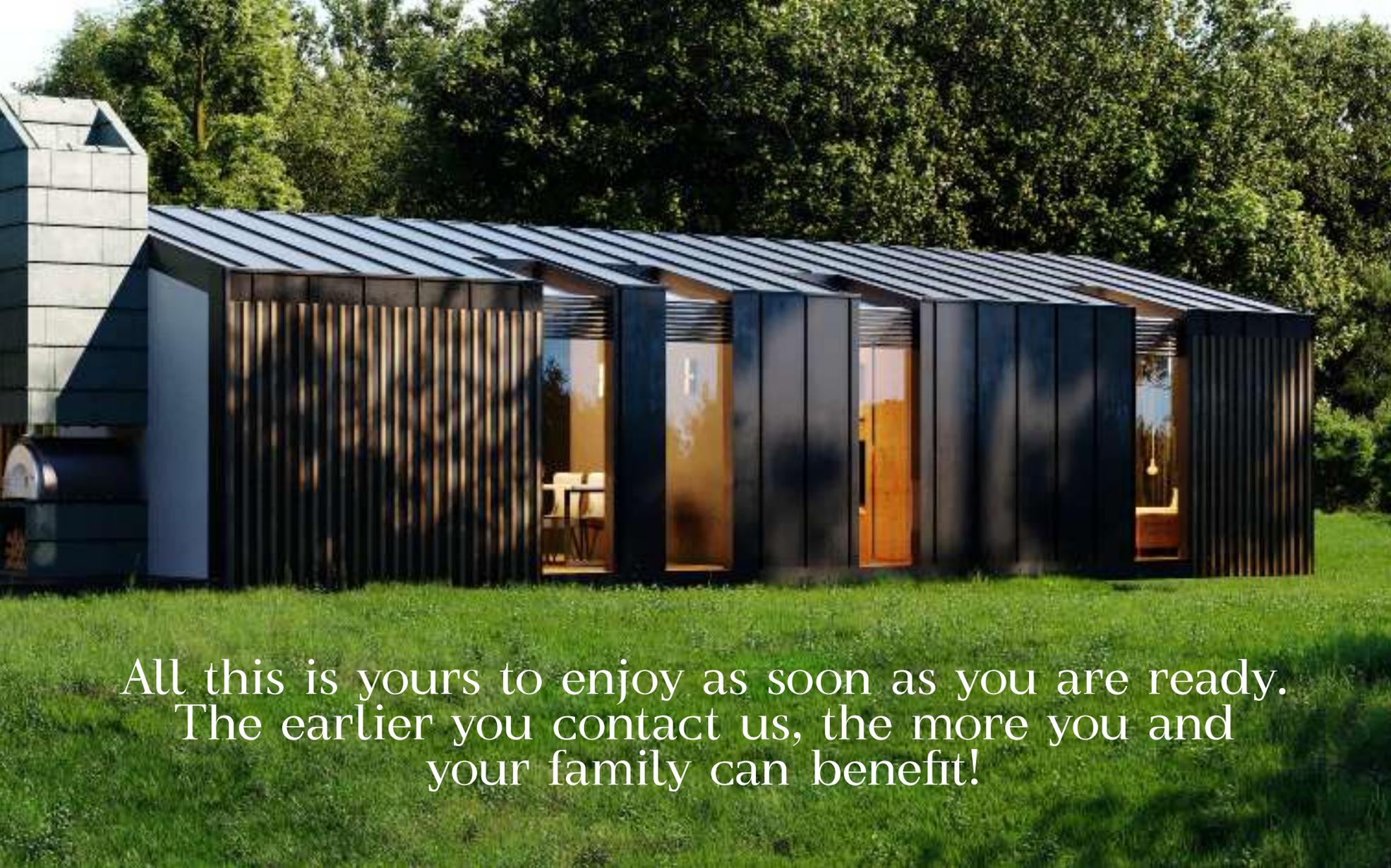
### Quick investment proposition comparison

Average ISA return 2%\*  
Average investment 4%\*  
This is projected at 22%

\*UK FCA figures

### How soon can I invest?

- First available completions are in quarter four 2021
- The site opens in September 2021
- To secure your choice of plot and get the ball rolling now, contact us today.



All this is yours to enjoy as soon as you are ready.  
The earlier you contact us, the more you and  
your family can benefit!

## The Future of Keld Spring...

This beautiful retreat will have a wildlife pond with views from every lodge, and there are also plans to build a cafe, restaurant and bar to help ensure a truly relaxing lifestyle while here. There will also be a play area for children set away from the lodges a little.

# Actually

PARKS

7 Austin Boulevard  
Quay West  
Sunderland  
SR5 2AL



**Keld Springs**

LODGE RETREAT

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North Yorkshire  
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