



# Luxury Lodge Ownership



# Welcome to Goosnargh Lodge Park

Phase 1 Development



Set against the beautiful backdrop of the Ribble Valley countryside, Goosnargh Lodge Park aims to redefine the concept of luxury holiday retreats. Four years in the making, GHV Limited's new development has transformed the former Goosnargh Golf Course into a high-end holiday village featuring 130 luxury lodges.

Nestled amidst rolling hills and lush greenery, Goosnargh Lodge Park will offer a harmonious blend of modern luxury and rustic charm...





# Luxury Lodges, Designed for Life

Each lodge is built for both style and functionality. Interiors feature spacious floorplans, integrated appliances, premium furnishings, and high-end finishes. The open-plan interiors are designed to be bright and airy, flooded with natural light and stunning views of the countryside surroundings.

Owners can choose from a range of beautifully crafted lodges. The Scandinavian-inspired Kos features sleek glass frontage and a minimalist design, while The Franklin, embraces warm, natural aesthetics with its subtle sunset tones, earthy textures, high ceilings, and statement bi-fold windows.

## Our Lodge Manufacturing Partners:







# A Year-Round Escape

Spanning 64 acres, the park provides a secluded & well maintained countryside base, perfect for exploring one of the most idyllic areas in the country. We are dog-friendly, with a dedicated exercise area, and surrounded by scenic walking trails, including Beacon Fell, Longridge Fell, and the Lancashire Cheese Trail. There are countless opportunities for outdoor adventures right on our doorstep.

Our 52-week site licence allows owners to holiday year-round, whether basking in the summer sun or cosying up by the fire as the winter frost settles in. A 99-year licence ensures long-term security, and our on-site maintenance team are available to keep lodges in pristine condition. Every detail has been carefully considered to make your ownership experience seamless and stress-free.



## How it Works

### Stage 01 – Consultation

Consult one of our experienced and professional sales advisors.

### Stage 02 – Identify your ideal lodge

Browse our range of exceptional holiday lodges and choose a design that will meet your ongoing needs.

### Stage 03 – Get your technical specifications

Our choice of lodges have been created to make the most of all available space. We will provide all the technical specifications for your chosen lodge. In many cases, the cost of decking and skirting is included in the purchase price; full details will be provided.

### Stage 04 – Reservation

Once you have chosen your lodge and plot within the park you will pay a £1000.00 reservation fee. This reservation fee is refundable for 14 days giving you time to check on funding and ensure you have all the information required. After 14 days we request a further 10% deposit (non-refundable) and the balance payment 2 weeks before completion.

### Stage 05 – Final Touches

Upon final payment your lodge will be completed on your chosen plot and will then be gas and electric tested as well as plumbed and water tested. Any decking will then be fitted along with skirting in preparation of handover.

### Stage 06 – Receive your lodge keys

Moving in day! We will prepare your site license agreement along with all relevant information regarding park ownership. You will need two forms of identification including photo identification to complete your ownership.





# Designed for Work & Leisure



Our on-site wellness centre will feature spa facilities, perfect for unwinding in style.

For those who need a quiet space to focus, we will also offer 14 office pod buildings, providing a peaceful environment for remote work or business needs.

Young families will love the on-site park and picnic area for lunch in the sunshine, where children can run free and make lasting memories.

And when the day is done, your lodge awaits – a space designed to be effortlessly luxurious. Lodge ownership at Goosnargh Lodge Park isn't just about counting down until the weekend; it's about discovering a lifestyle and finding a place that feels like home... except better.

## Future Focused

At Goosnargh Lodge Park, we are committed to incorporating sustainable practices into our operations wherever possible. Beyond style and comfort, lodges are built with sustainability in mind, and use 100% recycled cladding and eco-friendly materials, while energy-efficient technologies help to minimise carbon footprints.

We are also introducing renewable energy solutions, including solar panels and EV charging stations, to further minimise our environmental impact.





- ✓ **Ye Horns Inn**  
Our associated 17th century bar and restaurant
- ✓ **Free minibus shuttle**  
To and from Ye Horns Inn
- ✓ **3X Par 3 golf holes**  
Free for all owners
- ✓ **Open all year round**  
52-week site licence
- ✓ **Nature trails**  
Some of the best in the area
- ✓ **Fishing on-site**  
Free for all owners

- ✓ **Dog friendly**  
Includes a dog exercise area
- ✓ **Owners passes**  
For friends and family
- ✓ **Members discount card**  
Great benefits on and off-site
- ✓ **Children's play area**  
Safe and secure area
- ✓ **Bird watching**  
The perfect environment
- ✓ **Picnic area**  
Surrounded by scenic views

- ✓ **High speed internet**  
Hard wired to your lodge
- ✓ **Gated complex**  
Security is our priority
- ✓ **Piped gas**  
Perfect for your winter fire
- ✓ **Luxury Lodges**  
Choose from the UK's leading manufacturers
- ✓ **EV Charging Point**  
Located at our sales office

# Goosnargh Lodge Park Ownership Benefits

Nestled in beautiful countryside, Goosnargh Lodge Park offers breathtaking views, tranquil surroundings, and easy access to nearby attractions. It's the perfect place to relax and recharge, away from the hustle and bustle.



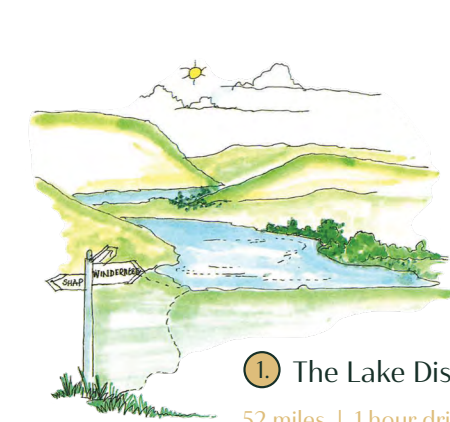
## Community & Security

Join a welcoming community of lodge owners who share your love for nature and relaxation. Our gated and secure park ensures peace of mind every time you visit. Our on-site team takes care of the park's upkeep, so you can focus on enjoying your time here without the hassle of maintenance.



# Explore the local area

We are incredibly lucky to be surrounded by a plethora of cultural attractions, beauty spots & more, right on our doorstep!



1. The Lake District

52 miles | 1 hour drive

Stunning lakes, rugged fells, quaint cafés and endless opportunities for adventure.



2. Garstang

7 miles | 16 minute drive

A Historic market town with a beautiful canal, independent shops, and a friendly atmosphere.



3. Beacon Fell

4 miles | 10 minute drive

A Country Park with 185 acres of extensive conifer woods and moorland, offering spectacular views of the Forest of Bowland and Morecambe Bay.



8. Clitheroe

14 miles | 28 minute drive

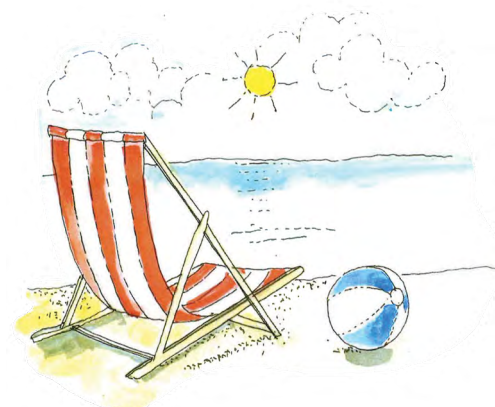
A bustling market town, with a stunning 800 year old castle offering panoramic views of the Ribble Valley.



4. Parlick Fell

5 miles | 13 minute drive

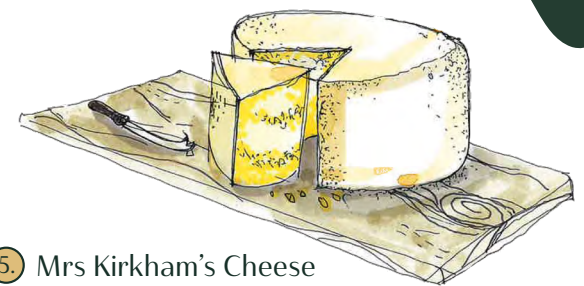
A rewarding climb with breathtaking views over the hills of the Forest of Bowland.



9. Lytham

20 miles | 30 minute drive

A stylish seaside town with a scenic promenade and independent boutique shopping.



5. Mrs Kirkham's Cheese

On our doorstep! 0.5 miles | 5 minute walk

Award-winning Lancashire cheese and Farm Shop for a taste of Lancashire's finest delights!



10. Manchester

20 miles | 30 minute drive

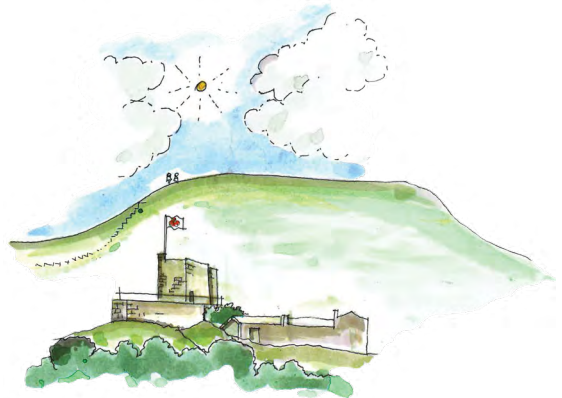
A vibrant city of culture, history, and fabulous shopping and dining.



6. Ye Horns Inn

On our doorstep! 1 mile | 15 minute walk

Charming historic pub and restaurant serving fine food and local ales.



7. Ribble Valley

On our doorstep!

Rolling countryside, small villages, and home to the makers of some of Lancashire's best food and drink.





# Lodges start from £149,995

With additional options for hot tubs and decking overlooking scenic water features.

Whether for weekend escapes or long-term stays, owning a home-away-from-home at Goosnargh Lodge Park offers a perfect escape to both modern luxury and countryside tranquillity, to relax, unwind, and enjoy the finer things in life.

Get in contact to discuss your  
country lodge retreat

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\*The site is in early stages of development, all information and details provided could be subject to change. Images used in the brochure have been supplied by the lodge manufacturers and are computer generated. There may be variances in this. Interested parties should liaise with the site representative when attending the site.







GOOSNARGH  
**LODGE PARK**



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