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HOMES & PROPERTY | WHERE TO LIVE



How to buy a UK holiday home without paying stamp duty or extra council tax

Mobile homes aren't usually synonymous with luxury holidays, but the residences at Dylan Coastal Resort might be about to change all that



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CHARLOTTE DUCK
2 DAYS AGO

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Buying a holiday home in the UK has become substantially more expensive in recent years.

Along with the cost of paying for the home itself, purchasers now need to budget for the additional stamp duty rate of five per cent and extra council tax fees, which, in some parts of the UK, can be as much as 300 per cent.

At the Luxury Lodges' Dylan Coastal Resort in West Wales, you don't pay stamp duty or council tax.

The residences here come with top-spec interiors, complete with Quooker taps, Bosch kitchen appliances, wood flooring and hot tubs but, because they are classified as 'mobile homes' and aren't occupied all year round, they're exempt when it comes to stamp duty and council tax.



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These lodges are about as far as you can get from the traditional image of mobile living. Think vaulted ceilings, copper baths, Hansgrohe bathroom fittings, wine coolers and spacious utility rooms with washing machines and dryers.



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Inside, the stylish interiors feature soft corner sofas, Samsung TVs, king-sized beds and full-length curtains, while, outside, you can relax on a vast terrace, under an elegant pergola or in a sunken hot tub, as you take in the stunning 180-degrees view of the Taf Estuary.

As well as the panorama, the resort also offers residents use of the Milk Wood Spa, where they can book a relaxing full-body massage, swim in the infinity pool or let off steam in the sauna.

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Next door, you'll find the Milk Wood Bar & Kitchen which serves up local gourmet cuisine, including King Prawn and Lobster Tortellini and Olive Oil Poached Cod.



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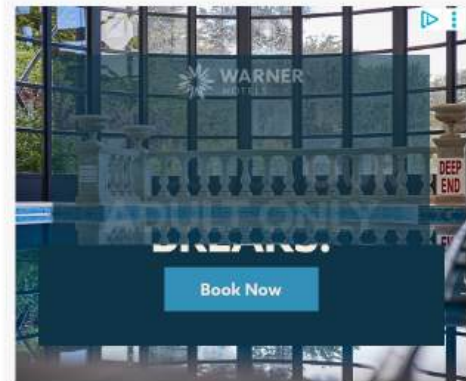
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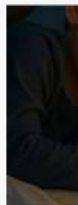
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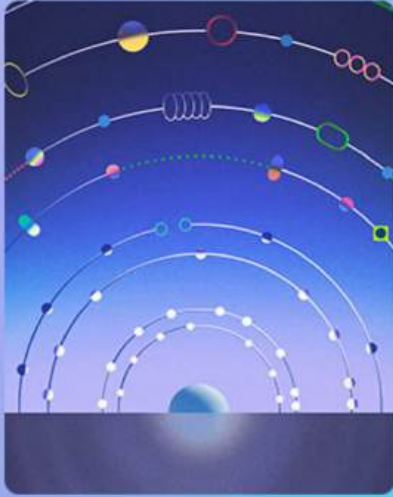


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Alternatively, those wanting a quick bite can grab a take-away, stone-baked pizza, fresh out of the restaurant's pizza oven. And, afterwards, if you're feeling guilty, there's a state-of-the-art gym on-site where you can work it all off.

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aws is how

As the resort likes to keep car use to a minimum, a golf buggy or concierge taxi transports guests around the site, while other highlights include a 'Milk Machine', where you can fill up with a pint of fresh cow's milk for your morning coffee.

Little ones will love the pebble beach and jetty, and kids' area, which comes complete with outdoor games, archery and a trampoline.

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The village of Laugharne is an easy five-minute walk away and was where poet Dylan Thomas penned many of his best-known works, including Under Milk Wood.



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Today, you can visit the boathouse he used as a study and see where he once lived. Elsewhere in the village, there's Laugharne Castle and several quaint shops and pubs.

While this all sounds like a great family holiday option, the residences also make a sound investment.

Not only are they exempt from the usual holiday home taxes, but subletting is hassle-free, with Luxury Lodges managing everything from the booking and cleaning through to guest interactions for a small percentage fee.

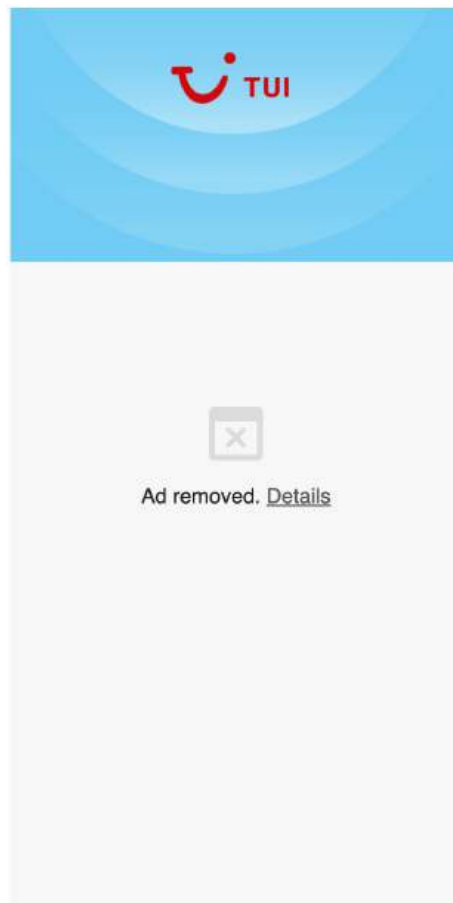


Potential incomes can be up to £41,727 annually and you can choose whether you rent out a lodge all year round or for just part of the year, using it for yourself the rest of the time.



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Occupancy rates are an impressive 80 per cent and a new sublet guarantee means your investment yield is guaranteed for the first two years.



There are also Luxury Lodges Residences in Bude, Cornwall, Whitbarrow in the Lake District and Hexham in Northumberland.

All resorts offer gorgeous residences in scenic locations and access to similar five-star facilities.

Prices for residences at Dylan Coastal Resort start from £345,000 for a two-bedroom, two-bathroom property, rising to £650,000 for a three-bedroom premium pad.

Visit luxurylodges.com for more information.

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