



**£299,999** INC VAT



## WATERFRONT LIVING - FLOATING HOME

THE GRAYLING

**YEAR**  
2022

**ACCOMMODATION**

Number of cabins	3
Number of heads	2
Number of bathrooms	2
Number of double berths	1

**DIMENSIONS**

LOA	50ft
Beam	16ft
Maximum Draft	2ft

**FOR MORE DETAILS CONTACT**

Upton Marina Office, Upton upon Severn, WR8 0PB

Contact Penny Green and Guy Girling **Email** [uptonboatsales@tingdene.net](mailto:uptonboatsales@tingdene.net) **Tel** 01684 593111



## DESCRIPTION

### The Grayling

Intelligent design, ground-breaking creativity and beautiful craftsmanship. The perfect trio which make up the foundations of Waterfront Living's floating home, The Grayling.

Begin each day gazing at the sunrise from your bed and steal some valuable you time with a good book and a cup of coffee. Outside, a fabulous decking area gives you the perfect space for a spot of al fresco dining. Or a cosy retreat for a magical evening under the stars.

From the moment you step foot in the smart glazed hallway and glimpse the spacious open plan living space, you'll know this floating home has been designed with peace and tranquillity in mind.

The full height windows throughout allow natural light to stream through the space and provide beautiful views across the lake and into the surrounding woodland.

## FLOATING HOMES

A perfect combination of cutting-edge technology and beautifully designed homes. Waterfront Living's floating homes have been carefully designed in collaboration with some of the best in the marine and park home industries.

### THE FRAMEWORK

The main framework of the floating structure is made from mild steel which has been hot-dip galvanized. This framework, coupled with the floats, sits underneath the home and below the waterline and is what keeps the home afloat and balanced.

### THE FLOATS

The floatation units which connect to the framework are formed from EPS70E grade polystyrene blocks. These are coated with a concrete skin which is approximately 25mm thick. Each of these floats is sized independently and is based on the individual home's weight and layout. Not one float is the same!

### THE DECKING

The decking, which can be seen above the waterline, is made from hardwood 145 x 22mm deck boards which are supported on extruded aluminium bearers.

The glass balustrade is then connected and runs around the perimeter of the decking.

## TRY BEFORE YOU BUY

If you love the thought of joining a peaceful community set amidst tranquil blue and green and are thinking of purchasing a floating home on Upton Lake, we'd love you to stay with us and give it a go before you decide.

You can book a stay in our floating home and, very simply, should you proceed to purchase a home on Upton Lake, the final purchase price of your floating home will be reduced by the cost of your holiday stay.

### BOOKINGS

Our floating home offers modern furnishings and décor, beautiful open plan living space and stunning views over the Marina.

The home is available for bookings between Thursdays and Mondays with a minimum 3 night stay requirement. Head to [www.waterfront-living.com/holidays](http://www.waterfront-living.com/holidays) for a link through to book on Airbnb.

## FAQS

### HOW MANY FLOATING HOMES WILL THERE BE ON UPTON LAKE?

There will be 28 floating homes once all phases of the development are complete.

### HOW MUCH DOES A FLOATING HOME COST?

Prices start from £299,000 which includes the fixtures and finishings as shown within the showhome at Upton Marina.

### HOW MANY BEDROOMS ARE IN A FLOATING HOME?

Each floating home will have 2 bedrooms.

### CAN YOU LIVE IN A FLOATING HOME PERMANENTLY?

Yes. We have received full planning permission for both residential and holiday use (full 12 month use) for the floating homes.

### HOW LONG IS THE LEASE?

The lease is for a period of 125 years. All leases have a start date of January 2022 and are registered at Land Registry.

### WILL STAMP DUTY BE PAYABLE ON COMPLETION?

On the basis that you do not own the land where your floating home is located, you will not have to pay any stamp duty.

### WHAT WARRANTIES ARE PROVIDED?

As the manufacturer of the home, Prestige Homeseeker provides a 10 year warranty underwritten by Platinum Seal. Solent Marine, as the manufacturer of the float, provides a 20 year warranty.

### DOES THE FLOATING HOME COME FULLY FURNISHED?

A floating home comes with a fitted kitchen, bathroom, floor coverings and a standard fixtures and fittings furniture package included in the price.

We have partnered with Prestige Homeseeker, who together with our sales team will work with you in relation to the design and specification of your floating home. A change in specification may attract additional charges.

### WHAT SERVICES WILL BE PROVIDED?

Wi-Fi, water and electricity will be supplied individually to each floating home.

### HOW LONG WILL IT TAKE FOR MY FLOATING HOME TO BE READY FROM RESERVATION?

We anticipate that a floating home will be ready within 3 – 6 months from deposit and exchange of contracts, depending on customer requirements and manufacturing leadtimes.

## SALES DISCLAIMER

Whilst every care has been taken in their preparation, the correctness of these particulars is not guaranteed. The particulars are intended only as a guide and they do not constitute a term of any contract. A prospective buyer is strongly advised to check the particulars and where appropriate to have the vessel fully surveyed and inspected, river trialled and tested.



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