



# WATERFRONT

• L I V I N G •

PART OF THE TINGDENE GROUP



PHASE 2  
**LAUNCH**

## WELCOME TO UPTON LAKE

Immerse yourself in waterfront living, explore the world around you and discover a lifestyle where you can set your own course.



## LIFE ON THE WATER

Would you like to wake up to open skies and stunning lake views framed by the rolling Malvern Hills? Enjoy a waterside location where you can watch the sunrise from your bedroom and marvel at the magic of the stars?

This could all be yours at Upton Lake. Taking full advantage of its unique position, Waterfront Living is an established development of 28 floating homes, nestled alongside the River Severn and just a stone's throw from the enchanting market town of Upton-upon-Severn.

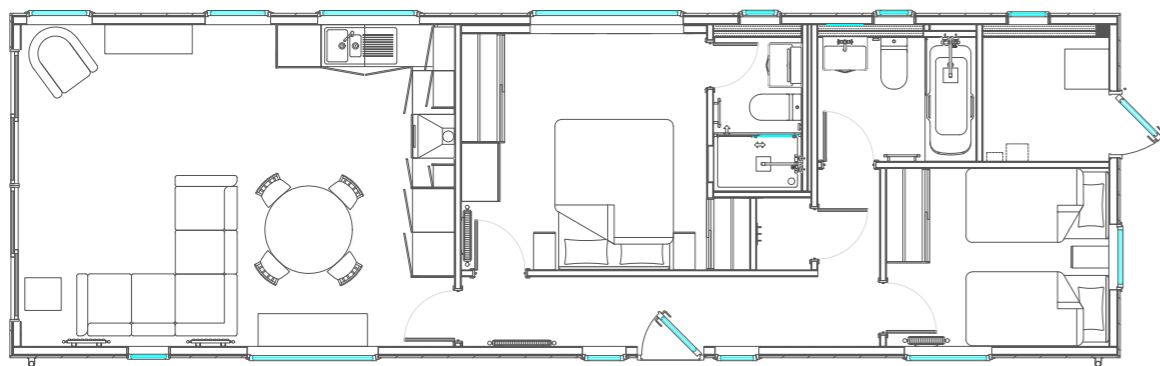
Carefully designed in collaboration with Tingdene Group partners, Waterfront Living has been designed with peace and tranquillity in mind. With each floating lodge boasting two-double bedrooms, beautiful open-plan living space, and large windows with views across the water, this development offers the appeal of a modern lifestyle in an idyllic and unique setting.



### THE GRAYLING

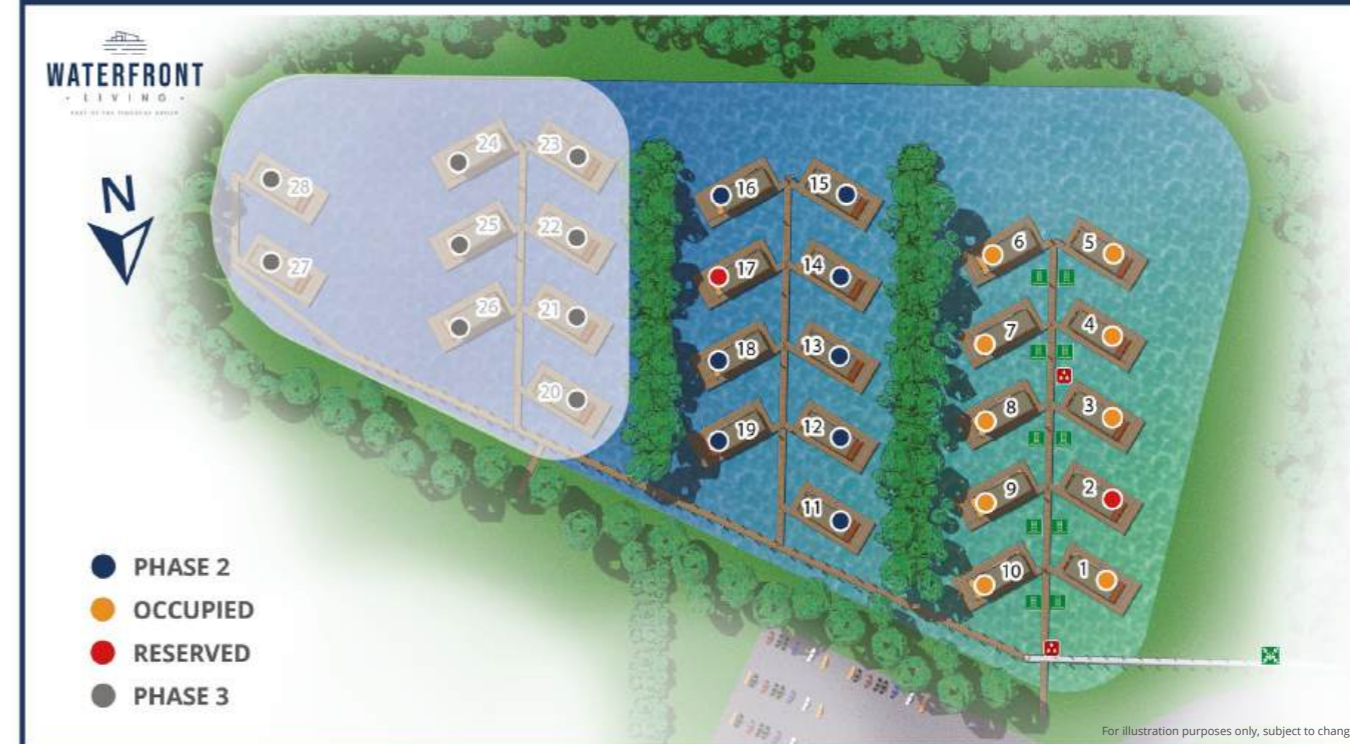
2 BEDROOMS | 2 BATHROOMS | 775 SQ FT

Typical floor plan



Intelligent design, beautiful craftsmanship and ground-breaking creativity – the perfect trio which make up the foundations of The Grayling. Boasting two double bedrooms, superb open-plan living space and views across the water, you can reserve off-plan and secure your berth for one of these stunning homes today.

### CURRENT AVAILABILITY



#### AVAILABILITY

Berth	Status	Price
Berth 11	Available	£315,000
Berth 12	Available	£315,000
Berth 13	Available	£315,000
Berth 14	Available	£315,000
Berth 15	Available	£325,000
Berth 16	Move-In Ready	£325,000
Berth 17	Reserved	£315,000
Berth 18	Available	£315,000
Berth 19	Available	£315,000

Berths and show homes are subject to availability. **Move-in ready homes will be available once Phase 2 is ready for occupation.** The information provided is correct at the time of printing, is for guidance only and does not constitute an offer.

#### ADDITIONAL INFORMATION (2026 FIGURES)

Pitch Fee	£3,226.22 p/a
Council Tax	Usually Band A*
Service Charge	Approximately £723.12 p/a
Utilities	Homes are all electric. Landlord to supply electric and water. Each home has an individual smart meter.
Parking	One vehicle per home with additional guest spaces available
Pets	Two per home
Subletting	Homes can be sublet with appropriate insurances in place
Insurance	Approx. £900 depending on individual circumstances and level of contents
Leasehold	A 125-year lease was granted, commencing in 2022

\* Please check with the local authority

## YOUR NEXT STEPS

Achieving your waterside lifestyle at Upton Lake couldn't be simpler. We will help and support you throughout the buying process and beyond, giving you peace of mind every step of the way.

- RESERVE YOUR BERTH**  
 Select your berth and secure with a £1000 deposit
- CUSTOMISE YOUR HOME**  
 Personalise your home with a choice of colours, fittings and furnishings
- RELAX WHILST WE DO ALL THE WORK**  
 Get packing and plan your move
- START YOUR NEW LIFESTYLE**  
 Move in and start exploring

# TRY BEFORE YOU BUY

If you love the thought of joining a peaceful community set amidst tranquil blue and green space and are thinking of purchasing a floating home on Upton Lake, we'd love you to experience life afloat before you decide.

Book a stay in our floating home and should you purchase a home on Upton Lake we will refund the cost of your stay from your final purchase price. Terms and conditions apply.

**TO MAKE A BOOKING VISIT [WWW.WATERFRONT-LIVING.COM/TRY-BEFORE-YOU-BUY](http://WWW.WATERFRONT-LIVING.COM/TRY-BEFORE-YOU-BUY)**



## FINANCE\* AND ASSISTED MOVE OPTIONS ARE AVAILABLE

Subject to status and availability. Please speak to one of our advisors for more information.



### Disclaimer

The information and imagery contained in this leaflet is for guidance purposes only and does not constitute a contract, part of contract or warranty. Some images and illustrations are for indicative purposes only. Tingdene Group, Waterfront Living Ltd, 34-36 Bradfield Road, Finedon Road Industrial Estate, Wellingborough, Northamptonshire, NN8 4HB

### \*Finance Representative Example

Houseboat cash price £315,000, less minimum cash contribution of £94,500 gives a maximum loan potential amount of up to £220,500.00. 84 monthly (7 years) payments of £3,660.56. Total charge for credit £87,467.04. Total amount payable £402,467.04 which includes the deposit amount. The interest rate is 10% fixed / 10.5% APR (representative) subject to market movements and confirmations with Arkle Finance Ltd. Price excludes any add-ons requested at point of sale. Subject to availability. Tingdene Holiday Parks Ltd, a related party of Waterfront Living Ltd, is a credit-broker for Arkle Finance Ltd ([www.arklefinance.co.uk](http://www.arklefinance.co.uk)). In this instance, Tingdene Holiday Parks Ltd is operating solely as a credit-broker, not as a lender. Tingdene Holiday Parks Ltd, Company Registration Number 6442641/ FCA Registration Number 741698, Bradfield Road, Finedon Road Industrial Estate, Wellingborough, Northants, NN8 4HB